

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

<b>Agenda for Wednesday, May 2, 2001</b> <b>7:45 PM at the 3-0 Café at the HMB Airport</b> <b>(Note Special Time!)</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. **Consent Items:** No Items

6. **Continued / Resubmitted Items:** No Items

7. **Special Considerations & Pre-Application Review:** see addendum. Estimated start time 7:55 PM.

8. **New Applications:** see addendum. Estimated start time 8:25 PM.

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

10. **Consideration of recommendation(s) on committee response to Negative Declaration for PLN2000-00883: Construction of a new 4,363 sf. house at 101 Juliana Ave (Vallemar Bluffs) in Moss Beach. APN 037-086-260.**

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, May 16, 2001.

**Adjourn**

**Addendum for MCC P&Z Agenda for May 2, 2001**

**Details of Special Considerations & Pre-Application Review for 5/2/01:**

- 7. Consideration of report and/or recommendation to MidCoast Community Council concerning eligibility for visitor-serving priority water allocation for the previously-approved (CDP 98-0027) 14 room expansion of the Harbor View Inn,, east of Highway 1 at 11 Ave Alhambra in El Granada. APN 047-045-210,220.**

The County has directed the applicant to obtain an opinion from the MidCoast Community Council on this issue. The P&Z Committee will forward its report and/or recommendation to the Council, which will review the matter at its regular meeting on May 9, 2001, and then forward its recommendation to the County. The property is zoned C-1/S-3/DR (Neighborhood Business District) and has a Land Use Designation of “Neighborhood Commercial” in the General Plan.

**NOTE: This item is not a review of the project itself, which has already been approved and granted a CDP by the County, but is a consideration as to whether this project should or should not be eligible for priority water allocation from Coastside County Water District.**  
Applicant: J. R. Rodine

**Details of New Applications for 5/2/01**

- 8a. PLN2001-00192:** Coastside Design Review to construct a new 156 sf. sunroom addition at the rear of an existing 2436 sf. single-family residence on a 8125 sf. parcel at 1121 Date St. (between George and Franklin) in Montara. APN 036-081-280

Owner: Jacobs & Reeves      Applicant: Bay Area Sunrooms      County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 8125 sf.
Existing Lot Coverage: 1600 sf. (19.7%)	Proposed Lot Coverage: 1756 sf. (21.6%)
Existing FAR: 25% (2436 –400)	Proposed FAR: 27% (2592 –400)
Existing Height: 23’	Proposed Height: Same
Setbacks (F/R/S/S): 60/50.5/5/5	Proposed Setbacks: 60/38.5/5/5

- 8b. PLN2001-00193:** Coastal Development Permit and Lot Line Adjustment to reconfigure 5 existing legal parcels that sit between Coronado and Magellan, approx. 480’ east of The Crossways, in Miramar. APN(s) 048-024-080, 180. 240, & 350.

Owner(s): McDonnell, Carey, et al      Applicant: Tom Carey, CTJ, LLC  
County planner: Stephanie Willsey

Zoning: R-1/S-9/DR (10,000 sf. minimum parcel size)  
Existing Parcel Sizes: 4,400, 4,400, 10,600, 11,000, & 13,200 sf.  
Proposed Parcel Sizes: 4,800, 4,800, 10,000, 10,000, & 14,400 sf.

**8c. PLN2001-00196:** Home Improvement Exemption to allow a new 342 sf. attached garage to encroach up to 7.5 feet into the required front yard setback of an existing 1425 sf. house on a 6150 sf. parcel at 214 Granada Ave in El Granada. APN 047-063-190

Owner: Maureen Glancy                      Applicant: Same                      County planner: Sara Bortolussi

Zoning: R-1/S-17/DR	Parcel Size: 8125 sf.
Existing Lot Coverage: 1425 sf. (23.2%)	Proposed Lot Coverage: 1767 sf. (28.7%)
Existing FAR: 20% (1425 –200)	Proposed FAR: 22.2% (1767 –400)
Existing Height: 9’	Proposed Height: Same
Setbacks (F/R/S/S): 22/50/7.5/5	Proposed Setbacks: 12.5/50/7.5/5

**8d. PLN2001-00206:** Coastside Design review for a new 3277.5 sf. single-family residence including attached garage and the removal of three significant trees on a 6,700 sf. parcel on the north side of Palma St. between Del Oso and Ferdinand in El Granada in Montara. APN(s) 047-214-090, 100, & 200

Owner: Steve Conran                      Applicant: Same                      County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 6700 sf.
Lot Coverage: 1909 sf. (28.5%)	
FAR: 42.9% (3277.5 –400)	
Height: 26’	Setbacks (F/R/S/S): 20/50/7.5/7.5

**8e. PLN2001-00208:** Coastal Development Permit for an addition to a single-family residence in a County Scenic Corridor on 3.33 ac. (145,055 sf.) parcel at 1162 Tamarind St. in Montara. APN(s) 036-320-060, 090

Owner: Ken & Victoria Hibbits                      Applicant: Same                      County planner: Damon DiDonato

Zoning: PAD	Parcel Size: 8125 sf.
Existing Lot Coverage: 1400 sf. (> 1%)	Proposed Lot Coverage: 2400 sf. (1.65%)
Existing Floor Area: 2700 sf.*	Proposed Floor Area: 4700 sf.*
Existing Height: 22.25	Proposed Height: Same
Setbacks (F/R/S/S): 50/lots/55/lots more	Proposed Setbacks: Same

\* FAR requirements not in effect in PAD – FAR for proposal would be approx. 3.24%)

**8f. PLN2001-00215:** Coastal Development Permit and variance for an 465 sf. addition to an existing 3562 sf. single-family residence with variances requested to the rear setback and Floor Area Ratio on 7125 sf. parcel at 2025 Carlos St. in Moss Beach. APN 037-084-110

Owner: Mark Epstein                      Applicant: Alan Klonsky                      County planner: Mike Schaller

Zoning: R-1/S-17/DR	Parcel Size: 7125 sf.
Existing Lot Coverage: 2030 sf. (28.5%)	Proposed Lot Coverage: 2495 sf. (35%)
Existing FAR: 44.4% (3562 – 400)	Proposed FAR: 51% (4027 – 400)
Existing Height: 26.5	Proposed Height: Same
Setbacks (F/R/S/S): 22/20/5/10	Proposed Setbacks: 22/13/5/10

**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 removal cases & permit applications, recent notices of violation and County actions, review of removal permit consideration procedures, and consideration of request to County for tracking information on removal permits and required replacement.