

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

**AGENDA for March 15, 2000**

WHEN: Wednesday, March 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:**

**Consent Agenda:** *Items on the consent agenda are voted on as on item. Any many of the committee or public attending the meeting can request that an item be removed from consent and heard as part of the regular agenda. Details and analysis of items may be found [below](#).*

**C1. PLN1999-00924 (APN 036-025-200, 290 & 160):** Lot Line adjustment to change three parcels into two. 376 9th St., Montara. Two structures sit on the property. Proposed LLA would create two parcels, each approx. 6900 sf (69x100), with one of the existing structures on each.

**Recommendation on Consent:** Comment of no issue and finding that proposal meets zoning and land use requirements of its area.

**C2. PLN2000-00062 (APN 037-061-080):** A Coastal Development Permit for an Addition to existing Single Family Dwelling. New office with bath (360 sf.) and a new deck (340 sf.). 501 Buena Vista, Moss Beach.

**Recommendation on Consent:** Comment of no issue and finding that proposal meets zoning and land use requirements of its area.

**Regular Agenda:**

**1. Discussion and action on cumulative impacts of concentrated individual parcel development. Start Time: 7:45 PM.** Discussion of how to address impacts of erosion, drainage, zoning standard degradation, flooding, habitat disruption, etc., in areas of accelerated development of individual parcels. Focus on Magellan/Crossways/Coronado area in Miramar and Cedar St./Montara Creek area in Montara. The first of a series of discussions on this item.

**2. New Applications - Reference numbers are PLN's with APN's in (parenthesis). Details [below](#). Start Time: 8:45 PM**

**2a. PLN1999-00914 (APN 048-022-340):** New 3.832 sf. SFR at 340 Magellan Ave in Miramar

**2b. PLN1999-00947 (APN 036-283-180&190):** Lot merger, CDX and Coastside DR for a new two-story SFR located at the corner of Sunshine Valley Rd. and Hawthorne in Montara

**2c. PLN2000-00026 (APN 047-123-290 & 300):** DR and CDX to construct a new two-story

SFR, two car garage and one story cottage. 215 Valencia, El Granada.

**2d. PLN2000-00075 (APN 048-013-560):** New 2914 sf SFR - staff level CDP & Coastside DR - East side of 1st Street, 100' north of Medio Avenue in Miramar.

**2e. PLN2000-00082 (APN 047-213-010):** Coastside DR for a new 2-level, 2390 sf. SFR with an attached 2-car garage at the southeast corner of Palma and Ferdinand, El Granada

**2f. PLN2000-00088 (APN 047-095-160):** Coastside DR to demolish an existing detached garage and add a 1476 sf. addition with a 2-car attached garage to an existing 765 sf. SFR. 222 Sonora Ave in El Granada

**2g. PLN2000-00099 (APN 036-021-460):** Coastside DR for a new 2-story 2576 sq. ft. SFR + attached 400 sq. ft. garage, at the southwest corner of East Avenue & Fifth Street in Montara.

**2h. PLN2000-00109 (APN 036-061-230):** Staff level CDP for the construction of a SFR. 3rd St., 250' east of East Ave in Montara.

**2i. PLN2000-00139 (APN 047-274-380):** Coastside DR for a new 2-story 2908 sf SFR with a two car attached garage located on the east side of Palma Avenue, approx. 150 feet south of Isabella (addressed as 725 Palma Avenue) in El Granada.

#### **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, April 5, 2000.

#### **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](mailto:cgk@montara.com)

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### **Addendum for MCC P&Z Agenda for 3/15/00**

**Consent items - details and analysis:** [\(back to regular consent agenda item\)](#)

**C1. PLN1999-00924 (APN 036-025-200, 290 & 160):** Lot Line adjustment to change three parcels into two. A house sits on parcel 1. an accessory bldg. sits on parcels 1, 2 & 3. 376 9th St., Montara

Zoning: R-1/S-17/DR/CD

Existing Assessor's Parcel 1 (036-025-200): 8200 sf (82x100 - one 3000 sf lot and two 2600 sf lots)

Existing Assessor's Parcel 2 (036-025-290): 2600 sf (26x100)

Existing Assessor's Parcel 3 (036-025-160): 3000 sf (30x100)

Proposed LLA would create two parcels, each approx. 6900 sf (69x100), with one of the existing houses on each. Houses would meet all setback requirements.

**Analysis:** Potentially, this could become 5 substandard lots without this LLA. Result of proposed is two

officially merged lots larger than the zoning minimum (6900 in 5000 sf zoning). Existing residence and existing accessory bldg. meet setback requirements within the two proposed parcels. Residence has utility water and sewer - no wells or septic involved.

**Recommendation on Consent:** Comment of no issue and finding that proposal meets zoning and land use requirements of its area.

**C2. PLN2000-00062 (APN 037-061-080):** A Coastal Development Permit for an Addition to existing Single Family Dwelling. New office with bath (360 sf.) and a new deck (340 sf.). 501 Buena Vista, Moss Beach.

Zoning: R-1/S-17/DR/CD

Parcel/Lot Size: 7690 sf

Lot Coverage - existing: 1584 sf (20.6%)

Lot Coverage - proposed: 1944 sf (25.3%) - - w/deck: 2284 sf (29.7%)

Floor Area - existing: 3126 sf (FAR 35.4% after allowance)

Floor Area - proposed: 3486 sf (FAR 40.1% after allowance)

Height: 25'

Setbacks (F/R/S/S): 20/24/10/10

**Analysis:** House with proposed addition still far under coverage and FAR restrictions - new office room and deck would add architectural interest to house. Large lot allows expansion without pushing to setbacks. House plans show no utility hookups or specialized access that might encourage use as second unit, although it could be modified later. Indication of necessary sewer permit for new bath has been obtained.

**Recommendation on Consent:** Comment of no issue and finding that proposal meets zoning and land use requirements of its area.

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## **Regular Agenda Items** ([back to regular agenda](#))

**2a. PLN1999-00914 (APN 048-022-340):** New Single Family Dwelling at 340 Magellan Ave in Miramar - 3,832 sq. ft.

Zoning: R-1/S-9/DR/CD

Parcel/Lot Size: 8,800 sf. Lot Coverage: 2552 sf (29%)

Floor Area: 3832 sf - IntOrd not applicable

Height: 32'

Setbacks (F/R/S/S): 20/31/10/10

**2b. PLN1999-00947 (APN 036-283-180&190):** Lot merger, Coastal Development Exemption and Coastsides Design Review for a new two-story single-family home located at the corner of Sunshine Valley Rd. and Hawthorne in Montara

Zoning: R-1/S-17/DR/CD

Parcel/Lot Size: 6860 sf.

Lot Coverage: 2076 sf (30.3%)

Floor Area: 3390 sf - (FAR 43.6% after allowance)

Height: 28'

Setbacks (F/R/S/S): 20/40/5/10

**2c. PLN2000-00026 (APN 047-123-290 & 300):** Design Review and coastal development permit exemption to construct a new two-story single family dwelling, two car garage and one story cottage. 215 Valencia, El Granada.

Zoning: R-1/S-17/DR/CD  
Parcel/Lot Size: 8043.75 sf (82.5 x 97.5)  
Lot Coverage: 1725 + 875 = 2600 sf (32.3%)  
Floor Area: 3450 + 875 = 4325 sf (FAR 48.8% after allowance)  
Height: 25.5' and 14.5'  
Setbacks (F/R/S/S): 20/20/5/10

**2d. PLN2000-00075 (APN 048-013-560):** New 2914 sf house - staff level CDP & Coastside DR - East side of 1st Street, 100' north of Medio Avenue in Miramar.

Zoning: R-1/S-9/DR/CD  
Parcel/Lot Size: 5815 sf  
Lot Coverage: 1520.6 sf (26.1%)  
Floor Area: 2914.4 sf (FAR 43.2% after allowance)  
Height: 29.5'  
Setbacks (F/R/S/S): 20/29/10/10

**2e. PLN2000-00082 (APN 047-213-010):** Coastside Design Review for a new 2-level, 2390 sf. single family residence with an attached 2-car garage at the southeast corner of Palma and Ferdinand, El Granada

Zoning: R-1/S-17/DR/CD  
Parcel/Lot Size: 5500 sf  
Lot Coverage: 1640 sf (29.8%)  
Floor Area: 2750 sf (FAR 42.7% after allowance)  
Height: 28' (averaged)  
Setbacks (F/R/S/S): 25/30/5/10

**2f. PLN2000-00088 (APN 047-095-160):** Coastside Design Review to demolish an existing detached garage and add a 1476 sf. addition with a 2-car attached garage to an existing 765 sf. single family residence. 222 Sonora Ave in El Granada

Zoning: R-1/S-17/DR/CD  
Parcel/Lot Size: 5500 sf  
Lot Coverage - existing: 987 sf (17.9%)  
Lot Coverage - proposed: 1762.16 sf (32%)  
Floor Area - existing: 987 sf (FAR 10.7% after allowance)  
Floor Area - proposed: 3041 sf (FAR 48% after allowance)  
Height: 27.3'  
Setbacks (F/R/S/S): 20/32/10/10

**2g. PLN2000-00099 (APN 036-021-460):** Coastside Design Review for a new 2-story 2576 sf house + attached 400 sq. ft. garage, at the southwest corner of East Avenue & Fifth Street in Montara.

Zoning: R-1/S-17/DR/CD  
Parcel/Lot Size: 5180 sf (55x100 - 320)  
Lot Coverage: 1728 sf (33.3%)  
Floor Area: 2976 sf (FAR 49.7% after allowance)

Height: 27.6' (29/26)  
Setbacks (F/R/S/S): 24/20/5/10

**2h. PLN2000-00109 (APN 036-061-230):** Staff level CDP for the construction of a single-family home. 3rd St., 250' east of East Ave in Montara.

Zoning: R-1/S-17/DR/CD  
Parcel/Lot Size: 4969.76 sf  
Lot Coverage: 1723 sf (34.67%)  
Floor Area: 2684 sf (FAR 49.98% after allowance)  
Height: 26.75' (30.5/23)  
Setbacks (F/R/S/S): 20/20/5/11

**2i. PLN2000-00139 (APN 047-274-380):** Coastside Design Review for a new 2-story 2908 sf house with a two car attached garage on parcel located on the east side of Palma Avenue, approx. 150 feet south of Isabella (addressed as 725 Palma Avenue) in El Granada.

Zoning: R-1/S-17/DR/CD  
Parcel/Lot Size: 6795 sf (approx. 51 x 132)  
Lot Coverage: 1814 sf (26.7%)  
Floor Area: 3338 sf (FAR 43.2% after allowance)  
Height: 27.5'  
Setbacks (F/R/S/S): 20/53.75/7/9

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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](mailto:cgk@montara.com)

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