

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

## Agenda for Wednesday, September 19, 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](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:** no items.

**6. Continued / Resubmitted Items:** no items.

**7. Special Considerations & Pre-Application Review:** no items

**8. New Applications:** see addendum. Estimated start time 7:45 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, October 3, 2001.

**Adjourn**

## Addendum for MCC P&Z Agenda for September 19, 2001

### Details of New Applications for 9/19/01

- 8a. PLN2001-00440:** Coastal Development Exemption and Coastside Design Review for a new 5118 sq. ft. 2-story single-family residence including garage and the removal of 21 trees on a 9417 sq. ft. parcel on Del Monte Rd. above Avenue Portola in El Granada. APN 047-141-350

Owner: David Brinton                      Applicant: Jack Chu    County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 9417 sq. ft.	
Lot Coverage: 3262.34 sq. ft. (34.64%)	FAR: 50% (5118 – 400)	Actual: 54.3%
Height: 28' (averaged: 33' max.)	Setbacks: F / R / LS / RS: 20 / 56 / 6 / 9.33 *	

\* Garage setback is 11' from front of lot because of steep slope.

- 8b. PLN2001-00448:** Coastal Development Permit for a domestic well on a 2,745 sq. ft. substandard parcel (R-1/S-17/DR Zoning) on the east side of The Alameda between Isabella Ave. and Santa Maria in El Granada. APN 047-273-200.

Owner: Rodney Phelps                      Applicant: Same                      County planner: Lily Toy

- 8c. PLN2001-00479:** Coastal Development Exemption and Coastside Design Review for a lot merger and construction of a new 3142.5 sq. ft. 2-story single-family residence including garage on a 5500 sq. ft. parcel on the north side of 6<sup>th</sup> St. between Main St. and Cabrillo Highway in Montara. APN 036-049-090

Owner: Paul Detrick                      Applicant: Same                      County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 5500 sq. ft.	
Lot Coverage: 1699.25 sq. ft. (30.9%)	FAR: 49.9% (3142.5 – 400)	Actual: 57.1%
Height: 28'	Setbacks: F / R / LS / RS: 20 / 24 / 17 / 5	

- 8d. PLN2001-00507:** Coastal Development Exemption and Use Permit for construction of a new 2274 sq. ft. 2-story mixed use (boat storage on main floor, residential unit above) with building on a 3500 sq. ft. parcel on the north side of Princeton Ave. between Columbia and Broadway in Princeton. APN 047-023-210

Owner: John Kroll                      Applicant: Same                      County planner: Miroo Brewer

Zoning: CCR/DR	Parcel Size: 3500 sq. ft.	
Lot Coverage: 1666 sq. ft. (47.6%)	FAR (Actual): 65%	
Height: 28'	Setbacks: F / R / LS / RS: 26 / 0 / 8.5 / 3.5	

**8e. PLN2001-00508:** Coastal Development Permit and Coastside Design Review for construction of a new 4000 sq. ft. 2-story single-family residence including garage on a 9200 sq. ft. parcel (subject to approval of associated Lot Line Adjustment PLN2001-00193) on Magellan Ave. in Miramar. APN 048-024-070, 080.

Owner: Helen Carey                      Applicant: Bruce Stebbins      County planner: Sara Bortolussi

Zoning: R-1/S-9/DR	Parcel Size: 9200 sq. ft.
Lot Coverage: 2706 sq. ft. (29.4%)	FAR: 40% (4000 – 400)      Actual: 43.5%
Height: 28'	Setbacks: F / R / LS / RS: 21 / 22 / 10 / 11

**8f. PLN2001-00511:** Coastal Development Permit and Planned Agricultural District Permit for construction of a new 5013 sq. ft. 2-story single-family residence (including garage) and septic system on a 1.5 acre parcel at Drake, Riveria & Elm Streets in Montara. APN 037-172-030.

Owner: Bill & Vicky Moore      Applicant: Peck Drennan      County planner: Lily Toy

Zoning: PAD/CD	Parcel Size: 1.5 ac. (65340 sq. ft.)
Lot Coverage: 5091 sq. ft. (7.8%)	FAR (Actual): 7.7%
Height: 23'	Setbacks: F / R / LS / RS: 50 / 50 / 20 / 20

**8g. PLN2001-00517:** Coastside Design Review for construction of a new 1992 sq. ft. 2-story single-family residence including garage on a 6250 sq. ft. parcel on the north side of Vallejo St, approximately 160 feet west of Sonora Avenue in El Granada. APN 047-091-220.

Owner: Juliet Kulda                      Applicant: Same      County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 6250 sq. ft.
Lot Coverage: 1141.5 sq. ft. (18.3%)	FAR: 25.5% (1992 – 400)      Actual: 31.9%
Height: 24'	Setbacks: F / R / LS / RS: 20 / 53 / 21 / 5