

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

AGENDA for March 1, 2000

WHEN: Wednesday, March 1, 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. Review of Moss Beach Highlands Affordable Housing Project FEIR

Start Time: 7:45 PM. The project's Hydrologist and the Environmental Consultant will be on hand to answer questions and address issues that have been raised at past meetings on this project. The committee will endeavor to formulate a recommendation to be considered by the full Council at its March 8, 2000 meeting. Copies of the DEIR, FEIR, and [previous letters](#) are available.

2. Old/Continued Applications - Reference numbers are PLN's with APN's in (parenthesis).

Start Time: 9:00 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

Committee issues from last meeting deal mainly with exception for septic system. County Environmental Health says they will not finalize their review of this issue until after County Planning has made their determination. Copies of the relevant ordinances for septic systems and wells will be available, as well as updates for any changes to application.

b. PLN1999-00893 (APN 048-021-170 & 180): SFR and lot merger on Magellan Ave in Miramar. Originally reviewed by P&Z Committee on 1/19/00. Applicant has submitted some design changes that the County planner would like us to review. Copies of [original P&Z letter](#) will be available.

3. New Applications - Reference numbers are PLN's with APN's in (parenthesis).

Start Time: 9:15 PM

a. PLN2000-00020 (APN 047-292-020): A Coastside Design Review and Coastal Development Permit Exemption to allow a Single-Family Addition (Lift the existing house and construct a new 1st story underneath and construct an attached 2-car garage with a master bedroom above)

Zoning: R-1/S-17/DR/CD - Parcel/Lot Size: 9,439 sf.
Lot Coverage Existing: 687 sf (7.3%) - Proposed: 1840 (19.5%)
Floor Area Existing: 687 sf (FAR 7.3%) - Proposed: 2405 (21.24% after Allowance)
Height: 25' - Setbacks (F/R/S/S): it's hard to explain

b. The following three applications will be considered as a group:

1. PLN2000-00072 (APN 036-061-200): A Coastside Design Review for a 2,357 sq. ft. single-family residence with an attached 2-car garage on a 5,000 sq. ft. parcel located on the nothside of 3rd Street, 100 feet east of East Avenue, Montara.

Zoning: R-1/S-17/DR/CD - Parcel/Lot Size: 5,000 sf.
Lot Coverage: 1615.25 sf (32.3%)
Floor Area: 2,772 sf (FAR 47.44% after allowance)
Height: 23.5' (31/16) - Setbacks (F/R/S/S): 20/26/7/12

2. PLN2000-00073 (APN 036-061-210): A Coastside Design Review for a 2,357 sq. ft. single-family residence with an attached 2-car garage on a 5,000 sq. ft. parcel located on the nothside of 3rd Street, 150 feet east of East Avenue, Montara.

Zoning: R-1/S-17/DR/CD - Parcel/Lot Size: 5,000 sf.
Lot Coverage: 1615.25 sf (32.3%)
Floor Area: 2,772 sf (FAR 47.44% after allowance)
Height: 24' (32.33/15.67) - Setbacks (F/R/S/S): 20/26/7/12

3. PLN2000-00074 (APN 036-061-220): A Coastside Design Review for a 2,357 sq. ft. single-family residence with an attached 2-car garage on a 5,000 sq. ft. parcel located on the nothside of 3rd Street, 200 feet east of East Avenue, Montara.

Zoning: R-1/S-17/DR/CD - Parcel/Lot Size: 5,000 sf.
Lot Coverage: 1615.25 sf (32.3%)
Floor Area: 2,772 sf (FAR 47.44% after allowance)
Height: 23' (30.25/15.75) - Setbacks (F/R/S/S): 20/26/7/12

c. PLN2000-00080 (APN 037-011-090): Major addition/remodel to existing single family dwelling at corner of 14th St. and Highway 1 in Montara.

Zoning: R-1/S-17/DR/CD - Parcel/Lot Size: 8,997 sf.
Lot Coverage Existing: 1257.5 (14%) - Proposed: 3101.5 (34.47%)
Floor Area Existing: 1257.5 sf (FAR 11.75%) - Proposed: 4742 (48.26% after Allowance)
Height: 25' - Setbacks (F/R/S/S): 20/20/20/10

d. PLN2000-00103 (APN 047-241-100): Coastside Design Review for a 1,986 sq. ft., 2-level, single-family residence with an attached 2-car garage on the south side of Francisco St., approx. 380 ft. east of Portola Avenue.

Zoning: R-1/S-17/DR/CD - Parcel/Lot Size: 4500 sf (45x100)
Lot Coverage: 1518.17 sf (33.7%) - Floor Area: 2449 sf (FAR 50% after allowance)
Height: 23' (Averaged) - Setbacks (F/R/S/S): 20/20/5/10

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 15, 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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