

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, June 4, 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 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. PLN2003-00126:** Lot Line Adjustment and CDP Exemption between 4 parcels at 566 Miramar Drive (e of Hiway 1) in Miramar. APN(s): 048-072-160, 170, 180 & 190.
 - 4b. PLN2003-00105:** CDP for a single unit 3,000 s/f storage warehouse on a 5,000 s/f parcel at 220 Cornell in Princeton. APN 047-015-340.
 - 4c. PLN2003-00228:** CDP and a Use Permit for a new 3,300 s/f storage warehouse on a 5,500 s/f parcel at 220 Cornell in Princeton. APN 047-015-040 & 240.
- 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. PLN2002-00238:** Coastal Development Permit (CDP) and Coastside Design Review for a new 4,034 s/f 2-story triplex residential building on a 8695 s/f parcel at se corner of The Alameda and Ave Alhambra in El Granada APN(s) 047-201-010, 030 & 040. **7:45 PM – 30 minutes**
 - 5b. PLN2002-00240:** CDP and Coastside Design Review for construction of a new 3969 s/f 2-story triplex residential building on a 6108 s/f parcel at the southeast corner of Avenue Portola and Coronado Avenue in El Granada. APN 047-232-040. **8:15 PM – 30 minutes**
- 6. Discussion & Action:** State Legislation regarding 2nd Units, procedures for review of tree removal applications, review of LCP Update process, application of FAR restrictions on clerestory structures, site for new El Granada fire station, 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, **June 18, 2003**.

Project details: 05/21/03

4a. PLN2003-00126: Lot Line Adjustment and Coastal Development Permit Exemption between 4 parcels at 566 Miramar Drive (east of Highway 1) in Miramar. APN(s): 048-072-160, 170, 180 & 190. Item continued from 5/21/03. Recommendation to approve as presented.

Applicant: Tom Stevenson **Owner:** Silverpoint LLC **Planner:** James Singleton
Zoning: R-1/S-9/DR
Existing Parcel Sizes: 10,007, 10,033, 11,300, and 11,860 s/f
Proposed Parcel Sizes: 10,023, 10,003, 13,161, and 10,013 s/f

4b. PLN2003-00105: Coastal Development Permit and a Use Permit for a new single unit 3,000 s/f storage warehouse on a 5,000 s/f parcel at 220 Cornell in Princeton. APN 047-015-340. Item continued from 5/21/03. Recommendation to approve as presented with notation of regular Use Permit restrictions for the W District.

Applicant: Ronny Melo **Owner:** Same **Planner:** James Singleton
Zoning: W/DR/AO **Parcel Size:** 5,000 sq. ft. **Lot Coverage:** 60% (3,000 s/f)
FAR: Not Applicable **Height:** 29.67' **Setbacks:** F / R / LS / RS: 19 / 21 / 0 / 0

4c. PLN2003-00228: Coastal Development Permit and a Use Permit for a new 3,300 s/f storage warehouse on a 5,500 s/f parcel at 220 Cornell in Princeton. APN 047-015-040 & 240. Item continued from 5/21/03. Recommendation to approve as presented with notation of regular Use Permit restrictions for the W District.

Applicant: Luciano Vasquez **Owner:** Ronny Melo **Planner:** James Singleton
Zoning: W/DR/AO **Parcel Size:** 5,500 sq. ft. **Lot Coverage:** 60% (3,300 s/f)
FAR: Not Applicable **Height:** 26' **Setbacks:** F / R / LS / RS: 19 / 21 / 0 / 0

5a. PLN2002-00238: Coastal Development Permit and Coastal Design Review for construction of a new 4,034 s/f 2-story triplex residential building on a 8,695 s/f parcel at southeast corner of The Alameda and Ave Alhambra in El Granada APN(s) 047-201-010, 030 & 040. Item continued from 5/21/03.

Applicant: Bruce Stebbins **Owner:** Mary Colter McDonald tr. **Planner:** Gabriel Rowan
Zoning: R-3/S-3/DR **Parcel Size:** 8,695 sq. ft. **Lot Coverage:** 29.8% (2,587 s/f)
FAR: 46.4% (4.034 s/f) **Height:** 26.25' **Setbacks:** F / R / LS / RS: 20 / 20 / 10.5 / 6

5b. PLN2002-00240: Coastal Development Permit and Coastal Design Review for construction of a new 3,969 s/f 2-story triplex residential building on a 6,108 s/f parcel at the southeast corner of Avenue Portola and Coronado Avenue in El Granada. APN 047-232-040. Item continued from 5/21/03.

Applicant: Bruce Stebbins **Owner:** Mary Colter McDonald tr. **Planner:** Gabriel Rowan
Zoning: R-3/S-3/DR **Parcel Size:** 6,108 sq. ft. **Lot Coverage:** 39.8% (2,430 s/f)
FAR: 65% (3,969 s/f) **Height:** 25.33' **Setbacks:** F / R / LS / RS: 20 / 20 / 10 / 5