

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

## **Agenda for Planning & Zoning Wednesday, October 30, 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](mailto: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](mailto: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:** No Items

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

### **9. Discussion & Action:** Review and Comment on Staff Report: Rent Control and Related Issues at El Granada Manufactured Home Park (EGMHP)

### **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, **November 6, 2002**

**Continued / Resubmitted Items: 10-30-02**

**6a. PLN 2000-00568:** Revision submitted October 2002 to a previously approved Coastsides Design Review permit to reduce the second story addition and revise the front and rear balconies (Entry onto the 1<sup>st</sup> story & remainder of second story addition) to an existing 1-story single family home.

**Location:** 277 – 7<sup>th</sup> street, Montara

**APN:** 036-051-020

**Applicant:** Coleman

**Owner:** Coleman

**Planner:** L. Toy

**Zoning:** R-1/S-17

**Lot Size:** 5000 sq/ft

**Lot Coverage:** n/a

**FAR:** n/a

**Height:** n/a

**Setbacks:** n/a

\* Full size plans not yet available

**6b. PLN 2001-00649:** CDP and DR for new Single family residence to replace a burned down SFD - Site is highly visible from HWY 1 including plans for a temporary car port

**Location:** 324 Main St, Montara

**APN:** 036-032-220

**Applicant:** Champion

**Owner:** Champion

**Planner:** J. Singleton

**Zoning:** R-1/S-17/DR

**Lot Size:** 7000 sq/ft

**Lot Coverage:** 24.78% (1749sq/ft)

**FAR:** 49.12% (3467) sq/ft

**Height:** appears to exceed 28'\*

**Setbacks:** F-20/R-20/RT-7/LF-8\*

- needs clarification

\* to be confirmed

**6c. PLN 2002-00115:** Project previously reviewed by P&Z (04-30-02). P&Z recommendation to exchange parcel so one 25' parcel was not isolated from becoming a 10,000 sq/ft site. Communication difficulties exist between parties, both parties have asked for assistance to resolve this matter.

*Coastal Development Permit & Coastsides Design Review for a new 4,233 sq/ft residence and attached garage, removal of 2 trees. Location: Coronado Ave. (one parcel [driveway access] fronts on Coronado the other two meet Cortez east of The Crossways in Miramar (APN: 048-025-110/130/140)*

*Zoning R-1/S-94*

*Lot Size 11,550*

*Planner F. Mortazavi*

*Proposed FAR: 21%\**

*Proposed Lot Coverage: 24%\**

*Height: 28 ft.\**

*Set Backs (F/R/LS/RS) 20/20/10/10*

**6d. PLN 2002-00489:** Response to issues raised regarding “after-the-fact” CDP for water main installation

*CDP (After-the-Fact staff level) for installation of 395' of water line extension & hydrant for fire suppression as req'd by HMBFD (connected with BLD-1138), includes addition of water tank on parcel site for same purpose*

**Location:** Alamo & Avery Streets, Montara

**Applicant:** Whittlesey/McKeon

**Owner:** Crismark Trust

**Planner:** D. Hollbrook

**Zoning:** RM/CZ

**Lot Size:** 5 acres

**Details of New Applications: 10/30/02**

**8a. PLN 2002-00430:** Application for an emergency Coastal Development Permit to replace and existing water transmission pipe with a new pipe that is of the same size. Two washouts adjacent to the pipeline, which have not been repaired since reported last year to be included as part of the replacement project.

**Location:** 714 Alta Vista Road, Montara and adjacent water pipeline easement.

**APN:** 036-180-110 & 036-370-030

**Applicant:** California-American Water Company                      **Planner:** M. Schaller

**Owner:** Coast Wholesale Florists: California –American Water Company; Peninsula Open Space Trust

**8b. PLN 2002-00531:** Applicant has requested the issuance of an emergency Coastal Development Permit to replace an existing 1.5 inch water line with a 6’ water line and install two new fire hydrants, 11<sup>th</sup> street and 12<sup>th</sup> street, Montara, current does not meet PUC fire flow requirements.

**Location:** Highway 1 right-of-way, between 9<sup>th</sup> and 13<sup>th</sup> street, Montara

**APN:** Public Right-of-Way

**Owner/Applicant:** California-American Water Company/State of California

**Planner:** M. Schaller

**9. Discussion & Action: 10-30-02**

**Review and Comment on Staff Report: Rent Control and Related Issues at El Granada  
Manufactured Home Park (EGMHP)**

**To be heard 11-5-02:**

**Board of Supervisors Chambers**

**Hall of Justice and Records**

**400 County Center, RWC CA**