

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

**AGENDA for May 3, 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. PLN2000-00030** - Coastside Design Review for the construction of a 2,748 sq. ft. house and a 2-car attached garage on the eastside of Alameda Ave., approx. 150 feet south of Cortez Avenue in Miramar. 24.9% lot coverage, 35.4% FAR, 28' height on a 11,000 sf parcel in the R-1/S-9/DR zoning district. APN 048-033-280

**C2. PLN2000-00151** - Use Permit and Coastal Development Permit to install & operate a cellular telephone communications facility at an existing building at 1410 Main St., Montara. APN 036-054-100

**C3. PLN2000-00235** - Coastal Development Permit for an addition of 520 sq. ft. to an existing dwelling and construction of a 480 sq. ft. artist's studio on a 1.6 acre legal parcel zoned RM/CZ at 721 June Hollow Road, Montara. Main residence height with proposed addition is 28', proposed studio height is 14'. APN 037-037-020

**C4. PLN2000-00248** - Use Permit and Coastal Development Permit for Outdoor Marine Related & general purpose outdoor storage on 10,500 sf parcel in the W/DR district at 162-170 California Avenue in Princeton. APNs 047-014-170 & 180, 047-021-010

**Recommendation on Consent items:** Comment of no issue and finding that proposals meet zoning and land use requirements of their areas as presented to the Planning & Zoning Committee.

**Regular Agenda:**

**1. Presentation of anticipated single-family-residence on APN 048-013-580, an isolated 4,400 sf parcel on Coronado in Miramar west of Highway 1, immediately east of the new B&B on Mirada Rd.** The parcel is in the R-1/S-9/DR district and the tsunami zone. The owners and their architect would like to get committee feedback on design, setback, height and non-conforming lot development issues. **Estimated Start Time: 7:50 PM.**

**2. Old Business/Continued Applications:** Update, discussion, and possible action on approval of revised project at 1134 Columbus in El Granada without committee review. Estimated Start Time: 8:20 PM.

### **3. New Applications Estimated Start Time: 8:30 PM**

**3a. APN 047-022-200, 240:** Pre-application for the Use Permit for a proposed fine art sales, distribution and storage facility on Harvard Avenue in Princeton immediately east of residence at 369 Harvard on a 3,500 sf parcel in the W/DR zoning district. General indoor storage is a permitted use in the W district but only marine-related offices are allowed. 1,152 sf of storage and 600 sf office with addition and alteration of existing 576 sf 2-car garage. Two covered and two uncovered parking space. No retail operation - internet sales only. Lot Coverage: 1728 sf (49%), Floor Area: 2460 sf., Height: 27'.

**3b. PLN2000-00224** - Coastal Development Permit, Resource Management Permit & Variance to construct a new, 2618 sf., 30' tall single family home with detached 974.4 sf. garage & art studio on Cedar St. near Drake in Montara on a 7458 sf. parcel in the RM/CZ zoning district. Note: Interim Ordinance requirements not applicable in RM/CZ district. APN 036-132-280

**3c. PLN2000-00237** - Coastside Design Review for an addition of a 35 sq. ft. deck and a 238 sq. ft., 2nd story bedroom to an existing 2800 sf., 28' tall single family residence on a 6,801 sf. parcel in the R-1/S-17/DR/CD district located at 878 Ferdinand Ave, El Granada. APN 047-136-430

**4. Development of Recommendation to MidCoast Community Council for proposed MidCoast Zoning Ordinance regarding, but not limited to, Floor-Area-Ratio, Building Height and Measurement, Daylight Planes and Design Review for the R-1 district to be presented to the San Mateo County Planning Commission, Board of Supervisors, and the California Coastal Commission.** From the last 4 months of discussions of the MidCoast Interim Urgency Ordinance Task Force/Study Group, County Planning Staff has developed a draft proposal for these elements of the County Zoning Regulations for the Unincorporated MidCoast. The MCC held an extensive hearing on the proposal at its meeting of April 26, 2000, and has asked the Planning & Zoning Committee to develop a proposal for consideration at the MCC May 10, 2000 meeting. **Estimated Start Time: 9:15 PM.**

**5. Update and possible action item on Harbor Village project.**

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

**7. Set future agenda and future meeting dates.**

Our next regular meeting is scheduled for Wednesday, May 17, 2000.

### **Adjourn**

For any comments or questions, review of materials or for further information on agenda items, please contact the Chair, Chuck Kozak, at 650/728-8239 (hm) - 650/678-0469 (wk) - cgk@montara.com.

MCC P&Z Agendas and background material are available online at: <http://mcc.sanmateo.org>

---

### **Addendum for MCC P&Z Agenda for 5/3/00**

#### **Details and analysis of Consent agenda items:**

**C1. PLN2000-00030 (APN 048-033-280):** Coastside Design Review for the construction of a 2,748 sq. ft. house and a 2-car attached garage on the eastside of Alameda Ave., approx. 150 feet south of Cortez Avenue in Miramar. 24.9% lot coverage, 35.4% FAR, 28' height on a 11,000 sf parcel in the R-1/S-9/DR zoning

district.

**Analysis:** Subject parcel is above minimum size for zoning (10,000 sf. in the S-9 district), lot coverage and FAR are well below any proposed standards or regulations. House was designed as if Daylight Plane was in effect. Design is very appropriate for area; a sort of residential coastal ranch look, very well articulated and very unboxy and well sited on the parcel. No wells, septic systems, variances or exemptions involved, no concerns of environmentally sensitive areas on parcel or in surrounding area. No trees to be removed.

**Recommendation:** Comment of no issue and finding that proposal meets zoning and land use requirements of their areas as presented to the Planning & Zoning Committee.

**C2. PLN2000-00151 (APN 036-054-100): Use Permit and Coastal Development Permit to install & operate a cellular telephone communications facility at an existing building at 1410 Main St., Montara.**

**Analysis:** No noticeable visual impact; pole equipment would be concealed by chimney structure that would be shorter than other existing cellular pole on building - equipment box along base of south side of building in non-public area with good service access.

**Recommendation:** Comment of no issue and finding that proposal meets zoning and land use requirements of their areas as presented to the Planning & Zoning Committee.

**C3. PLN2000-00235 (APN 037-037-020): Coastal Development Permit for an addition of 520 sq. ft. to an existing dwelling and construction of a 480 sq. ft. artist's studio on a 1.6 acre legal parcel zoned RM/CZ at 721 June Hollow Road, Montara. Main residence height with proposed addition is 28', proposed studio height is 14'.**

**Analysis:** Even with additions and new studio building, lot coverage is only 4.5%. All structures are 28' in height or less, no adverse visual impact. New studio meets all requirements for accessory building and second unit. No variances or exemptions involved. Original residence built in 1977 with full approval through Coastal Commission. No addition or expansion of well or septic capacity required. No trees to be removed, invasive plants to be cleared out.

**Recommendation:** Comment of no issue and finding that proposal meets zoning and land use requirements of their areas as presented to the Planning & Zoning Committee.

**C4. PLN2000-00248 (APNs 047-014-170 & 180, 047-021-010): Use Permit and Coastal Development Permit for Outdoor Marine Related & general purpose outdoor storage on 10,500 sf parcel in the W/DR district at 162-170 California Avenue in Princeton.**

**Analysis:** Project would convert an empty lot to fenced-in Marine-related Storage, a permitted and needed use in the Princeton area. No building is proposed, minor improvements for vehicular access and fencing.

**Recommendation:** Comment of no issue and finding that proposal meets zoning and land use requirements of their areas as presented to the Planning & Zoning Committee.