Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038 Serving 12,000 residents

Agenda for Wednesday, August 21, 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/pandz.html

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.

- 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: 1 item See addendum
- **6.** Continued / Resubmitted Items: See addendum approx. start time 7:40 PM
- 7. Special Considerations & Pre-Application Review: No Items
- **8.** New Applications: See Addendum approx. start time 8:30 PM
- **9. Discussion & Action**: MidCoast drainage impacts, Regulations regarding size, height and architectural standards for new houses in Coastal Zone rural zoning districts.
- 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, *September 4*, 2002

Consent Items 08/21/02

5a. PLN 2002-00324: Home Improvement Exception & Coastal Development Permit to construct an attached carport with an 8-ft rear yard setback where 20' is required & add an 8'6" side yard setback where 10' is required (this project is to replace existing).

Location: 1113 Columbus StAPN: 047-191-170Applicant: NadellOwner: SelnaPlanner: C. MagnussonZoning: C-1/S-3/DRLot Size:6572 sq/ftLot Coverage: No Change

FAR: No Change **Height:** No Change

Setbacks: 8' rear (20' required), 8'6" side yard setback (10' required)

Continued / Resubmitted Items: 08/21/02

6a. PLN 2002-00394: Coastal Development Permit, Home Improvement Exception and Coastside Design Review for a 228 sq/ft. rear patio enclosure on a single story home. The proposed rear yard setback will be 14'8" where 20' is required.

Location: 165 Harbour Drive, El GranadaAPN: 037-333-020Applicant: Bay Area SunroomsOwner: Diane FrenchPlanner: MikesZoning: R-1/S-17/DR/CDLot Size: 5656 sq/ftLot Coverage: 44.7%

FAR: 44.7% **Setbacks:** F/R/L/R (18/14.8/5.8/4/10)

6b. PLN 2000-0016: Review arborist report prior to recommendation to the Board of Supervisors for their consideration. Tentatively scheduled for hearing on 9-24-02.

Location: 202 – 11th Street, Montara

Applicant: Mr. Ms. MahonOwner: Mr. & Mrs. MahonPlanner: L. ToyZoning: N/ALot Size: N/ALot Coverage: N/AFAR: N/AHeight: N/ASetbacks: N/A

6c. PLN 2000-00803: Zoning Nonconformity Use permit, Coastal Development Permit & COC-Type A for a new single-family dwelling on a substandard parcel. The subject parcel is located in the R-3/S-3/DR district. (Revised plans received show a one-story building with 5' side yard setbacks, and 20' front & rear yard setback meeting current zoning standards).

Applicant: PerkinsOwner: PerkinsPlanner: L. ToyZoning: R3/S3Lot Size: 2693Lot Coverage: 54%FAR: 62%Height: Avg. Under 26'Setbacks: FRLR (20, 20,

5.5)

Details of Special Considerations & Pre-Application Review Items: 08/21/02: No Items

Details of New Applications: 08/21/02

8a. PLN 2000-00220: Lot Line Adjustment between two parcels with existing structures **Location:** 1125 Harte St., Montara **APN:** 036-253-120/036-253-130

Applicant: Schreurs /Dill **Owner:** Schreurs **Planner? Zoning:** R-1/S-17 **Lot Size:** APN 120: Existing 9,878 Proposed 7,219

APN 130: Existing 8,650 Proposed 11,300

8b. PLN 2002-00270: CDP & DR Exemption for the addition of 90 sq/ft to an existing multi-use

building.

Location: 1405 Main St., Montara (SE corner of Main & 7th) **APN:** 036-053-190 **Applicant:** Turner Home Services **Owner:** Burr **Planner:** J. Singleton

Zoning: C-1/S-3/DR **Lot Size**: 4996 sq/ft **Lot Coverage**: 42% (2098 sq/ft) *

FAR: Not Applicable (3814 sq/ft)* **Height:** 28.6

Details of Discussion & Action Items: 08/21/02

9a. Continued Committee comments on 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. The Planning Commission will consider this item on August 28, 2002.

^{*} To be verified by time of review