

Notes from MCC P&Z meeting of 3/1/00

Note - the meeting was moved to the Sheriff's Substation in Moss Beach due to an unanticipated scheduling conflict for use of the 3-0 cafe at the HMB Airport. Call to order at 7:50.

Present: Councilmembers Chuck Kozak (Committee Chair), Ric Lohman, Paul Perkovic, April Vargas and Laura Stein's committee designee Kathryn Slater-Carter.

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:

Updates given on recent project approvals, and agendas for upcoming Zoning Hearing Officer and Planning Commission Meetings, and announcement of the [Pre-application Public Workshop for the proposed hotel on the El Granada Waterfront](#).

Regular Agenda:

1. Quick update on progress of this Committee's proposal to County planning regarding procedures for permit application review.

No update was available.

2. Review of Moss Beach Highlands Affordable Housing Project FEIR

Comments and questions were taken from the committee members and members of the public attending the meeting. [Letter of 2/22/00 to County Planner Lisa Aozasa](#).

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

3a. 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.

The committee agreed that the re-sited house design eliminated the ridgeline visibility problem of the original design, but wanted the applicant to reconfigure the septic leach field lines to come into conformance with the 50' property line setback and proper setbacks from neighboring wells. It was noted that it may be possible to purchase more of the adjoining property to achieve this goal.

Item was continued to March 1 meeting to collect more information on septic setback requirements, position of County Environmental Health Dept., and situations on adjoining lots.

3b. 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.

Committee agreed with the presented staff report from County Planner Damon DiDonato that the front/rear/side designations should be switched on the parcel with the existing house to allow a logical configuration of the property. [Letter of 3/4/00 to County Planner Damon DiDonato](#)

3c. 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

Questions about location in relation to floodplain, unspecified height, and treatment of blank wall facing street and matching to existing house. [Letter of 2/22/00 to Lily Toy, County Planner.](#)

3d. 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)

The committee reviewed the supplied information, and recommended that the proposed Use Permit amendment allow the described two-story structure and parking area on parcel APN 047-023-010, and that parcels 047-023-280 & 270 remain for open storage as described, and requested that the Use Permit allow use of the 2nd floor units for either commercial or residential purposes. Comment that we would encourage related live/work arrangements of the residential units with the commercial space on the first floor. [Letter of 2/22/00 to County Planner Miroo Brewer.](#)

3e. 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)

Regarding the design of the proposed addition, the site of the proposal was considered. This is a gently rising street, with houses on large lots and the impression of ample space around low set buildings on the north side of 2nd and south side of 1st. The committee was concerned about bringing a two-story structure too close to the street if the possibility existing of alternative sitings, and had the following comments:

- a. That the applicant should consider designs that use the potential 3750 sf of possible space available if the house remained as a single-story structure, or
- b. That more of the mass of the two-story addition be moved to the rear of the lot, and possibly stepped down from the original structure to follow the slope of the lot toward the rear. The general design of the addition and its relation to the original house was thought to be well designed, but that moving the mass back onto the lot would better retain the open feel of the area.

[Letter of 2/22/00 to Lily Toy, County Planner.](#)

3f. 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)
Height: 28' averaged
Lot Coverage: 1627 sf (26%)
Floor Area: 2328 sf (FAR 31.5% after allowance)

The committee found the house well-sited and design, except for the west elevation which presented a large unbroken wall with tiny windows. The committee suggested this wall be broken up with articulation, window treatment and balcony design components featured on other parts of the house. [Letter of 2/29/00 to Lily Toy, County Planner.](#)

3g. 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)

The plain design of the building made it look more massive than it was, and the committee suggested changes, particularly to the side elevations to relieve the industrial look of the building. Altho within specification, committee asked that the design be modified before approval. [Letter of 2/22/00 to Lily Toy, County Planner.](#)

3h. 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)

The general design and siting of the house is well suited for the lot. The committee would like to see some expanded window treatment on the sides of the house, and possibly some articulation on the west elevation as shown to break up the large wall presented on this side. [Letter of 2/22/00 to Lily Toy, County Planner.](#)

3i. 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)

Committee found the house well-sited and designed for its hillside parcel, and asked that the level of detail found on the front be extended to all four sides. [Letter of 2/29/00 to Lily Toy, County Planner.](#)

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

No update was available.

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

No emergency items were received.

6. Set Future Agenda and Future Meeting dates.

Our next regular meeting will be Wednesday, March 1, 2000. The committee will continue its discussion of the Moss Beach Highlands project. Representatives from the County, the project applicant and the Environmental Consultant will be in attendance.

Adjourn

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

[p&z home](#)