

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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<b>Agenda for Wednesday, March 7, 2001</b> <b>7:30 PM at the 3-0 Café at the HMB Airport</b> Hwy. 1 between Moss Beach and El Granada  P&Z Agendas and other materials are available on-line at: <a href="http://mcc.sanmateo.org">http://mcc.sanmateo.org</a>	Chair: Chuck Kozak MCC Members: Ric Lohman Community Members: Dennis Doherty Chris Mickelson Kathryn Slater-Carter Karen Wilson
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All members of the MCC P&Z Committee may be emailed at [p&z@lists.sanmateo.org](mailto: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](mailto: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: Details of items may be found in the supplied addendum.
- 5. Continued / Resubmitted Items:** Estimated start time 7:45 PM.
- 6. Pre-Application Review:** Estimated start time 8:10 PM
- 7. New Applications:** Estimated start time 8:30 PM.
- 8. Designation of committee to work with Harbor District and County Planning on issues regarding proposal for new office and bathroom facilities.**
- 9. Continued discussion and possible action regarding existing tree ordinances, removal permit procedures, and urban reforestation plans in the MidCoast area.**
- 10. Discussion and possible action regarding Drainage and Flooding problems in the MidCoast.**
- 11. Any emergency items that arrived after the posting of this agenda.**
- 12. 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 21, 2001.

**Adjourn**

## Addendum for MCC P&Z Agenda for March 7, 2001

### Details of Continued / Resubmitted Applications for 3/7/01:

5. **PLN2000-00399** - Coastal Development Permit, Coastside Design Review, & Use Permit for a 1441 sf. addition to existing house & studio & new detached garage on a 10,600 sf parcel on Sea Cliff Court (west of Highway 1) in Montara. APN 036-046-270.

Owner: Dianne Burr

Applicant: Kerry Burke

Zoning: R-1/S-17/DR

Parcel Size: 10,600 sf

Existing Lot Coverage: 1733 sf. (16.35%)

Proposed Lot Coverage: 2491 sf. (23.5%)

Existing Height: approx. 16'

Proposed Height: 26' 2"

Existing Setbacks (F/R/S/S): ? – parcel orientation to be determined.

Existing FAR (after 400 sf. garage allowance): 14.8% (1973- 400 sf.)

Proposed FAR (after 400 sf. garage allowance): 28.4% (3414- 400 sf.)

### Details of Pre-Application Review for 3/7/01

6. **Pre-Application Review** for a new 2-story 2453 sf. duplex including attached garages on a 4450 sf. parcel on the east side of Avenue Balboa approximately 50' south of The Alameda (between Coronado and The Alameda) in El Granada. APN(s) 047-207-040, 050

Applicant: F.R. Strathdee

Zoning: R-3/S-3/DR

Parcel Size: 4450 sf.

Lot Coverage: 33% (1482 sf.)

FAR: 55.1% (2453 sf.)\*

Height: 24'

Setbacks (F/R/S/S): 20/20\*\*/5/5

\* FAR restriction does not apply in this Zoning District, but if current formula were applied (with 400 sf. garage allowance), FAR would be 46.1%

\*\* To be verified – configurations of rear of parcel and rear of proposed structure are stepped.

**Details of New Applications for 3/7/01**

**7a. PLN2000-00902:** Coastside Design Review to allow a 246 sf. enclosure to structurally attach a 2,541 sf. existing house to an existing 650 sf. studio/greenhouse, renovation of existing studio and addition of new 1/2 bath on a 30,650 sf. parcel at 8322 Cabrillo Hwy (southwest corner of Highway 1 and 5th) in Montara. APN(s) 036-046-210, 420

Owner: Ivy Rosequist

Applicant: Ivy Rosequist

Zoning: R-1/S-17/DR

Parcel Size: 30,650 sf.

Existing Lot Coverage: 3191 sf. (10.4%)

Proposed Lot Coverage: 3437 sf. (11.2%)

Existing FAR: **To Be Determined \***

Proposed FAR: **To Be Determined \***

Existing Height: 23'

Proposed Height: 28'

Setbacks (F/R/S/S): 66/28/0/84

Proposed Setbacks: Same

**\* FAR of existing/proposed structures not determined from supplied plans, but could not be more than lot coverage doubled: 20.8%/22.4%**

**7b. PLN2000-00911:** Coastside Design Review for a new 2-story 2,830 sf. single-family-residence including attached garage and the removal of 1 significant tree on a 5000 sf. parcel on the south side of the 500 block of Columbus St. (between San Carlos and Ferdinand) in El Granada. APN 047-135-080

Owner: Silverpoint LLC (Tom Stevenson)

Applicant: Same

Zoning: R-1/S-17/DR

Parcel Size: 5,000 sf.

Lot Coverage: 29.2% (1460 sf.)

FAR: 48.6% (2830 – 400 sf. garage allowance)

Height: 27.25'

Setbacks (F/R/S/S): 20/20/10.5/7

**7c. PLN2001-00010:** Coastside Design Review for a new 3-story 3,660.5 sf. single-family-residence including attached garage and the removal of 14 significant trees on a 9,134 sf. parcel on the south side of El Granada Blvd. (above San Pedro) in El Granada. APN 047-181-800

Owner: Shirley Christmas

Applicant: Tom McCaffrey

Zoning: R-1/S-17/DR

Parcel Size: 9,134 sf.

Lot Coverage: 19.9% (1820 sf.)

FAR: 36% (3660 – 400 sf. garage allowance)

Height: 27.88' averaged (43. 13 max)

Setbacks (F/R/S/S): 20/a lot/10/5\*

\* Garage has zero front setback because of slope.

**7d. PLN2001-00028:** Coastal Development Permit and Coastside Design Review for an second story addition of 1,774 sf. to an existing one-story 2,662 sf. yacht club and 13 uncovered parking spaces on a 25,664 sf. parcel at 214 Princeton Ave. in Princeton. APN(s) 047-037-010, 020, 220, 260, 270, 380, 390, 400, 410

Owner: Half Moon Bay Yacht Club

Applicant: Douglas L. Snow, AIA

Zoning: W/DR/CD

Parcel Size: 25,664 sf.

Existing Lot Coverage: 10.4% (2662 sf.)

Proposed: 13% (3332 sf. – approx.)

Existing FAR: 10.4% (2662 sf.)

Proposed: 20.7% (5,316,5 sf.)

Existing Height: 13.5’

Proposed: 34.5’

Existing Setbacks (F/R/S/S): 75/5/3/80

Proposed: : 75/5/3/52

**7e. PLN2001-00033:** Coastside Design Review for a parcel new 1-story 2,175 sf. pre-manufactured single-family-residence including site-built attached garage and lot merger on a 6250 sf. parcel on the east side of Madrid Ave. approx. 110 feet north of Sonora Ave in El Granada. APN 047-049-180

Owner: Sean Anderson

Applicant: Same

Zoning: R-1/S-17/DR

Parcel Size: 6250 sf.

Lot Coverage: 34.8% (2175 sf.)

FAR: 28.4% (2175 – 400 sf. garage allowance)

Height: 13’

Setbacks (F/R/S/S): 20/44.5/5/5

**7f. PLN2001-00055:** Coastal Development Permit and Coastside Design Review for the construction of a 2,324.5 sf.\* detached 2-story second dwelling unit with separate access from Magellan on a 17,600 sf. parcel with an existing 2-story 4,127 sf.\* residence at 335 Coronado (between Crossways and 4th) in Miramar, east of Highway 1. APN 048-022-280

Owner: Al Shipley

Applicant: Same

Zoning: R-1/S-9/DR

Parcel Size: 17,600 sf.

Existing Lot Coverage: 18.1% (3185 sf.)\*

Proposed: 27% (4760 sf)\*

Existing FAR: 26.1% (4985-400 sf.)\*

Proposed: 39.3% (7,309.5-400 sf.)\*

Existing Height: 13.5’

Proposed: 34.5’

Existing Setbacks (F/R/S/S): 39.5/12.5/8.5/104

Proposed: : 39.5/12.5/8.5/20\*\*

\* **To be verified – drawings do not match supplied figures**

\*\* **Setbacks of second unit (F/R/S/S): 20/13/13/40 – 20’ “front” setback is from Magellan, 40’ “rear” setback is from back of existing house.**

**8. Designation of committee to work with Harbor District and County Planning on issues regarding proposal for new office and bathroom facilities.**

At the March 1, 2001 hearing of the SMCo Zoning Hearing Officer (ZHO) of the proposed office and bathroom facilities at Pillar Point Harbor (PLN2000-00472, review by P&Z on 9/20/00), it was determined that there were outstanding substantive issues between the MCC P&Z Committee and the Harbor District regarding this project.

The ZHO has directed that the two entities designate committees to meet with the County project planner to further review and discuss the outstanding issues before this project returns for further consideration. Copies of the P&Z review, the Harbor District response, and the ZHO letter will be posted on the P&Z website, available from the P&Z chair, and available at this meeting.

**9. Continued discussion and possible action regarding existing tree ordinances, removal permit procedures, and urban reforestation plans in the MidCoast area.**

Focus will be on (but not limited to) recent tree removals, review of removal permit consideration procedures, and consideration of request to County for tracking information on removal permits and required replacement.

**10. Discussion and possible action regarding Drainage and Flooding problems in the MidCoast.**

On February 14, 2001, the San Mateo County Planning Commission directed the Planning Administrator and the Director of Public Works to prepare a joint report on current conditions and possible solutions to drainage and flooding problems in the MidCoast area, including assessments of damage and liability to private property and environmental resources. This item will be to discuss and implement how the P&Z committee can help facilitate this process.