

**Planning and Zoning Committee of the
MidCoast Community Council**
PO. Box 64, Moss Beach, CA 94038
Serving 12,000 Residents

AGENDA for February 15, 2000

PLEASE NOTE THE DATE!

WHEN: Tuesday, February 15, 2000 at 7:30 PM

WHERE: 3-0 Café at the HMB Airport, Hwy. 1 between Moss Beach and El Granada

Call to Order and Introductions

Public Comment: The public can comment on any item not on the regular agenda. The P&Z Committee, however, can only act on the items on the regular agenda.

Updates, Notices and Announcements:

Regular Agenda:

1. Quick update on progress of this Committee's [proposal](#) to County planning regarding procedures for permit application review. **Start Time: 7:40 PM.**

2. Review of Moss Beach Highlands Affordable Housing Project FEIR

This item will be on P&Z's agenda for this meeting and for March 1, when the Environmental Consultant will be available to answer questions and help address issues. The MCC will consider our recommendations at their March 8 meeting. We'll concentrate on listing questions that the County & Applicant will need to answer by the Feb. 24th meeting, and dividing up the review work. **Start Time: 7:45 PM.**

3. New Applications - Reference numbers are PLN's with APN's in (parenthesis).
Start Time: 8:45 PM

a. PLN1999-00308 (APN 036-174-010): Lot line adjustment and construction of a new 3,683 sq. ft. single family home with a 816 sq. ft. attached 3-car garage on Alta Vista Road near Vallecito Road in Montara and an exception to the 50 ft. setback requirement for the septic system. Zoning: RM-CZ/CD - Parcel/Lot Size: approx. 1.5 acres

This is a re-application of a project that was denied in February of 1999 because of non-conformance with General Plan and LCP Visual Resource Policies. Committee may need to extend review over two meetings.

b. PLN1999-00617 (APN 048-013-810): Application for a Variance to the front and rear setback requirements for an existing residence on one parcel of an approved minor subdivision. 438 Alameda Avenue, Miramar.

Zoning: R-1/S-17/DR/CD - Original Parcel Size: 17,473 sf (approx.: 60x290)

New Parcel 1: 8,473 (approx.: 160x141)

New Parcel 2: 9,001 sf (approx.: 60x150)

Existing setbacks on Parcel 1: (Front/Rear/Side/Side): approx.: 14.4/9.6/20/53.7

Proposed options: Allow redesignation of front/back/side property lines (front and back become the sides, etc.) or allow variance on front and back setback requirements. This minor subdivision and application for residential wells was previously reviewed by P&Z.

c. PLN2000-00022 (APN 036-252-090): A Coastside Design Review for a New detached 1,000 Sq. Ft. garage/storage non-habitable structure. 1151 Sunshine Valley Road, Moss Beach.

Zoning: R-1/S-17/DR/CD - Parcel/Lot Size: 75,000 sf.
Lot Coverage: 3000 sf (4%) - Height: Not specified

d. PLN2000-00036 (APN 047-023-010, 280, 270) : Amendment to Use Permit increasing building size, building 2 carports, and establishing 2 dwelling units on the 2nd floor. 158 Columbia, Princeton.

Zoning: CCR/DR/CD - Parcel/Lot Size: 12500 sf. (100x125) - Height: 2 flrs, 25 ft.
Lot Coverage: 1860 sf (14.88%) - Floor Area: 3060 sf (24.48% FAR)

e. PLN2000-00042 (APN 036-014-180): A Coastside Design Review for a 2-story, 2,095 sq. ft. addition to existing 1,367 sf. Single-Family Dwelling in Montara. 247 3rd St.

Zoning: R-1/S-17/DR/CD - Parcel/Lot Size: 7500 sf. (75x99.86) -
Lot Coverage: 2465 sf (33%) Floor Area: 4085 sf (FAR 49% after allowance)
Height: 28' averaged (32.5/23.5)

f. PLN2000-00047 (APN 036-151-350): Coastside Design Review for a new 1,967 sq. ft., 2-story single-family home with a detached carport on a 6,250 sq. ft. parcel located on Edison between Cedar and Date Streets, 100 feet east of Cedar Street in Montara.

Zoning: R-1/S-17/DR/CD - Parcel/Lot Size: 6250 sf (50x125)
Lot Coverage: 1627 sf (26%) Floor Area: 2328 sf (FAR 31.5% after allowance)
Height: 28' averaged

g. PLN2000-00048 (APN 036-066-250): A Coastside Design Review for a new 2-story, 2814 sq. ft. Single-Family Dwelling on a 5,000 sq. ft. parcel located on the northside of 5th Street, approximately 150 feet east of LeConte Avenue in Montara.

Zoning: R-1/S-17/DR/CD - Parcel/Lot Size: 5000 sf (50x100) -
Lot Coverage: 1719 sf (34.4%) Floor Area: 2814.26 sf (FAR 48.3% after allowance)
Height: 21.5' averaged (26.5/16.5)

h. PLN2000-00077 (APN 036-095-410): A Coastside Design Review for a 3403 sq. ft. 3-level single-family residence with a 2-car attached garage on a 7500 sq. ft. parcel located on the south side of 8th Street, 300 feet west of Audubon Avenue, Montara.

Zoning: R-1/S-17/DR/CD Parcel/Lot Size: 7500 sf (50x150)
Lot Coverage: 1909.31 sf (25.46%) Floor Area: 3522.64 (41.6% after allowance)
Height: 27' averaged (29.25/24.75)

i. PLN2000-00078 (APN 047-192-450): A Coastside Design Review for a 2370 Sq. ft. 3-level single-family residence with a 2-car attached garage on a 14,000 sq. ft. parcel located at 123 El Granada Blvd. in El Granada.

Zoning: R-1/S-17/DR/CD - Parcel/Lot Size: 14,000 sf - Height: 27' 9" max. (24.25 av.)
Lot Coverage: 1909.31 sf (25.46%) Floor Area: 2958 (18.3% after allowance)

4. Update and possible action item on Harbor Village project.

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

6. Set Future Agenda and Future Meeting dates. Our next regular meeting will be Wednesday, March 1, 2000.

Adjourn

For any comments or questions, or for further information on agenda items, please contact the Chair, Chuck Kozak, at 728-8239 or by e-mail at cgk@montara.com

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