

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

<p><b>Agenda for Wednesday, Dec. 5, 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&amp;Z Agendas and other materials are available on-line at: <a href="http://mcc.sanmateo.org">http://mcc.sanmateo.org</a></p>	<p>Chair: Chuck Kozak MCC Members: Ric Lohman Community Members: Dennis Doherty Chris Mickelson Kathryn Slater-Carter Karen Wilson</p>
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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:** No items.
- 6. Continued / Resubmitted Items:** see addendum. Estimated start time 7:40 PM.
- 7. Special Considerations & Pre-Application Review:** No items
- 8. New Applications:** see addendum. Estimated start time 8:00 PM.
- 9. Any emergency items that arrived after the posting of this agenda.**
- 10. Set future agendas and meeting dates.** Discussion of holiday meeting schedule, assignment of received applications for review, and discussion of other agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, December 19, 2001.

## Addendum for MCC P&Z Agenda for November 7, 2001

### Details of Continued/Resubmitted Items for 12/5/01

- 6a. PLN2001-00270:** Coastal Development Permit and Coastside Design Review for a new 2521 sq. ft. 1-story single-family residence including garage on a 8824 sq. ft. parcel near a riparian corridor, at 190 Escalona Ave. in El Granada. APN 047-115-180

Owner: Janet Van Swoll  
County planner: Sara Bortolussi

Applicant: William Churchill, AIA

Zoning: R-1/S-17/DR  
Lot Coverage: 3040 sq. ft. (34%)  
Height: 27' max.

Parcel Size: 5097 sq. ft.  
FAR: 24.3% (2521 – 400) Actual: 28.6%  
Setbacks: F / R / LS / RS: 20 / 28 / 7.5 / 7.5

### Details of New Applications for 12/5/01

- 8a. PLN1999-00432:** Coastside Design Review for a new 925 sq. ft. detached accessory building on a 9600 sq. ft. parcel with an existing 2600 sq. ft. 2-story residence at 435 Mirada Rd (between Miramar Dr. and Cabrillo Hwy.) in Miramar. APN 048-056-190.

Owner: John Hilliare

Applicant: Same

County planner: Lily Toy

Zoning: R-1/S-17/DR  
Existing Lot Coverage: 1800 sq. ft. (18.75%)  
Existing Actual FAR: 27.1% (2600 sq. ft.)  
Accessory Bldg Height: 14.5'  
Accessory Bldg Setbacks: F / R / LS / RS: 61 / 20 / 5 from side / 20 from side of house

Parcel Size: 9600 sq. ft.  
Proposed: 2725 sq. ft. (28.4%)  
Proposed: 36.7% (3525 sq. ft.)

- 8b. PLN1999-00873:** Renewal of Use Permit for continued work space and office, commercial studio, meeting facility and training studio in a 2-story building on a 12,525 sq. ft. parcel at 415 Mirada Road (between Medio Ave. and Arroyo de en Medio) in Miramar. APN 048-015-090, 110 & 190.

Owner: James Powers

Applicant: Same

County planner: Gabrielle Hudson

Zoning: CCR/DR

Parcel Size: 12,525 sq. ft.

- 8c. PLN2001-00450:** Coastal Development Permit for a domestic well on an undeveloped 7,800 sq. ft. parcel on the east side of Nevada Ave. (between Beach and Lake) in Moss Beach. APN 037-116-030.

Owner: Randy & Sharon Dardenelle  
County planner: Farhad Mortazavi

Applicant: Jim Wilkinson

Zoning: R-1/S-17/DR

Parcel Size: 7800 sq. ft.

**8d. PLN2001-00575:** Coastside Design Review and Coastal Development Permit for a 483 sq. ft. second story addition to an existing 1776 sq. ft. one-story residence and the removal of three trees on a 6000 sq. ft. parcel at 223 Vermont Ave. (between Beach and Lake) in Moss Beach. APN 037-115-090.

Owner: Carl Durham                      Applicant: Same                      County planner: Gabrielle Hudson

Zoning: R-1/S-17/DR	Parcel Size: 6000 sf.
Lot Coverage: 1776 sf. (29.6%)	Proposed: same
Actual FAR: 29.6% (1776 sq. ft.)	Proposed: 37.7% (2259 sq. ft.)
Height: 13'	Proposed: 22'
Existing Setback: F / R / LS / RS: 20 / 28 / 5 / 5	Proposed: Same*
* Second story addition will be setback 13.75 & 25 from parcel sides	

**8e. PLN2001-00610:** Lot Merger and Coastside Design Review for a new 3,025 sq. ft. (including attached garage) 2-story single family residence on a 5,250 sq. ft. parcel at 1050 Acacia St. (between Franklin and Edison) in Montara. APN 036-121-410.

Owner: James & Susan Berkley                      Applicant: Herman Diederich  
County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 5250 sq. ft.
Lot Coverage: 1837.5 sq. ft. (35%)	Actual FAR: 57.6% (3025 sq. ft.) *
Height: 28'	Setbacks: F / R / LS / RS: 20 / 20 / 10 / 5

\* Under interim ordinance, FAR is 50%: (3025-400)/5250

**8f. PLN2001-00636:** Lot Merger and Coastside Design Review for addition of 666 sq. ft. of 2<sup>nd</sup> floor living area and a 63 sq. ft. balcony to an existing 2737 sq. ft. 2-level single family residence (including detached garage) on a 10,500 sq. ft. parcel at 368 Farallone Ave. (between 10<sup>th</sup> and 11<sup>th</sup>) in Montara. APN 036-031-050.

Owner: Kim & Tammi Henschel                      Applicant: Luis Robles                      County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 10,500 sq. ft.
Existing Lot Coverage: 1909 sq. ft. (18.2%)	Proposed: 1972 sq. ft. (18.8)
Actual FAR: 26.1% (2737 sq. ft.)	Proposed: 32.4% (3403 sq. ft.)
Height: 22.5 averaged (28' max)	Proposed: 26.8 averaged (28 max)
Setbacks: F / R / LS / RS: 21 / 20 / 5 / 28	Proposed: Same

**8g. PLN2001-00634:** Lot Line Adjustment, Coastal Development Permit and Coastsides Design Review for a new 4,791 sq. ft. (including attached garage) 2-story single family residence on a parcel of indeterminate size east of the northwest corner of Mirada & Alameda in Miramar. APN 048-052-240.

Owner: Michael Mitchell      Applicant: Same      County planner: James Singleton

Zoning: R-1/S-17/DR  
Lot Coverage: tbd \*  
Height: 28'

Parcel Size: tbd \*  
Actual FAR: tbd \*  
Setbacks: F / R / LS / RS: 75 / 32 \*\* / 10 / 5

\* - to be determined

\*\* - 32' setback in back to creek channel at back of parcel.

**8h. PLN2001-00637:** Lot Line Adjustment, Coastal Development Permit and Coastsides Design Review for a new 3,259 sq. ft. (including attached garage) 2-story single family residence on a parcel of indeterminate size at the northwest corner of Mirada & Alameda in Miramar. APN 048-052-240.

Owner: Michael Mitchell      Applicant: Same      County planner: James Singleton

Zoning: R-1/S-17/DR  
Lot Coverage: tbd \*  
Height: 23.5'

Parcel Size: tbd \*  
Actual FAR: tbd \*  
Setbacks: F / R / LS / RS: 20 / 20 / 11 / 17

\* - to be determined

**8i. PLN2001-00674:** Coastal Development Permit, Grading Exemption, and Categorical Exemption to extend and install new underground utilities (sewer, water, phone, gas, cable TV) within the Public Right-of-Way of Cortez Avenue from Cabrillo Highway to approximately 480 ft. east of 6<sup>th</sup> Avenue in Miramar. APN 000-000-017.

Owner: County of San Mateo      Applicant: Dennis Doherty      County planner: Mike Schaller