

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, February 21, 2001

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>

Chair:

Chuck Kozak

MCC Members:

Ric Lohman

Community Members:

Dennis Doherty

Chris Mickelson

Kathryn Slater-Carter

Karen Wilson

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, please contact the **Chair, Chuck Kozak**, at 650.728.8239 (home) – 650.996.8998 (days) – 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. Updates, Notices and Announcements

4. Review of Agenda

REGULAR AGENDA

5. Continued / Resubmitted Items: Details may be found in the supplied addendum.

Estimated start time: 7:45 PM.

5a. PLN2000-00811: Coastside Design Review to construct a 427 sf. second-story addition to an existing 1394 sf. single-family residence including attached garage on a 5000 sf. parcel located at 1251 Main St. in Montara. APN 036-018-080

Owner: Jan Michaels

Applicant: Theodore Designs, San Francisco

5b. PLN2000-00897: Coastside Design Review for the construction of a new 3-level 3,211 sf. single-family residence with a detached 380 sf. garage and the removal of 4 significant trees on a 5,076 sf. parcel at 1138 Columbus (west side of Columbus between Santa Maria and Isabella) in El Granada. APN 047-275-420

Owner: Podell / Harper

Applicant: Randy Hogel, Moss Beach

- 6. New Applications:** Details may be found in the supplied addendum.
Estimated start time: 8:30 PM.

NOTE: As these two businesses are located opposite each other on Highway 92 east of Half Moon Bay, the two applications will be reviewed first together for their common issues (traffic, access, parking, pedestrian flow, law enforcement, etc.) then separately for their individual issues.

- 6a. PLN2000-00711:** Use Permit Renewal and Amendment to include a number of elements to the roadside business, Stable Permit Renewal and Amendment to increase the number of horses from 8 to 12, at 12320 San Mateo Road (Highway 92) in the Unincorporated Area east of Half Moon Bay. APN(s) 056-360-310, 320, 330, 340

Owner: Bob Lemos

Applicant: Same

- 6b. PLN2000-00730:** Use Permit, PAD Permit and Coastal Development Permit for a roadside stand and related recreational activities at 12391 San Mateo Road (Highway 92) in the Unincorporated Area east of Half Moon Bay. APN 056-331-020

Owner: Lorraine Pastorino

Applicant: Henry Pastorino & Marlene Albach

- 7. MidCoast Trees:** Continued discussion and possible action regarding existing tree ordinances, removal permit procedures, and urban reforestation plans.
- 8. Any emergency items that arrived after the posting of this agenda.**
- 9. Set future agenda 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 7, 2001.

Adjourn

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Addendum for MCC P&Z Agenda for February 21, 2001

Details of Continued / Resubmitted Applications for 2/21/01:

- 5a. PLN2000-00811:** Coastside Design Review to construct a 427 sf. second-story addition to an existing 1394 sf. single-family residence including attached garage on a 5000 sf. parcel located at 1251 Main St. in Montara. APN 036-018-080

Owner: Jan Michaels

Applicant: Theodore Designs, San Francisco

Zoning: R-1/S-17/DR

Parcel Size: 5000 sf.

Existing Lot Coverage: 1394 sf. (27.9%)

Proposed Lot Coverage: Same

Existing FAR: 19.9% after 400 sf. garage allowance (1394 – 400) *

Proposed FAR: 28.4% after 400 sf. garage allowance (1821 – 400) *

Existing Height: 23.8'

Proposed Height: 28'

Setbacks (F/R/S/S): 20/34/7/9 **

Proposed Setbacks: Same **

* existing and proposed house has one covered parking space in the 263 sf. detached garage.

** detached garage is setback 4' from side and rear property lines.

- 5b. PLN2000-00897:** Coastside Design Review for the construction of a new 3-level 3,211 sf. single-family residence with a detached 380 sf. garage and the removal of 4 significant trees on a 5,076 sf. parcel at 1138 Columbus (west side of Columbus between Santa Maria and Isabella) in El Granada. APN 047-275-420

Owner: Podell / Harper

Applicant: Randy Hogel, Moss Beach

Zoning: R-1/S-17/DR

Parcel Size: 5,076 sf.

Lot Coverage: 1658 sf. (32.7%)

FAR: 55.4% after 400 sf. garage allowance (3,211 – 400) – **To be Verified**

Height: 27.67' (averaged – 33' max)

Setbacks (F/R/S/S): 26/20/10/5 *

* detached garage is setback 0' from front property line because of slope.

Details of New Applications for 2/21/01

6a. PLN2000-00711: Use Permit Renewal and Amendment to include a number of elements to the roadside business, Stable Permit Renewal and Amendment to increase the number of horses from 8 to 12, at 12320 San Mateo Road (Highway 92) in the Unincorporated Area east of Half Moon Bay. APN(s) 056-360-310, 320, 330, 340

Owner: Bob Lemos

Applicant: Same

Zoning: PAD

Parcel Size: 100 Acres

Existing Structures (business and residence): 7000 sq. ft.

Parking: approx. 7 ac. uncovered.

Use Permit Project Description:

- Pumpkin Patch (September – October)
- Christmas Trees (November – December)
- Two Pony Rings (year round)
- Pony Ride (January – August) and Play (September – December) Area
- Petting Zoo (year round)
- Haunted House (year round)
- Wagon Train Ride (year round)
- Concession stand for tickets and snacks (year round)
- Hay Ride (October only)
- Picnic Areas for Birthday Parties and school groups (year round)

6b. PLN2000-00730: Use Permit, PAD Permit and Coastal Development Permit for a roadside stand and related recreational activities at 12391 San Mateo Road (Highway 92) in the Unincorporated Area east of Half Moon Bay. APN 056-331-020

Owner: Lorraine Pastorino

Applicant: Henry Pastorino & Marlene Albach

Zoning: PAD

Parcel Size: 9.2 Acres (400,752 sf.)

Existing permanent nursery and residence structures: approx. 120,456 sq. ft.

Proposed Seasonal Structures: approx. 15,241 sq. ft. – many of these are open structures, such as petting zoo enclosures and train rides.

Project includes a placement & descriptive schedule for the installation of 63 seasonal signs on the subject property.

Use Permit Description and of “related recreational activities” –

- All year nursery selling locally-grown flowers and plants
- Seasonal sale of pumpkins, gifts and snacks during the period of September 15 to October 31. Gifts and snacks will be sold from existing barn. No other temporary structures will be installed.
- Use of property for providing entertainment and other recreational activities during the month of October, including Pumpkin Festival Weekend. These activities include a petting zoo, pony ride, haunted house, wagon train, hay ride, and food booths. Installation of temporary structures during this weekend as shown on supplied plan and noted as “Seasonal Structures.”