

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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Agenda for Wednesday, June 6, 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
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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:** No Items.

6. **Continued / Resubmitted Items:** see addendum. Estimated start time 7:45 PM.

7. **Special Considerations & Pre-Application Review:** No Items

8. **New Applications:** see addendum. Estimated start time 8:15 PM.

9. **Review of initial report from County of pending permits and residential development mapping project.**

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

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, June 6, 2001.

Adjourn

Addendum for MCC P&Z Agenda for June 6, 2001

Details of Continued / Resubmitted Items for 6/6/01:

- 6a. PLN 2000-00803:** Use Permit, Coastal Development Permit and Coastside Design Review to construct a new 966.5 sq. ft. one-bedroom single-family residence including attached garage on a substandard 2693 sf. parcel located on the east side of Coronado, between Isabella and Avenue Portola in the R-3/S-3 district El Granada. APN 047-232-170. Originally reviewed 1/3/01

Owner: Peggy Perkins Applicant: Same County planner: Damon DiDonato

Zoning: R-3/S-3/DR Parcel Size: 2693 sf.
Lot Coverage: 966.5 sf. (35.9%)
FAR: 28.4% (966.5 – 200)
Height: 18.5' averaged (15/22) Setbacks (F / R / S / S): 20 / 20 / 5 / 5

Details of New Applications for 6/6/01

- 8a. PLN2001-00189:** Coastal Development Permit, Coastside Design Review and Amendment to Existing Use Permit # USE 92-0013 for a new 3-story, 12,151 sq. ft. building for a 12 unit addition to existing Bed & Breakfast facility with 6 covered and 9 uncovered parking spaces on a 21,000 sf. parcel at the south-east corner of Princeton & Columbia Avenues in Princeton. APN(s) 047-024-330, 340, 350, 360, 370, 380, 390 & 400.

Owner: Christian Mickelsen Applicant: Fred Herring County planner: Miroo Brewer

Zoning: CCR/DR Parcel Size: 21,000 sq. ft.
Lot Coverage: 5344 sq. ft. (25.4%) FAR: 58% *
Height: 32' Setbacks: F - .33', R – 3/103**, LS – 5', RS – 68'

* For information only.

** "T-shaped" lot results in different rear setback measurements

8b. PLN2001-00221: Coastside Design review for a 577.5 sq. ft. addition at the rear of an existing 2-story, 1969 sq. ft. single-family residence, the demolition of two (180 sq. ft. each) accessory buildings and the construction of a new 825 sq. ft. single-story detached garage on a 7500 sq. ft. non-conforming (37.5' x 200) parcel at 338 Nevada Ave. (between Ellendale and Beach streets) in Moss Beach. APN 037-117-030 & 080.

Owner: Anne McClure Applicant: Rollie Wright County planner: Lily Toy

Zoning: R-1/S-17/DR/CD	Parcel Size: 7500 sq. ft.
Existing Lot Coverage: 1584 sq. ft. (21.1%)	Proposed: 2337.75 (31.2%)
Existing FAR: 25.7% (2329 –400)	Proposed: 39.6% (3371.5-400)
Existing Height: approx. 24'	Proposed: Same
Existing Setbacks (F / R / S / S): 20 / 122.5 / 3.5 / 9.5	

Proposed: Addition will have side setbacks of 5' and 15', garage will have side setbacks of 5' on each side, and 30' in the rear. The garage will be setback 45' from the rear of the new addition.

Note: Parcel fronts on both Nevada (existing house) and California (access for proposed garage).

8c. PLN2001-00222: Coastside Design review for a new 3-story, 4,295 sq. ft. single-family residence including detached garage and a 304 sq. ft. deck, and the removal of three significant Eucalyptus trees on a 9,375 sq. ft. parcel at 257 Del Monte Rd. (above Avenue Portola) in El Granada. APN 047-141-340.

Owner: Thomas Cuschieri Applicant: same County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 9,375 sq. ft.
Lot Coverage: 2833 sq. ft. (30.2%)	FAR: 44.8% (4599 –400)
Height: 26.5' averaged (max 39.5, min 15.5)	Setbacks (F / R / S / S): 4 / 59 / 7.5 / 7.5 *

* Front setback for garage is 4 ft. because of steep slope. Setback to house is 20 ft.

8d. PLN2001-00229: Coastal Development Permit and Coastside Design review for a new 2-story, 2,983 sq. ft. single-family residence including detached garage on a 8,788 sq. ft. parcel on the north side of Magellan Ave. between The Crossways and Highway 1 in Miramar. APN(s) 048-022-360.

Owner: Dan Ohare & Susan Navarro Applicant: O. E. Drennan
County planner: Lily Toy

Zoning: R-1/S-9/DR	Parcel Size: 8,788 sq. ft.
Lot Coverage: 1900 sq. ft. (21.6%) *	FAR: 29.4% (2983 – 400)
Height: 24'	Setbacks (F / R / S / S): 20 / 22.5 / 14 / 17.5

* To be confirmed

8e. PLN2001-00261: Coastal Development Permit, Coastside Design Review and Home Improvement Exception for a 147.5 sq. ft. addition to an existing 1-story, 1745 sq. ft. single-family residence resulting in a 17.4 ft. front setback on a 5400 sq. ft. parcel at 840 Loma Vista St. (at Linda Vista) in Moss Beach. APN 037-074-100.

Owner: Ken Matusow Applicant: Bay Area Sunrooms County planner: Sara Bortolussi

Zoning: R-1/S-17/DR/CD	Parcel Size: 5400 sq. ft.
Existing Lot Coverage: 1745 sq. ft. (32.3%)	Proposed: 1892.25 (35%)
Existing FAR: 24.9% (1745 –400)	Proposed: 27.6% (1892.25-400)
Existing Height: approx. 13’	Proposed: Same
Existing Setbacks (F / R / S / S): 25 / 15 / 7.5 / 10.33	
Proposed: 17.4 / 15 / 7.5 / 10.33	

9. Review of initial report from County of pending permits and residential development mapping project.

The County has delivered its initial listing of all “Planning Permit Applications pending approval for the MidCoast Area” as of 4/30/01, and there will be a report at the meeting on the effort to graphically map both pending and currently active projects. The committee will formulate comments to be passed on to the MidCoast Community Council, the MCC Development Issues Committee, and the County Planning Department.

10. Continued discussion and possible action regarding existing tree ordinances, removal permit applications & 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.