

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

AGENDA for April 5, 2000, 7:30 PM

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 member 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 in the [agenda addendum](#).*

C1. PLN2000-00138 (APN 048-076-070): Use Permit, Coastal Development Permit and Design Review to locate a 36' monopole and a 183 sf equipment cabinet on a 17,740 sf merged parcel alongside an existing CCWD water tank. Zoning: R-1/S-9/DR/CD

C2. PLN2000-00150 (APN 037-310-030): Use Permit and Coastal Development Permit to install & operate a cellular telephone communications facility and a radio communication facility on County property along Cabrillo Highway in Moss Beach (next to Montara Sanitary District property.) 220 sf pad and equipment cabinet (20x22) and 30' high pole. Zoning: CLOOC1

C3. PLN2000-00169 (APN 036-032-200): Coastside Design Review for new 2,815 sf 2-story Single-Family Home including a 2-car attached garage on a 6,000 sf parcel on the north side of 11th Street, 62 feet east of Cabrillo Highway, Montara. Zoning: R-1/S-17/DR/CD. Lot Coverage: 31.8%. FAR: 40.3%. Height: 26.625' (averaged from 27.75/25.5)

Recommendation on Consent items: Comment of no issue and finding that proposals meet zoning and land use requirements of their areas.

Regular Agenda:

1. Discussion and action on cumulative impacts of concentrated individual parcel development. Start Time: 7:45 PM. Update and continued discussion of how to address impacts of erosion, drainage, zoning standard degradation, flooding, habitat disruption, etc., in areas of clustered development of individual parcels. Focus on Shore Acres area in Miramar and Cedar St./Montara Creek area in Montara. The second of a series of discussions on this item.

2. Old Business/Continued Applications Reference numbers are PLN's with APN's in (parenthesis). Start Time: 8:15 PM.

2a. PLN2000-00020 (APN 047-292-020): A Coastside Design Review and Coastal Development Permit Exemption to allow a Single-Family Addition to remodel an existing 687 sf house to 2405 sf on a 9,439 sf parcel in R-1/S-17/DR/CD zoning at 910 Milagra St., El Granada. Lot Coverage: 19.5%, FAR: 21.24%, Height: 25'.

2b. PLN2000-00072, 73, 74 (APN 036-061-200, 210, 220): A Coastside Design Review for three 2,772 sq. ft. single-family residences including attached 2-car garages on three 5,000 sq. ft. parcels located on the northside of 3rd Street, 100, 150, and 200 feet east of East Avenue, Montara. Zoning: R-1/S-17/DR/CD; Lot Coverage: 32.3%; FAR: 47.44%; Height(s): 23.5', 24', & 23' (averaged from (31/16, 32.33/15.67, and 30.25/15.75) resepctively.

3. New Applications - Reference numbers are PLN's with APN's in (parenthesis). Start Time: 8:40 PM

3a. PLN1999-00813 (APN 047-152-290): Coastside Design Review to construct a new 2-story 3,231 sf house including an attached 2-car garage on a 5,669 sf. parcel on the south side of Lewis Avenue near El Granada Blvd. in El Granada. Zoning: R-1/S-17/DR/CD. Lot Coverage: 32.3%, FAR: 49.9%. Height: 23' (averaged from 18.08/34.75.)

3b. PLN2000-00097 (APN 047-162-410): Coastside Design Review for a new 3-level 4,886 sf. single-family home consisting of 3,180 sf of livable area, a 1,144 sf basement, and a 2-car attached garage on a 8,980 sf parcel located on the north side of El Granada Blvd., approx. 384 feet east of Highland Ave. in El Granada. Zoning: R-1/S-17/DR/CD. Lot Coverage: 22.5%. FAR: 50%. Height: 27.4' (averaged from 19/34.5.)

3c. PLN2000-00107 (APN 047-232-020, 030): Coastal Development Permit and Design Review to construct a 5-unit apartment complex with 8 parking spaces on a 8,394 sf parcel at 110 Avenue Portola in El Granada. Zoning: R-3/S-3/DR/CD. Lot Coverage: 40.8%. Floor Area (exc. parking): 8,836 sf. Height: 35.67'

3d. PLN2000-00112 (APN 047-206-130, 140): Coastal Development Permit and Design Review to construct a 5-unit apartment complex with 10 parking spaces on a 7,590 sf. parcel at Avenue Alhambra & Avenue Portola in El Granada. Zoning: R-3/S-3/DR/CD. Lot Coverage: approx. 46.6%. Floor Area (excl parking): 5,323 sf. Height: 33.5'.

3e. PLN2000-00154 (APN 048-037-110): Coastal Design Review for new 3,444 sf. single-family house including garage on a 10,595 sf parcel on 2nd Avenue adjacent to Medio Creek in Miramar. Zoning: R-1/S-17/DR/CD. Lot Coverage: 22.3%. FAR: 28.7%. Height: 26.5'

3f. PLN2000-00160 (APN 036-031-130): Coastside Design Review to construct a 3,259 sf single-family residence including attached garage on a 6,000 sf. parcel along 10th street between East Avenue and Farallone in Montara. Zoning: R-1/S-17/DR/CD. Lot Coverage: 29.5%. FAR: 47.65%. Height: 27.25' (averaged from 32/22.5)

3g. PLN2000-00171 (APN 036-073-510): Coastal Design Review for a 3,200 sf, 1 story new single-family residence including an attached 2-car garage on a 9,375 sf parcel on the northside of George St., 75 feet west of Cedar Street in Montara. Zoning: R-1/S-17/DR/CD. Lot Coverage: 34.13%. FAR: 29.9%. Height: 18'

3h. PLN2000-00191 (APN 047-071-080): Coastal Design Review for a new 3,087 sf 2-story single-family dwelling including an attached 2-car garage on a 5,498 sf parcel on the west side of Madrona Avenue 38 feet north of Avenue Granada in El Granada. Zoning: R-1/S-17/DR/CD. Lot Coverage: 30.6%. FAR: 49%. Height: 27.83' (averaged from 23.83/31.83)

3i. PLN2000-00203 (APN 047-274-390): Coastal Design Review for a new 3,255 sf, 2-story single-family residence including an attached 2-car garage on a 7,097 sf parcel on the northside of Palma Avenue, 200 feet east of Isabella in El Granada. Zoning: R-1/S-17/DR/CD. Lot Coverage: 30.5%. FAR: 40.2%. Height: 26.5'

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 19, 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

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