

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, February 19, 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

April Vargas

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 the Committee Chair, **Chuck Kozak**, at 650.728.8239 or at 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. **PLN2003-00037:** Lot Line Adjustment to combine 3 substandard parcels into 2 conforming parcels on Cornell Ave in Princeton. APN(s) 047-015-040, 240 & 340. **Consent recommendation is for approval as presented.**
5. **ITEMS SET FOR A SPECIFIED TIME:** Items extending beyond set time limits may be continued to later in the meeting or to subsequent meetings. See addendum for project details
 - 5a. **PLN 2000-00568:** New revision to a revision submitted to a previously approved Coastside Design Review permit for an addition to an existing non-conforming 1-story single family home located at 277 7th St. in Montara. APN 036-051-020. **7:45 PM – 60 minutes**
 - 5b. **PLN 2002-00746:** After-the-Fact Coastal Development Permit and Use Permit Amendment to allow for 8 satellite dishes for cable and broadband services at 525 Obispo Rd in El Granada . APN 047-264-050. **9:00 PM – 30 minutes**
 - 5c. **PLN2002-00771:** Coastal Development Permit for two test wells for domestic use on a 10,000 s/f parcel at Precita & Del Mar in Moss Beach. APN(s) 037-284-060, 090, & 110. **9:30 PM – 20 minutes**
6. **Discussion & Action:** Consideration of methods of review of County street development procedures, 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, **March 4, 2003.**

Project details: 02/19/03

4a. PLN2003-00037: Lot Line Adjustment to combine 3 substandard parcels into 2 conforming parcels on Cornell Ave in Princeton. **APN(s) 047-015-040, 240 & 340. Consent recommendation is for approval as presented.**

Proposal would combine three 3,500 s/f substandard parcels to create two conforming parcels of 5,500 and 5,000 s/f. No development is proposed at this time.

Applicant: Ronny Melo
Planner: James Singleton
Existing Lot Sizes: 3 @ 3,500 s/f

Owner: Ronny Melo & Luciano Vasquez
Zoning: W/AO/DR
Proposed Lot Sizes: 5,500 and 5,000 s/f

5a. PLN 2000-00568: New revision to a revision submitted to a previously approved Coastside Design Review permit for an addition to an existing non-conforming 1-story single family home located at 277 7th St. in Montara. APN 036-051-020. New revision to reduce floor area of the second story addition, revise the front and rear balconies (Entry onto the 1st story & remainder of second story addition) and addition of front, side, rear and roof-top decks. (Earlier reviewed by P&Z on 9/20/00, 10/30/02 and 11/20/02)

Applicant: Patricia Coleman

Owner: Same

Planner: Gabrielle Rowan

Zoning: R-1/S-17

Lot Size: 5000 s/f

Existing Lot Coverage: 41.6% (2082 s/f)

Proposed Lot Coverage: Same

Existing FAR: 39.4% (1968 s/f)

Proposed FAR: 48.8% (2442 s/f)

Existing Height: 17'

Proposed Height: 26.5'

Setbacks: (F / R / LS / RS): 20' / 19' 10" / 5' / 4' 10"

* Left side setback is 10' for 2nd floor addition.

5b. PLN 2002-00746: After-the-Fact Coastal Development Permit and Use Permit Amendment to allow for 8 satellite dishes at 525 Obispo Rd in El Granada . APN 047-264-050.

Existing Use Permit, from original cable TV operation, is for 1 dish – 10 are currently on-site, with two planned for removal. Dishes are for cable and broadband internet services and include link to the south coast area for provision of identical services now available in the MidCoast.

Applicant: AT&T Broadband

Owner: Beverly Wade

Planner: Gabrielle Rowan

Zoning: C-1/S-3/DR

Parcel Size: 1.058 ac (approx. 46,086 s/f)

Lot Coverage: (Building & dishes): 19.5% - approx. 9,000 s/f

5c. PLN2002-00771: Coastal Development Permit for two test wells for domestic use on a 10,000 s/f parcel at Precita & Del Mar in Moss Beach. APN(s) 037-284-060, 090, & 110.

Applicant: Laslo & Elizabeth Vespremi

Owner: same

Planner: Gabrielle Rowan

Zoning: R-1/S-105/DR/GH (formerly S-10: 20,000 s/f minimum parcel size) **Lot Size:** 10,000 sq/ft