

Addendum for MCC P&Z Agenda for 4/5/00

Consent items - details and analysis:

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.

Background & Analysis: Proposed monopole would sit within a fenced area containing a 32' tall CCWD water storage tank at the east end of Miramar Drive. Service road access is established for water tank. Pole site is adjacent to existing utility pole for electrical and telco connections. Mature cypress and pine trees that surround the site would shield the pole and antennae from view. No trees are to be removed for the project. Existing and potential residential sites are well separate and shielded from project site,

Recommendation on Consent: Comment of no issue and finding that proposal meets zoning and land use requirements of its area as it is presented in the plans submitted.

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: RM/CZ - CLOOC1

Background & Analysis: Proposed pole and equipment would be sited between Montara Sanitary District property and Highway 1, on the west side of the highway in County ROW property. Service road access is established for sanitary district buildings. Pole site is adjacent to existing utility pole for electrical and telco connections. Location on berm above highway and mature trees around the site would shield the pole, antennae and equipment from view. Pole would be lower than existing adjacent utility pole.

Recommendation on Consent: Comment of no issue and finding that proposal meets zoning and land use requirements of its area as it is presented in the plans submitted.

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)

Background & Analysis: Proposed project is well under existing or potential lot coverage and FAR regulations. No section of the house exceeds 28' in height from natural grade. Design is well articulated & detailed, sensitive to view issues of neighboring houses, concentrates bulk of the house mass into the center of the parcel, and incorporates daylight plane principles. Existing tree at front of lot is to be left standing. Design fits in well with surrounding neighborhood,

Recommendation on Consent: Comment of no issue and finding that proposal meets zoning and land use requirements of its area as it is presented in the plans submitted.

[back to regular MCC P&Z agenda consent items.](#)