

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Special Meeting of Friday, September 20, 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: 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 8:40

8. New Applications: See Addendum – approx. start time 9:00 PM

9. Discussion & Action: (a) Review and recommendation to the Midcoast Community Council of the community's involvement in residential project review in issues concerning drainage, erosion control, tree removal, sensitive habitat preservation, and other site specifics and cumulative impacts beyond Design Review, (b) Tree removal in Public Right-Of-Way.

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, **October 2, 2002**

ADDENDUM: 09/20/02

Continued / Resubmitted Items: 09/20/02

- 6a. PLN 1999-00215:** Coastside Design Review and Coastal Development Permit Exemption to construct a new two-story 2,982 sq. ft. single family residence. **Location:** South side of 2nd Street approximately 50 feet west of Farallone Avenue, Montara **APN:** 036-014-140, -200, -210
Applicant: Thomas Mahon **Owner:** Thomas Mahon **Planner:** Lily Toy
Zoning: R-1 / S-17 (Single-Family Residential, 5,000 sq. ft. minimum parcel size)
Lot Size: 5,000 sq. ft. **Lot Coverage:** 30.3% (1515.45 sq. ft.)
Floor Area Ratio: 59.6% (2,981.9 sq. ft.) **Height:** To be determined
Setbacks (F/R/LS/RS): 26.5 / 21.5 / 7.5 / 7.5 (Note: 1.5 front setback to detached garage)
- 6b. 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:** China Osborn
Zoning: R-1 / S-9 (Single-Family Residential, 10,000 sq. ft. minimum parcel size)
Lot Size: 4400 sq. ft. **Lot Coverage:** 23.5% (1034 sq. ft.)
Floor Area Ratio: 52.4% (2308 sq. ft.) **Height:** 22.5 ft. (avg.)
Setbacks (F/R/LS/RS): 20 / 20 / 10 / 10
- 6c. PLN 2000-00803:** Zoning Nonconformity Use Permit, Coastal Development Permit and Certificate of Compliance-Type A for a new single-family dwelling on a substandard parcel. The subject parcel is located in the R-3/S-3/DR zoning district (multi-family residential). Revised plans received show a one-story building with 5' side yard setbacks and 20' front and rear yard setbacks, meeting current zoning standards. **Location:** 456 Coronado, El Granada **APN:** [to be supplied]
Applicant: Perkins **Owner:** Perkins **Planner:** Lily Toy
Zoning: R-3 / S-3 / DR **Lot Size:** 2693 sq. ft. **Lot Coverage:** 54%
Floor Area Ratio: 62% **Height:** Avg. Under 26 ft.
Setbacks (F/R/LS/RS): 20 / 20 / 5 / 5

Special Considerations & Pre-Application Review: 09/20/02

- 7a. PLN 2002-00402:** Major Subdivision (4 residential condo units and 1 commercial unit), Coastal Development Permit and Use Permit for ground-floor commercial use with 4 two-story residential condo units above. Parking is underneath commercial level. Parking exception also requested to allow 4+ on-site parking spaces to back out onto the street (3 is the limit). Commercial space proposed is 5,395 sq. ft.; two condos at 2,224, two condos at 2,028. For Zoning Hearing Officer decision. **Location:** 197 Seventh Street (at Main Street), Montara **APN:** 036-052-030, -150
Applicant: Wirtjes / Taxes Development **Owner:** Taxes Development
Planner: Sara Bortolussi **Zoning:** C-1 / S-3 / DR (Commercial)
Lot Size: 15,000 sq. ft. **Lot Coverage:** 56%
Floor Area Ratio: (not relevant to C-1 zoning) **Height:** To be determined
Setbacks (F/R/LS/RS): 22 / 20 / 25 / 5

Details of New Applications: 09/20/02

- 8a. PLN 2002-00319:** Coastal Development Permit for two new storage buildings totalling 8,350 sq. ft. For decision by staff. **Location:** Yale Avenue, Princeton **APN:** 047-015-110, -120, -350, -360
Applicant: Steven and Sandra Melo **Owner:** Steven and Sandra Melo **Planner:** C. Osborn
Zoning: W/AO/DR (Waterfront District, Airport Overlay, Design review)
Lot Size: 14,000 sq. ft. **Lot Coverage:** 45.5% (6,370 sq. ft.) **Floor Area:** 8,350 sq. ft.
Height: 24.5 ft. **Setbacks (F/R/LS/RS):** 10 / 0 / 0 / 20
- 8b. PLN 2002-00360:** Coastal Development Permit, Lot Merger, Lot Line Adjustment, and Coastside Design Review to construct a new 3,718 sq. ft. single family dwelling with attached 3-car garage; for decision by Zoning Hearing Officer. The proposed LLA combines 4 existing parcels totalling approximately 40,892 sq. ft. into three new parcels of 20,637.75 sq. ft. (proposed for this application), 12,525.9 sq. ft., and 7728.4 sq. ft.
Location: Corner of Madrone and Del Mar, Moss Beach **APN:** 037-284-020, -030, -080, and -120
Applicant: Mary Hawkins **Owner:** Maureen Hawkins **Planner:** C. Osborn
Zoning: R-1 / S-105 / DR / GH (Single-Family Residential, 20,000 sq. ft. minimum parcel size, Design Review, Geological Hazard) **Lot Size:** 20,637.75 sq. ft.
Lot Coverage: 12.3% (2,541.64 sq. ft.) **Floor Area Ratio:** 18% (3,718.75 sq. ft.)
Height: 2 floors, less than 28 ft.
Setbacks (F/R/LS/RS): 20 / 37 / 10 / 67 (Note: Parcel configuration is unusual; distances are to edges of main portion of parcel.)
- 8c. PLN 2002-00388:** Coastal Development Permit and Coastside Design Review for a remodel and second story addition to an existing single-family residence. Note: Parcel is adjacent to an intermittent stream, Arroyo de en Medio. For decision by Zoning Hearing Officer.
Location: 462 Alameda, El Granada **APN:** 048-052-100
Applicant: Michelle Hogg **Owner:** Alec & Michelle Hogg **Planner:** G. Hudson
Zoning: R-1 / S-17 (Single-Family Residential, 5,000 sq. ft. minimum parcel size)
Lot Size: 4,800 sq. ft. **Lot Coverage:** Existing 1,481.5 sq. ft.; Proposed: 1537 sq. ft.
Floor Area Ratio: Existing 1,250 sq. ft.; Proposed: 1,730 sq. ft. **Height:** 26 ft.
Setbacks (F/R/LS/RS): Existing setbacks are not dimensioned on survey; existing structure appears to be non-conforming.
- 8d. PLN 2002-00397:** Two-lot Minor Subdivision to create parcels of 5,000 sq. ft. and 7,573 sq. ft.
Location: 146 Second Street (at Main Street), Montara **APN:** 036-047-150
Applicant: Brenda Donald **Owner:** Brenda Donald **Planner:** M. Brewer
Zoning: R-1 / S-17 (Single-Family Residential, 5,000 sq. ft. minimum parcel size)
Lot Size: After subdivision, 5,000 sq. ft. and 7,573 sq. ft.