

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, April 16, 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:** See addendum for project details
 - 4a. PLN2003-00113:** Coastal Development Permit to install 200' of 6" sewer line along Alameda Ave. southeast of Cortez to service a previously approved (PLN2000-00030) single-family residence at 345 Alameda Ave. in Miramar. APN 048-033-280.
- 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. PLN2001-00462:** At the request of the San Mateo County Planning Commission, review of existing site conditions, their relation to approved grading plans, details of proposed grading for lowering the rear deck, and other relevant items for the project currently under appeal at 349 8th St. in Montara. APN 036-023-040. **7:45 PM – 90 minutes**
 - 5b. PLN2002-00737:** Use Permit to operate a facility (Hastings House) for rental for daytime garden gatherings & events, including weddings/receptions, including weddings/receptions, and considerations of conditions for operation of already contracted events, at 347 Mirada Road in Miramar. APN: 048-014-090. **9:20 PM – 20 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 meeting will be a joint Planning & Zoning/Public Works meeting on Wednesday, **April 30, 2003**. Our next regular meeting is scheduled for Wednesday, **May 7, 2003**.

Project details: 04/16/03

4a. PLN2003-00113: Coastal Development Permit to install 200' of 6" sewer line along Alameda Ave. southeast of Cortez to service a previously approved (PLN2000-00030) single-family residence at 345 Alameda Ave. in Miramar. APN 048-033-280.

Applicant: Raymond Fisher
Zoning: R-1/S-9/DR

Owner: Same

Planner: Miroo Brewer
Lot Size: 11,000 s/f

Sewer line would connect to existing GSD line at Cortez, and run down Alameda 220' along an existing semi-improved (gravel) street to project site. Residence already approved, house under construction, is fully conforming to all existing zoning standards (lot size, lot coverage, FAR, etc.) Project is in residentially designated area, and does not involve extension of utility services beyond designated limits. Plans reviewed by GSD, erosion and sediment control plan submitted and approved by SMCo Public Works. **Recommendation of approval as presented.**

5a. PLN2001-00462: At the request of the San Mateo County Planning Commission, review of existing site conditions, their relation to approved grading plans, details of proposed grading for lowering the rear deck, and other relevant items for the project currently under appeal at 349 8th St. in Montara. APN 036-023-040.

Applicant: Ethan Miller
Zoning: R-1/S-17/DR
FAR: 43.65% (3019 – 400)
Setbacks: F / R / LS / RS: 20 / 28 / 5 / 10

Owner: Same
Parcel Size: 6000 sq. ft.
Actual FAR: 50.3%

Planner: Gabrielle Rowan
Lot Coverage: 2100 sq. ft. (35%)
Height: 27.5'

Project originally reviewed by MCC P&Z on 10/3/01, and recommended for approval based on plans without decks and conditions for site management to lower profile of house. Revised project was submitted to and approved by SMCo Planning to include decks and grading modifications to mitigate exceeding lot coverage. Approval is currently under appeal to the SMCo Planning Commission, which has requested the MCC P&Z Committee to review the case and submit comments for continuation before the Commission on May 14, 2003. Committee recommendation will be forwarded to the regular MidCoast Community Council meeting of April 23, 2003.

5b. PLN2002-00737: Use Permit to operate a facility (Hastings House) for rental for daytime garden gatherings & events, including weddings/receptions, and considerations of conditions for operation of already contracted events, at 347 Mirada Road in Miramar. APN: 048-014-090.

Applicant: Linda & Richard Patterson **Owner:** Same

Planner: Sara Bortolussi

Zoning: CCR/DR & R-1/S-9/DR
Lot Coverage of existing structures: 1935 s/f (9%)
Height of existing structures: 17.5' max
Parking: 4 on-site, 19 off-site.

Lot Size: 21,348 s/f
FAR: Same
Setbacks: (F/R/LS/RS): 59'/106'/11.5'/16'

Notes: Approximately 9100 s/f of west end of parcel (in front along Mirada Road) is zoned CCR, remaining ~12,500 s/f is R-1. 3 structures (residence, cottage, and shed) on site, no additions or modifications proposed. Off site parking is at Douglas Beach House, approximately 154' to the north along Mirada Road.