

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

AGENDA for June 7, 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 one 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](#).

Regular Agenda:

1. New Applications Estimated Start Time: 8:00 PM

1a. PLN2000-00253 (APN 036-175-080): 3,791 sf. single-family-dwelling on a 42,362 sf. parcel in the Planned Agricultural District, in the rural area on Vallecitos Road in Montara.

1b. PLN2000-00266 - Lot line adjustment for 3.05 acres reducing 4 lots to 3 and Coastal Development Permit & RM/CZ permit for one 5,955 sf. single-family-dwelling with a detached studio/bedroom in the rural area at 801 June Hollow Road in Montara. APN 037-044-020, 030: formerly 037-044-010

1c. PLN2000-00268 - Up to 3 test well on each of 6 legal parcels in the RM/CZ district in the urban area, Juliana Avenue at Vallemar (Vallemar Bluffs) in Moss Beach. APN 037-086-230 through 290

1d. PLN2000-00326 - 480 sf. garage addition to existing 1885 sf. SFR on 9,000 sf. parcel, Home Improvement Exemption for proposed 6" front setback encroachment, CDSR, and lot consolidation at 236 7th St. in Montara. APN 036-053-120, 130: book says 036-053-210.

2. Consideration of comments or a recommendation to Supervisor Rich Gordon on the applicants for the vacancy on the Resource Conservation District Board. The applicants are: Oscar Braun, Pete Congdon, Toni Danzig, Chris Larson, David Mier, and Steve Nichols. Copies of applications available from chair.

3. Update and possible action item on Harbor Village project.

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

5. Set future agenda and future meeting dates. Our next regular meeting is scheduled for Wednesday, June 21, 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.

[return to MCC P&Z Main Page](#)

Addendum for MCC P&Z Agenda for 6/7/00

Details and analysis of Consent agenda items:

C1. PLN2000-00224 - Approval of P&Z requested revisions to plans for CDP, RM Permit & Variance to construct a new single family home on Cedar St. near Drake in Montara. APN 036-132-280. Originally reviewed by P&Z 5/3/00. Comment letter to include re-iteration of original comments on drainage and request for re-zoning of area from RM/CZ to R-1/S-17/CD/DR.

Applicant has lowered the height of the house to 28 ft. and connected the previously detached garage/art studio to the main house. Revised plans also show well with 50' clearance to sewer lines and placement of existing trees.

C2. PLN2000-00296 - Comment of no issue and finding that proposal, as presented to the Planning & Zoning Committee, meets zoning and land use requirements of its area for a Lot Line Adjustment to move existing parcel boundary 7.53 ft to clear encroachment of existing building onto second parcel at 205 & 207 Yale Avenue in Princeton. APN 047-013-360, 300

Zoning: W/AO/DR

Existing Parcel Sizes: 7,391 & 6753 sf.

Proposed Parcel Sizes: 8,144 & 6000 sf.

C3. PLN2000-00328 - Comment of no issue and finding that proposal, as presented to the Planning & Zoning Committee, meets zoning and land use requirements of its area for an addition of ADA compliant bathroom and kitchen remodeling of existing Princeton Seafood restaurant at Johnson Pier in Princeton. APN 047-083-060, 390-020 Applicant is completing compliance on recent expansion and renovation. Location at end of row of retail shops allows extra access for ADA compliance.

Details of New Applications:

1a. PLN2000-00253 - Single family dwelling in the Planned Agricultural District, in the rural area on Vallecitos Road in Montara. APN 036-175-080

Zoning: PAD/CZ

Parcel/Lot Size: 42,362 sf. Lot Coverage: 2491 (5.8%)

Floor Area: 3791 sf (including garage - FAR 9%)*

Height: 28' 8" (averaged:

Setbacks (F/R/S/S): 50/27.5/135/127.5

* For information only - Interim Ordinance not applicable in the rural area.

1b. PLN2000-00266 - Lot line adjustment reducing 4 lots to 3 and CDP & RM/CZ permit for one single family dwelling and a detached studio/bedroom in the rural area at 801 June Hollow Road in Montara. APN

037-044-020, 030: formerly 037-044-010. Zoning: RM/CZ

LLA info: Parcel/Lot Size: 3.05 ac total, 4 parcels:

Existing parcels: a - .7 acres, b - .76 acres, c - .81 acres, d - .77 acres

Proposed parcels: 1 (d) - 1.03 acres, 2 (b/c) - 1.18 acres, 3 (a) .83 acres

SFD info: Parcel/Lot size (proposed parcel 1): 44,993.42 sf (1.03 acres)

Lot Coverage: Less than 10%

Floor Area: 5955 sf (including garage & studio - FAR 13.2%)*

Height: 24' (averaged)

Setbacks (F/R/S/S): 50/20/60/20

* For information only - Interim Ordinance not applicable in the rural area.

1c. PLN2000-00268 - Up to 3 test well on each of 6 legal parcels, Juliana Avenue at Vallemar (Vallemar Bluffs) in Moss Beach. APN 037-086-230 through 290

Zoning: RM/CZ

Parcel Sizes: .26 to .6 acres, 2.48 acres total for the six.

1d. PLN2000-00326 - 480 sf. garage addition to existing SFR, Home Improvement Exemption, CDSR, and lot consolidation at 236 7th St. in Montara. APN 036-053-120, 130: book says 036-053-210.

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

Parcel/Lot Size: 9,000 sf.

Existing Lot Coverage: 1885 sf (21%)

Proposed Lot Coverage: 2365 sf (26.3%)

Existing Floor Area: 1885 sf (1485 / 16.5% after 400 sf garage credit)

Proposed Floor Area: 2365 sf (1965 / 21.8% after 400 sf garage credit) Height: 10' (averaged: Setbacks (F/R/S/S): 19.5/15/5/?

Note: HIE for 6" encroachment into front setback so garage addition lines up with front of existing house.