

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, April 2, 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:

Chuck Kozak

Vice-Chair:

Karen Wilson

MCC Members:

Sandy Emerson

Ric Lohman

Paul Perkovic

Kathryn Slater-Carter

April Vargas

All members of the Committee may be emailed at p&z@lists.sanmateo.org. For any comments, questions, or 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. PLN2000-00542: Renewal of Montara School Use Permit to operate community facility that includes classes, conferences, polling station, weekend weddings, and two living units at 496 6th St (at Le Conte) in Montara. APN 036-091-070

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. PLN1999-00333: After-the-Fact Grading and Coastal Development Permits for grading and clearing of vegetation to improve Howells Street west of Sunshine Valley Road in Montara. APN 036-282-330 & 340. **7:45 PM – 45 minutes**

5b. PLN2002-00753: CDP and Design Review for construction of a new 2,637 sq. ft. single-family residence including a 472 sq. ft. garage, a domestic well, and extension of the water main for the placement of a fire hydrant on a 4,992 sq. ft. parcel at 547 6th St. in Montara. APN: 036-067-270. Application currently under consideration by Coastside Design Review Committee. **8:30 PM – 30 minutes**

5c. PLN2003-00074: CDP and Design Review a new pre-manufactured 2-unit duplex and removal of 6 trees on a 5,000 s/f parcel on the east side of Coronado Ave between Isabella and Ave Cabrillo in El Granada. APN(s) 047-272-160 & 170. **9:00 PM – 30 minutes**

6. Discussion & Action: Review LCP Update process, correspondence from Public Works, review past agendas for updates and discussion, 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. Discussion of projects referrals and agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, ***April 16, 2003.***

Project details: 04/02/03

4a. PLN2001-00542: Renewal of Montara School Use Permit to operate community facility that includes classes, conferences, polling station, weekend weddings, and two living units at 496 6th St (at Le Conte) in Montara. APN 036-091-070

Applicant: Susan Hayward **Owner:** Same **Planner:** James Singleton
Zoning: R-1/S-17/DR **Lot Size:** 40,000 s/f

No changes in operation or configuration of facility proposed. Current Use Permit reviewed by MCC P&Z on 10/3/02 and 10/17/02. Recommendation of approval as submitted with re-issuance of original letter of approval from 10/22/02.

5a. PLN1999-00333: After-the-Fact Grading and Coastal Development Permits for grading and clearing of vegetation to improve Howells Street west of Sunshine Valley Road in Montara. APN 036-282-330 & 340.

Applicant: Linda Stark **Owner:** San Mateo County, Stark **Planner:** Sara Bortolussi

Project entails approx. 480 c/y of cut and 165 c/y of fill to improve approx. 180' of Howells St, including fire truck turnaround, drainage controls and storm water detention.

5b. PLN2002-00753: Consideration of design review approval for a Coastal Development Permit to allow construction of a new 2,637 sq. ft. single-family residence including a 472 sq. ft. garage, a domestic well, removal of 4 trees and extension of the water main for the placement of a fire hydrant on a 4,992 sq. ft. parcel at 547 6th St. in Montara. APN: 036-067-270. Application currently under consideration by Coastside Design Review Committee.

Applicant: Alfonso Fillon **Owner:** Ronald and Jennifer Sioson **Planner:** F. Mortazavi

Zoning: R-1/-17/DR **Lot Size:** 4992 s/f
Lot Coverage: to be determined **FAR:** 52.8% (2637 s/f)
Height: 34' max **Setbacks:** (F / R / LS / RS): 20' / 22' / 7' / 8'

5c. PLN2003-00074: Coastal Development Permit and Design Review for a new pre-manufactured 2-unit duplex and the removal of 6 trees on a 5,000 s/f parcel on the east side of Coronado Ave between Isabella and Ave Cabrillo in El Granada. APN(s) 047-272-160 & 170.

Applicant: Jim Irizarry **Owner:** Same **Planner:** Sara Bortolussi
Zoning: R-3/S-3/DR **Lot Size:** 5000 s/f **Lot Coverage/FAR:** 48% (2390 s/f)
Height: 15' **Setbacks:** (F / R / LS / RS): 20' / 20' / 5' / 5'