

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

<p>*REVISED* Agenda for Monday, May 7, 2001 7:45 PM at the 3-0 Café at the HMB Airport (Continued from 5/2/01: Note Special Day!) Hwy. 1 between Moss Beach and El Granada P&Z Agendas and other materials are available on-line at: http://mcc.sanmateo.org</p>	<p>Chair: Chuck Kozak MCC Members: Ric Lohman Community Members: Dennis Doherty Chris Mickelson Kathryn Slater-Carter Karen Wilson</p>
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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: Details of items may be found in the supplied addendum.

5. **Consent Items:** See addendum.

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. **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.

10. **Recommendation for Zoning Hearing Officer Hearing on PLN2000-00472 - Use Permit amendment to construct a new 2-story building** with public restrooms on the 1st floor and Marine Commercial uses on the 2nd floor, at the entrance to Pillar Point Harbor off of Capistrano Road. APN 047-083-060.

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

12. **Any emergency items that arrived after the posting of this agenda.**

- 13. 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 Revised Agenda for May 7, 2001

Details of Consent Items for 5/7/01:

- 5. Recommendation to the MidCoast Community Council regarding support of awarding a State Grant to Montara Sanitary District to conduct a groundwater monitoring study.**

Analysis: As a local agency with the capability of water distribution in the Montara-Moss Beach communities, the Montara Sanitary District has a long-term interest in the health of the local aquifers and the quality and quantity of the water that they hold. The proposed monitoring study would be complementary to a proposed study by San Mateo County on the conditions and operations of residential wells.

Recommendation: That the Committee recommend that the MidCoast Community Council express its support to the appropriate entities for the awarding of State Grant Funds to the Montara Sanitary District to conduct groundwater monitoring studies in the Montara-Moss Beach communities.

Details of Special Considerations & Pre-Application Review for 5/7/01:

- 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 5/7/01

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: 3.33 ac (145,055 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