

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, July 31, 2002

7:30 PM at the 3-0 Café at the HMB Airport

Hwy. 1 between Moss Beach and El Granada

P&Z Agendas and other materials are available on-line at:

<http://mcc.sanmateo.org>

Chair:	Karen Wilson
Vice Chair:	Paul Perkovic
MCC Members:	Sandy Emerson
	Chuck Kozak
	Ric Lohman
	April Vargas
	Kathryn Slater-Carter

All members of the MCC P&Z Committee may be emailed at p&z@lists.sanmateo.org.
For any comments, questions, review of materials or for further information on agenda items,
contact **Chair, Karen Wilson**, at 650.728.3292 or at p&z@lists.sanmateo.org.
P&Z agendas and other materials available online at: <http://mcc.sanmateo.org/pandz.html>

1. Call to Order and Introductions

2. Public Comment: *The public and Committee Members may comment on any item not on the regular agenda. The P&Z Committee, however, can only act on the items on the regular agenda.*

3. Updates, Notices and Announcements

4. Review of Agenda

REGULAR AGENDA: Details of items may be found in the supplied addendum.

5. Consent Items: No Items.

6. Continued / Resubmitted Items: See addendum – approx. start time 7:40 PM

7. Special Considerations & Pre-Application Review: See Addendum – approx. start time 8:10 PM

8. New Applications: See Addendum – approx. start time 8:30 PM

9. Discussion & Action: Use Permit conditions and enforcement, Rural House Size Regulations, Continued Domestic water wells in the MidCoast

10. Any urgency items that arrived after the posting of this agenda.

11. Set future agendas and meeting dates. Assignment of received applications for review, and discussion of other agenda items for future meetings.

Our next regular meeting is scheduled for Wednesday, **August 07, 2002**

Continued / Resubmitted Items: 07/31/02

6a. PLN 2001-00472: Coastside Design Review and parcel merger to allow a new 2-story, 2994 sq. ft. single-family home.

Location: South side of Irving street, 100 ft. west of Hill Street, Montara **APN: 036-113-410**

Owner: Aaron Lingemann **Applicant:** Tom Bruce **Planner:** Lily Toy
Zoning: R-1/S-17/DR **Parcel Size:** 6000 sq/ft **Lot Coverage:** 30% (1800 sq/ft)
FAR*: 49.67% (3376 sq., ft. with 400 sq. ft. garage credit) **Actual FAR*:** 56.27%
Setbacks: F / R / LS / RS: 24 / 20 / 5 / 10 **Height:**
* application filed during interim zoning ordinance

Special Considerations & Pre-Application Review: 07/31/02

7a. Committee response to Negative Declaration for the proposed amendment to the County Well Ordinance

Details of New Applications: 07/31/02

8a. PLN 2002-00306: Drill 4 to 6 test wells to evaluate the ability of the ground water to serve a public water system.

Location: 4 sites - Tamarind and Edison, 2-Alta Vista, Drake and Riviera Road in Montara
APN(s): 036-180-110, 036-320-100, 036-330-040, 036-180-030

Applicant: Montara Sanitary District
Owner(s): Peninsula Open Space Trust, Coast Wholesale Florists, Inc., Citizens Resources Co.
Planner: Chris Magnusson **Zoning:** PAD **Lot Size:** n/a **Lot Coverage:** n/a

8b. PLN 2000-00656: Use Permit Renewal for a 38-bed elderly residential care facility - Formerly Use Permit file no. (USE 91-0031)

Location: 1185 Acacia St. Montara **APN:** 036-072-240 & 036-072-430

Applicant: Three Bells of Montara **Owner:** John & Monica Dumanousky
Zoning: R-1/S-17

8c. PLN 2000-00676: A Non-Conformity Use Permit, Coastal Development Permit, and Coastside Design Review for a new 3 level single-family residence

Location: 198 Coronado Avenue (between Mirada and Alameda) Miramar **APN:** 048-013-580

Applicant: David Hodge **Owner:** Same **Planner:** C. Osborn
Zoning: R-1/S-9 **Lot Size:** 4400 sq/ft **Lot Coverage:** 23.5% (1034 sq/ft)
FAR: 52.4% (2308 sq/ft) **Height:** 22.5 (avg) **Setbacks:** (F/R/LS/RS) 20-20-10-10

Details of Discussion & Action Items: 07/31/02

- 9a.** Draft regulations to establish: (1) maximum house size regulations, (2) maximum building height regulations, and (3) new architectural standards for houses in the PAD, RM-CZ and the TPZ-CA zoning districts in the Coastal Zone.
- 9b.** Discussion and comments on proposed interchange overpass for Hwy 92 and 35.
- 9c.** Continued information and research to be forward to the Mid-Coast Community Council regarding the effects from drilling of domestic water wells in the MidCoast.