

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, Dec. 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: Karen Wilson MCC Members: Sandy Emerson Chuck Kozak Ric Lohman Paul Perkovic Kathryn Slater-Carter Community Members: Dennis Doherty

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, Karen Wilson**, at 650.728.3292 (home) – montara100@home.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 7:40 PM.

7. **Special Considerations & Pre-Application Review:** see addendum. Estimated start time 8:00 PM.

8. **New Applications:** see addendum. Estimated start time 8:20 PM.

9. Selection of Committee Vice Chair

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

11. **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, January 2, 2002.

Addendum for MCC P&Z Agenda for December 19, 2001

Details of Consent Items for 12/19/01

- 5a. PLN2001-00724:** Resource Management District and Coastal Development Permit for a 528 sq. ft. family room addition. to and existing 1112 sq. ft. residence with addition of pitched roof on house and garage and connecting house to garage with breezeway. On a 46,962.5 sq. ft. parcel at 1339 Ivy St. in Montara. APN 036-261-100.

Owner: Chris Emery Applicant: Same County planner: James Singleton

Zoning: RM/CZ

Lot Coverage: 3.4% (1612 sq. ft.)

Actual FAR: 3.4% (1612 sq. ft.)

Height Existing: 12'

Existing Setbacks: F/R/LS/RS: 145/46/37.5/97

Parcel Size:46,962.5 sq. ft.

Proposed: 4.8% (2240 sq. ft.)

Proposed: 4.8% (2240 sq. ft.)

Proposed: 24'

Proposed: No Change

Proposed addition adds a family room to the same set-back as existing garage. Add breezeway from house to Garage. Lot Coverage and FAR well below maximum allowed. Replace flat roof with pitch roof 8 & 12 on existing and addition.

No variances, exemptions or non-conformities involved, no grading, no new main foundation work, no tree removal.

Recommendation: **Approve as presented, with condition of limiting attic area to storage space only.**

Details of Continued/Resubmitted Items for 12/19/01

6a. 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.

6b. 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 sq. ft.
Lot Coverage: 1776 sq. ft. (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

Special Consideration Item for 12/19/01

7a. PLN20001-00300: Coastal Development permit, Subdivision and Grading Permit to create 3 parcels in R-1/S-13 district, including well permit. 22 Acres of Vacant land off West Point Ave. at Pillar Point north of Tracking Station.

Owner: Pillar Point Preservation Partners Applicant: John Boggs
Planner: Miroo Brewer
Zoning: R-1/S-13 Proposed Parcel sizes: 5.34 ac, 6.13 ac, 5.58 ac
4.4 ac excluded for open space easement
.55 ac misc. exclusions for parcel access etc.

First of multiple review, no decision will be reached. To identify issues, questions and future concerns.

Details of New Applications for 12/19/01

8a. PLN2001-00046: Coastside Design Review for a 970 sq. ft. Single Story, modular home for a detached 2nd dwelling unit on a 9101 sq. ft. parcel with an existing 2790 sq. ft. 2-story residence at 730 Valencia Ave, (between Montecito Ave and Balboa), El Granda. APN 047-073-080.

Owner: Don & Katie Pemberton Applicant: Same County planner: Adam Gilbert

Zoning: R-1/S-17/DR/CD Parcel Size: 9101
Existing LC: 1695 sq ft (18.6%) Proposed LC: 2665 sq ft (29.3%)
Existing FAR: 2790sq ft Proposed FAR: 3760.00
Existing Actual FAR: 18.6 Proposed FAR: 29.2%
Second Unit Height: 20'
Second Unit Bldg Setbacks: F / R / LS / RS: 20 / 14 / 17 / 5 . Second Unit is located 33 ft. from rear of existing house.

8b. PLN2001-00251: CDP for a domestic well on a undeveloped 5000 sq. ft. parcel within GH overlay at the corner of Park Lane and Madrone Ave. (NW side of intersection), Moss Beach. . APN 037-259-260

Owner: Kang, Barbara Applicant: James Eilkinson County planner: Chris Magnusson

Zoning: R-1/S-17/DR/GH Parcel Size: 5000 sq. ft.

8c. PLN2001-00646: CDP and DR and a nonconformities use permit for a second dwelling unit in an existing house. Remodel interior bedrooms, bath and kitchen, enclose existing entry with removal of exterior stairs, build new entry under existing footprint, build in-law unit downstairs. 1006 San Carlos, between Alcatraz Ave. and El Dorado Ave. in El Granada. Parcel number 047-056-300.

Owner: William & Sandra Long Applicant: Sandra Long SM Planner: James Singleton

Zoning: R-1/S-17/DR Parcel Size: 6674.5 sq. ft.
Existing Actual FAR: 51.1 % (3,410.7 sq. ft.) Proposed: 51.6% (3,446 sq. ft.)
Existing Lot Coverage: 44.4% Proposed: 44.6%
Height: Within existing Building Height of 24'
Second Unit Bldg Setbacks: Within existing non-conforming F/R/RS/LS (28.5', 15.5, 8, 7,)

8d. PLN2001-00667: RM/CZ and Coastal Development Exception for an Agricultural Well on 1.5 Acres at the intersection of Alta Loma and Alta Vista, Montara. APN 036-134-070

Owner: Lawrence Ross Applicant: Same County planner: Adam Gilbert

Zoning: RMCZ Parcel Size: 1.5 Acres
Lot Coverage: Actual FAR:
Height: 13'
Existing Setback: F / R / LS / RS: Proposed Agricultural Plan: