

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, August 15, 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

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 8:00 PM.

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

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

11. Set future agenda and meeting dates. Assignment of received applications for review, and discussion of other agenda items for future meetings. Our next meeting is scheduled for Wednesday, August 29, 2001.

Adjourn

Addendum for MCC P&Z Agenda for August 15, 2001

Details of Continued / Resubmitted Items for 8/15/01:

- 6a. PLN2000-00494:** Coastal Development Exemption and Coastside Design Review for a new 2614 sq. ft. 2-story single-family residence including garage on a 4875 sq. ft. parcel at 539 Santiago Ave in El Granada. APN 047-291-350

Owner: Bret Bliss Applicant: Corazon Meterparel County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 4875 sq. ft.	
Lot Coverage: 1431.5 sq. ft. (29.3%)	FAR: 45.4% (2614 – 400)	Actual FAR: 53.6%
Height: 27'	Setbacks: F / R / LS / RS: 20 / 24.75 / 10 / 5	

Details of New Applications for 8/15/01

- 8a. PLN2000-00585:** Revised application for a Lot Merger, a Coastal Development Permit and an Home Improvement Exemption to allow a 37.9% lot coverage with a new 250 sq. ft. addition to the garage of an existing non-conforming 3951 sq. ft. residence on a 8260 sq. ft. parcel at 101 Niagra in Moss Beach.

Owner: Dell Williams Applicant: Same County planner: Miroo Brewer

Zoning: R-1/S-17/DR	Parcel Size: 8260 sq. ft.	
Lot Coverage: 2880 sq. ft. (34.8%)	Proposed: 3130 sq. ft. (37.9%)	
FAR: 42.9% (3951 – 400)	Proposed: 46% (4201 – 400)	
Actual FAR: 47.8%	Proposed: 50.9%	
Height: 24	Proposed: Same	
Setbacks: F / R / LS / RS: 20 / 5 / 20 / 5	Proposed: Same	

- 8b. PLN2001-00313:** Coastal Development Exemption and Coastside Design Review for a new 1707 sq. ft. single-family residence including garage and a domestic well on a non-conforming 4000 sq. ft. parcel on the northwest corner of 6th and East streets in Montara. APN 036-021-010

Owner: Lane Lees Applicant: Same County planner: Farhad Mortazavi

Zoning: R-1/S-17/DR	Parcel Size: 4000 sq. ft.	
Lot Coverage: 1320 sq. ft. (33%)	FAR: 49.9% (2397 – 400)	Actual: 60%
Height: 25'	Setbacks: F / R / LS / RS: 20 / 20 / 6 / 12	

8c. PLN2001-00339: Coastside Design Review and Home Improvement Exemption for a new 96 sq. ft. kitchen addition that encroaches 44 sq. ft. into the required 9 ft. right sideyard and the removal of 35 sq. ft. of deck on a 10,183.1 sq. ft. parcel at 321 El Granada Blvd. in El Granada. APN 047-181-600

Owner: Nicholas Damer
Hudson

Applicant: Same

County planner: Gabrielle

Zoning: R-1/S-17/DR

Parcel Size: 10,183 sq. ft.

Existing Lot Coverage: 2663 sq. ft. (26.15%) Proposed: 2724 sq. ft. (26.8%)

FAR: 41.4% (4616 – 400) Proposed: 42% (4677 – 400)

Actual FAR: 45.3% Proposed: 45.9%

8d. PLN2001-00349: Staff Level Coastal Development Permit, Coastside Design Review and Home Improvement Exemption for a 228 sf. patio enclosure addition to an existing 1869 sf. single-family residence on a 6184 sf. parcel at 210 Bridgeport Dr. in El Granada. APN 037-333-270.

8e. PLN2001-00360: Lot Merger, CDX and Coastside Design Review for a new 2-story, 2842 sq. ft. house including garage on a 5105.5 sq. ft. parcel on the east side of Hill St., approximately 50 feet north of Jordan St. in Montara. APN 036-284-180.

Owner: Robert Wisse

Applicant: Jack Chu County planner: Lily Toy

Zoning: R-1/S-17/DR

Parcel Size: 5105.5 sq. ft.

Lot Coverage: 1704.3 sq. ft. (33.4%) FAR: 47.8% (2842 – 400) Actual: 55.7%

Height: 27' Setbacks: F / R / LS / RS: 20 / 20 / 10 / 5

8f. PLN2001-00365: Lot Merger, Coastal Development Permit, Coastside Design Review and Home Improvement Exemption for a new 470 sq. ft. addition that encroaches 37 sq. ft. into the required setback (for distance from an accessory structure) of 5 ft. from the garage on a 10,934 sq. ft. parcel at 120 Alton Way in Moss Beach. APN 037-222-040

Owner: Sisters of Mercy
Adam Gilbert

Applicant: Thomas Hamacher

County planner:

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

Parcel Size: 10,934 sq. ft.

Existing Lot Coverage: 1672 sq. ft. (15.3%) Proposed: 2142 sq. ft. (19.6%)

Setbacks: F / R / LS / RS: 16 / 64 / 8 / 5* Proposed: 16 / 64 / 8 / 5*

* Right setback of 5' is for detached garage – existing house is setback is 14' from garage, proposed would be 3.5' from garage.