

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

## **Agenda for Wednesday, February 5, 2003**

**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:

Vice-Chair:

MCC Members:

Chuck Kozak

Karen Wilson

Sandy Emerson

Ric Lohman

Paul Perkovic

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 the Committee **Chair, Chuck Kozak**, at 650.728.8239 or at [cgk@montara.com](mailto:cgk@montara.com).

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. **Review of Agenda, Updates, Notices, Announcements and Discussion** (if not completed by 7:45 PM, this item will be continued to later in the meeting)
4. **Consent Agenda:**
  - 4a. **PLN2003-00032:** Lot Line Adjustment between two developed parcels at 539 and 565 Santiago in El Granada. APN(s) 047-291-350 & 370. **Consent recommendation is for approval as presented with Committee review of any revisions to existing project application.**
5. **ITEMS SET FOR A SPECIFIED TIME:** Items extending beyond set time limits will be continued to later in the meeting or to subsequent meetings. See addendum for project details
  - 5a. **PLN 2002-00712:** PAD and Coastal Development Permit for farm-related entertainment activities (including elephant rides, pony rides, petting zoo, food stall and air balloon slide) during the period from the last weekend in September to October 31 – at 11881 San Mateo Road (Highway 92 east of Half Moon Bay) - APN: 056-331-050. **7:45 PM – 60 minutes**
  - 5b. **PLN 2001-00028:** Review of new parking plan, landscaping and minor architectural changes for a new second-story addition to the Half Moon Bay Yacht Club at 214 Princeton Ave. in Princeton. APN(s): 047-037-010, 020, 220, 260, 270, 380, 390, 400 & 410. First reviewed 3/7/01. **9:00 PM – 20 minutes**
  - 5c. **PLN2002-00621:** Home Improvement Exemption and Coastal Development Permit for an addition to an existing residence at 196 Marine Blvd in Moss Beach. **9:20 PM – 30 minutes**
6. **Discussion & Action:** Review past agendas for updates and discussion, discussion of P&Z Committee charter, and any continuations from item 3 above.
7. **Any urgency items that arrived after the posting of this agenda.**
8. **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, *February 19, 2003*.

**Project details: 02/05/03**

**4a. PLN2003-00032:** Lot Line Adjustment between two developed parcels at 539 and 565 Santiago in El Granada. **APN(s) 047-291-350 & 370. Consent recommendation is for approval as presented with requested P&Z Committee review of any revisions to existing project application (PLN 2000-00494, new 2614 sq. ft. 2-story single-family residence, reviewed 8/15/01.)**

Proposal would increase size of substandard lot to above the zoning minimum, and establish a 7.4' side setback on a structure currently with a 0' side setback. No other nonconforming setbacks or lot sizes would result.

**Applicant:** Bret Bliss

**Owner:** Else Pasternak

**Planner:** Sara Bortolussi

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

**Existing Lot Sizes:** 4,875 and 10,482 s/f

**Proposed Lot Sizes:** 5,558 and 9,799 s/f

**5a. PLN 2002-00712:** PAD and Coastal Development Permit for farm-related entertainment activities (including elephant rides, pony rides, petting zoo, food stall and air balloon slide) during the period from the last weekend in September to October 31 – at 11881 San Mateo Road (Highway 92 east of Half Moon Bay) - **APN: 056-331-050.**

Structures include the slide, temporary tents for petting zoo, pony rides, elephant rides and a food stand. Tents would be located at least 200 ft. from the edge of Highway 92 Row, and 50 feet from Pilarcitos Creek. Two 4x8 signs to be placed at east and west ends of property.

**Applicant:** Vincent Cozzolino

**Owner:** Jim Cozzolino

**Planner:** Miroo Brewer

**Zoning:** PAD

**Parcel Size:** 18.89 ac

**5b. PLN 2001-00028:** Review of new parking plan, landscaping and minor architectural changes for a new second-story addition to the Half Moon Bay Yacht Club at 214 Princeton Ave. in Princeton. New plan increases parking spaces from 13 to 28. **APN(s): 047-037-010, 020, 220, 260, 270, 380, 390, 400 & 410.** First reviewed 3/7/01

**Applicant:** Douglas L. Snow, AIA

**Owner:** HMB Yacht Club

**Planner:** Olivia Sun

**Zoning:** W/DR/CD

**Parcel Size:** 25,664 sf.

**Existing Lot Coverage:** 10.4% (2662 sf.)

**Proposed:** 13% (3332 sf. – approx.)

**Existing FAR:** 10.4% (2662 sf.)

**Proposed:** 20.7% (5,316.5 sf.)

**Existing Height:** 13.5'

**Proposed:** 34.5'

**Existing Setbacks (F/R/S/S):** 75/5/3/80

**Proposed:** 75/5/3/52

**5c. PLN2002-00621:** Home Improvement Exemption, CDP and Lot Merger for an addition to an existing residence at 196 Marine Blvd in Moss Beach. **APN(s): 037-223-080, 090, 100**

**Applicant:** EASA Architecture

**Owner:** Corey & Denise Phillips

**Planner:** Miroo Brewer

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

**Parcel Size:** 13,211 sf.

**Existing Lot Coverage:** 16.1% (2,124 sf.)

**Proposed:** 23.5% (3,100 sf.)

**Existing FAR:** 20.1% (2,653 sf.)

**Proposed:** 30% (3,959 sf.)

**Existing Height:** 27.1'

**Proposed:** 27.1'

**Existing Setbacks (F/R/S/S):** 10/10.5/79/81

**Proposed:** 10/10.5/5/72

**HIE for addition of 192 sf. into front setback to match existing residence**