

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, July 18, 2001 7:00 PM at the 3-0 Café at the HMB Airport *** NOTE SPECIAL EARLIER START TIME *** 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 7:15 PM.

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

8. **New Applications:** see addendum. Estimated start time 8:00 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 possible actions in response to letter from Director of Environmental Services Marcia Raines concerning request for Coastside Planning Commission meetings.**

11. **Discussion of and possible action concerning Planning Commission action of July 11, 2001 on MidCoast Drainage issues.**

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, August 1, 2001.

Adjourn

Addendum for MCC P&Z Agenda for July 18, 2001

Details of Continued / Resubmitted Items for 7/18/01:

6a. PLN2000-00897: Coastside Design Review for the construction of a new 3-level 2674 sf. single-family residence (including a detached 380 sf. garage) and the removal of 4 significant trees on a 5,076 sf. parcel at 1138 Columbus (west side of Columbus between Santa Maria and Isabella) in El Granada. APN 047-275-420. First reviewed February 21, 2001.

Owner: Podell / Harper Applicant: R. Hogel, Moss Beach County Planner: Lily Toy

Zoning: R-1/S-17/DR Parcel Size: 5,076 sf.
Lot Coverage: 1608 sf. (31.68%)
FAR: 44.8% after 400 sf. garage allowance (2674 – 400)
Height: 27.67' (averaged – 33' max) Setbacks (F/R/S/S): 26/20/10/5 *

* detached garage is setback 0' from front property line because of slope

6b. 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. First reviewed June 6, 2001.

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.

Details of New Applications for 7/18/01

8a. PLN2001-00278: Coastal Development Permit and Categorical Exemption for the construction of new storm drain facilities, replacing the existing roadway structural section including new concrete valet gutters, sidewalks, curbs and gutters along 1.04 miles of County roads in El Granada on parts of the following streets:

Paloma Avenue from Valencia to Ferdinand San Carlos Avenue from Carmel to Poloma,
Escalona Avenue from Paloma to Navarra Navarra Avenue from Escalona to San Juan,
Ferdinand Avenue from Carmel to San Juan San Juan Avenue from Ferdinand to Carmel

Project would include the removal of two significant trees.

Owner: County of San Mateo Applicant: SMCo DPW County planner: Mike Scaller

8b. PLN2001-00333: Coastal Development Exemption and Coastsides Design Review for a new 2993 sq. ft. 3-story single-family residence including attached garage and the removal of 6 significant trees on a 8243 sq. ft. parcel at 515 El Granada Ave in El Granada. APN 047-152-350

Owner: Kymco Applicant: Same County planner: Lily Toy

Zoning: R-1/S-17/DR Parcel Size: 8243 sq. ft.
Lot Coverage: 1679 sq. ft. (20.4%) FAR: 31.5% (2993 – 400)
Height: 27.6' (averaged: 39.5' max) Setbacks: F / R / LS / RS: 20 / 88 / 7 / 11.5 *

* Garage is setback 16' in front because of slope of parcel.

8c. PLN2001-00334: Coastal Development Exemption and Coastsides Design Review for a new 3674 sq. ft. 3-story single-family residence including attached garage and the removal of 8 significant trees on a 7500 sq. ft. parcel at 523 El Granada Ave in El Granada. APN 047-152-360

Owner: Kymco Applicant: Same County planner: Lily Toy

Zoning: R-1/S-17/DR Parcel Size: 8243 sq. ft.
Lot Coverage: 1795 sq. ft. (24%) FAR: 43.7% (3674 – 400)
Height: 27.27' (averaged: 37' max) Setbacks: F / R / LS / RS: 29 / 78 / 10 / 6 *

* Garage is setback 17' in front because of slope of parcel.

8d. PLN2001-00338: Coastal Development Exemption and Coastsides Design Review for a new 817.8 sq. ft. addition to an existing 2023.1 sq. ft. single-family residence on a 12,000 sq. ft. parcel at 1065 Park Ave. in Moss Beach. APN 037-226-030 & 040

Owner: Brian & Cindy Trujillo Applicant: Turner Home Services
County planner: Gabrielle Hudson

Zoning: R-1/S-17/DR/GH/CD	Parcel Size: 10,934 sq. ft.
Existing Lot Coverage: 2023 sq. ft. (16.9%)	Proposed: 2841 sq. ft. (23.7%)
FAR: 13.5% (2023 – 400)	Proposed: 20.3% (2841 – 400)
Height: 12'	Proposed: Same
Setbacks: F / R / LS / RS: 24 / 16 / 8 / 47	Proposed: 21 / 23 / 16 / 7

8e. PLN2001-00345: Coastal Development Exemption and Coastsides Design Review for a new 782 sq. ft. 2- story addition to the rear of an existing 2403 sq. ft. single-family residence on a 8759 sq. ft. parcel at 90 Bernal St. in Moss Beach. APN 037-282-070

Owner: Kathryn & Michael Yolken Applicant: Turner Home Services
County planner: Sara Bortolussi

Zoning: R-1/S-10/DR/GH/CD	Parcel Size: 8759 sq. ft.
Existing Lot Coverage: 1627.4 sq. ft. (18.6%)	Proposed: 2027.4 sq. ft. (23.1%)
FAR: 22.9% (2403.2 – 400)	Proposed: 31.8% (3185.2 – 400)
Height: 24.67'	Proposed: Same
Setbacks: F / R / LS / RS: 20 / 39 / 10 / 43	Proposed: 20 / 23 / 10 / 43*

* Addition will be setback 15' from identified fault line.