

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

AGENDA for May 17, 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. PLN2000-00308 - Use Permit for outdoor storage and repair of RVs and boats in fenced lot at 150 Yale in Princeton. APN 047-031-350/360

Recommendation on Consent item: Comment of no issue and finding that proposal, as presented to the Planning & Zoning Committee, meets zoning and land use requirements of its area, with the condition of approval that activities remain within the scope defined by the permitted uses of the W district.

Regular Agenda:

1. Old Business/Continued Applications: Estimated Start Time: 7:50 PM. Details of items may be found below in the agenda addendum.

1a. PLN2000-00080 (APN 037-011-090): Major addition/remodel to existing single family dwelling at corner of 14th St. and Highway 1 in Montara.

2. New Applications: Estimated Start Time: 8:10 PM. Details of items may be found below in the agenda addendum.

2a. PLN2000-00222 - Coastside Design Review for a new 3,121.73 sq. ft., 2-story single family home on a 6,250 sf parcel on Carmel Avenue, approximately 160 feet west of Valencia Avenue in El Granada. APN 047-094-030

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

4. Set future agenda and future meeting dates. Our next meetings are scheduled for Wednesday, May 31, and Wednesday, June 7, 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) or email at cgk@montara.com.

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

Details and analysis of Consent agenda items:

C1. PLN2000-00308 - Use Permit for outdoor storage and repair of RVs and boats in fenced lot at 150 Yale in Princeton. APN 047-031-350/360

Analysis: Parcel is 7,000 sq. ft. Proposal for use includes storage of RVs, boats, and construction/repair equipment and supplies, as well as outdoor repair work, in conjunction with previously approved shop & storage structure. 1 to 10 employees onsite. Adequate parking, access and fencing. Parcel is not in the Airport Overlay.

Recommendation: Comment of no issue and finding that proposal, as presented to the Planning & Zoning Committee, meets zoning and land use requirements of its area, with the condition of approval that activities remain within the scope defined by the permitted uses of the W district.

Details of Regular Agenda items:

1a. PLN2000-00080 (APN 037-011-090): Major addition/remodel to existing single family dwelling at corner of 14th St. and Highway 1 in Montara.

Application had originally been reviewed by the P&Z Committee on March 3, 2000. At that time, the committee had expressed concerns about visual impact from Highway 1 and siting of project in relation to Montara Creek west of the Highway. Applicant has requested review to address outstanding issues.

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

Parcel/Lot Size: 8,997 sf.

Height: 25'

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

Lot Coverage Existing: 1,257.5 (14%)

Lot Coverage Proposed: 3,101.5 (34.47%)

Floor Area Existing: 1,257.5 sf (FAR 11.75%)

Floor Area Proposed: 4,742 sf (48.26% after 400 sf garage Allowance)

2a. PLN2000-00222 - Coastside Design Review for a new 3121.73 sq. ft., 2-story single family home on a 6,250 sf parcel on Carmel Avenue, approximately 160 feet west of Valencia Avenue in El Granada. APN 047-094-030

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

Parcel/Lot Size: 6,250 sf.

Lot Coverage: 1,689.73 sf (27%)

Floor Area: 3,121.73 sf - 43.5% FAR*

Height: 28'

Setbacks (F/R/S/S): 20/55/5/10

* after 400 sf. garage allowance.

