

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

<b>Agenda for Wednesday, June 20, 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. **Consent Items:** see addendum.

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 8:30 PM.

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

10. **Discussion of Letter to Planning Administrator** asking for MCC P&Z Committee public review and clarifying public input and appeal rights of any new designs of 115 Sea Cliff Court (PLN2000-00399: APN 036-046-270) and similar projects conditioned by the County and subject to Planning Administrator review and approval only.

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, July 4, 2001 – Committee will consider alternate dates.

**Adjourn**

## Addendum for MCC P&Z Agenda for June20, 2001

### Details of Consent Items for 6/20/01:

**5a. Approval of Letter to Planning Administrator, Planning Commission and Zoning Hearing Officer regarding safeguards for County-mandated neighbor conferences.**

**Background:** At times during review of projects, County staff or hearing officers have requested or mandated conferences between applicants and neighbors and other concerned parties to possibly work out differences and/or explore potential alternatives. These meetings, if not supervised and structured, can lead to situations of abuse, threats, and taking unfair advantage of less knowledgeable parties involved. Recommendation that the County provide supervision and direction for all such meetings it requests or mandates, and in instances where the MCC P&Z Committee has taken an active role in the process, include a representative to any such meetings.

**5b. PLN2001-00287:** Coastal Development Permit, Lot Merger and Lot Line Adjustment to create two parcels of 6700 sq. ft and 7500 sq. ft. on Coronado St. between Avenue Alhambra and Avenue Cabrillo in El Granada. APN 047-281-130 (Parcel "A") & 140 (Parcel "B")

**Owner:** Wayne Olsen                      **Applicant:** Same                      **County planner:** Farhad Mortazavi

Zoning: R-1/S-17/DR/CD

Existing Parcel sizes (A): 2500, 2500, 2500, 1875, (B): 2500, & 2325 sq. ft.

Proposed Parcel sizes (A): 7500 sq. ft. & (B): 6700 sq. ft.

**Analysis:** Parcel "A" would be at the south-west corner of Coronado and Cabrillo, Parcel "B" would be at the north-west corner of Coronado and Alhambra. There are only two other parcels, both developed, on the small block bounded by Coronado, Alhambra, & Cabrillo that are 3600 sq. ft. and 5700 sq. ft. In total, the block of 23,500 sq. ft. would have four parcels that would not be able to be subdivided, resulting in an average parcel size of 5875 sq. ft., well above the minimum for this zoning district. All parcels on the block would have the minimum width (50') or more.

**Recommendation:** That the Committee finds no issue with the project as proposed, and that it meets the Zoning Regulations and Land Use Designation of its area.

**5c. PLN2001-00308:** Coastside Design Review and Lot Merger for a 300 sq. ft. addition from the enclosure of an existing patio on a 9375 sq. ft. parcel at 640 Edison St. (between Acacia and Birch) in Montara. APN 036-122-150.

**Owner:** Matt Cartwright                      **Applicant:** Same                      **County planner:** Lily Toy

Zoning: R-1/S-17/DR/CD

Parcel Size: 9375 sq. ft.

Existing Lot Coverage: 3242 sq. ft. (34.6%)

Proposed: 3542 (37.8%)

Existing FAR: 30.3% (3242 –400)

Proposed: 33.5% (3542-400)

Existing Height: 16'

Proposed: Same

Existing Setbacks (F / R\* / S / S): 20 / 56\* / 5 / 33

Proposed: 20 / 50\* / 5 / 33

\* Detached garage in rear has 12' rear setback, 5 & 50' side setbacks

**Analysis:** Addition uses existing patio foundation, would be lower than the existing house and finished in a style to match both walls and roof. It would not be visible from the street or present any visual blockage to surrounding residences. No trees are to be removed, no variances or exceptions are involved. Resultant lot coverage and FAR would far below current or future limitations. Application correctly and fully completed. The 3 substandard lots involved would be merged into one parcel.

**Recommendation:** That the Committee finds no issue with the project as proposed, and that it meets the Zoning Regulations and Land Use Designation of its area.

**Details of Continued / Resubmitted Items for 6/20/01:**

**6a. PLN2000-00855:** Use Permit Amendment to existing Use Permit # USE 86-01 to add a 1200 sf. storage structure behind the existing 6500 sf. Half Moon Bay Brewing Company Restaurant (formerly the Shorebird), include a 162 sq. ft. addition to the dining area and cover an existing 704 sq. ft. patio area on a 57,000 sf. parcel at 390 Capistrano Road in Princeton.  
APN(s) 047-081-280/290/300/360/440/450

**Owner:** Keet Nerhan                      **Applicant:** Mark Stegmaier    **County planner:** Damon DiDonato

**Zoning:** CCR/DR

**Parcel Size:** 57,000 sf.

**6b. PLN2001-00206:** Reconsideration of completed application and possible redesign of a 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. APN(s) 047-214-090, 100, & 200. Originally reviewed 5/2/01

**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

**6c. 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. Originally scheduled for 6/6/01.

**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

**Details of New Applications for 6/20/01**

**8a. PLN2001-00255:** Coastal Development Permit and Resource Management-Coastal Zone Permit to construct 1<sup>st</sup> and 2<sup>nd</sup> story additions for a new family room, 2 bedrooms, 2 bathrooms and expansion of existing living room, new 2-car detached garage, enlargement of exterior decks, and new sewer connection on a 267,937 sq. ft. (6.151 ac) parcel adjacent to San Vicente Creek at 1 Terrace Ave. in Moss Beach. APN 037-200-140.

Owner: Patrick & Elizabeth Murphy    Applicant: Raymundo Stauber Sinclair Architecture  
County planner: Mike Schaller

Zoning: RM/CZ	Parcel Size: 267,937 sq. ft. (6.151 ac)
Existing Lot Coverage: 3070 sq. ft.	Proposed: 5374 sq. ft.
Existing House Size: 3,314 sq. ft.	Proposed: 6,481 sq. ft.
Existing Height: 30'	Proposed: Same
Setbacks:* F / R / LS / RS: 145 / 116 / 187 / 397	Proposed:* 116 / 116 / 154 / 397

\* Setbacks are measured from property line, and do not indicate the required setbacks from San Vicente Creek.

**8b. PLN2001-00265:** Coastal Development Permit and Coastsides Design Review for a new 2-story, 3789 sq. ft. single-family residence including garage on a 16,000 sq. ft. parcel at 415 Miramar Drive (north-east corner of Highway 1 and Miramar Dr.) adjacent to Arroyo de en Medio in Miramar. APN 048-061-010.

Owner: Brian & Tammy von Almen    Applicant: Same    County planner: Farhad Mortazavi

Zoning: R-1/S-9/DR	Parcel Size: 16,000 sq. ft.
Lot Coverage: 2380 sq. ft. (14.9%)	FAR: 21.2% (3789 – 400)
Height: 30.5'	Setbacks: F / R / LS / RS: 20 / 30 / 53 / 10

**9. 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.