

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

AGENDA for June 21, 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. Old Business/Continued Applications: Estimated Start Time: 7:45 PM

1a. PLN2000-00048 - Revised plans for a Coastside Design Review for a new 2-story, 2814 sq. ft. Single-Family-Dwelling on a 5,000 sq. ft. parcel located on the north side of 5th Street, approximately 150 feet east of LeConte Avenue in Montara. APN 036-066-250. From 2/5/00.

1b. PLN2000-00080 (APN 037-011-090): Visual impact of major addition/remodel to existing single family dwelling at corner of 14th St. and Highway 1 in Montara. From 5/17/00.

1c. PLN2000-00150 - 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. APN 037-310-030. From 4/5/00.

1d. 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. From 6/7/00.

2. Discussion of proposal for new Motel/B&B on Avenue Alhambra in El Granada. The architect for this project will be presenting this concept to get feedback from the committee and members of the community.
Estimated Start Time: 8:30 PM

3. New Applications: Estimated Start Time: 9:00 PM

3a. PLN1999-00215 - A Coastside Design Review and Coastal Development Permit Exemption to construct a new 2-story 2,832 sq. ft. single family residence on the south side of 2nd Street approximately 50 feet west of Farallone Avenue in Montara. APN 036-014-140

3b. PLN2000-00184 - Coastal Development Permit for a small addition to an existing structure

and a Use Permit for a conversion of existing garage to living space and a new detached garage to be located within the front setback area at 65 Bernal Ave in Moss Beach. APN 037-281-190

3c. PLN2000-00318 - A Coastside Design Review for a new 2,010 sq. ft., one-story Single-Family Residence with an attached 2-car garage on a parcel located on the west side of Sunshine Valley Road, approximately 50 feet south of Hawthorne Street in Montara. APN 036-283-190

4. Consideration of a recommendation to the MidCoast Community Council to allow the Planning & Zoning Chair or other designated committee member to make comment to the County Planning Department on application revisions in a timely manner when necessary. **Estimated Start Time: 9:00 PM**

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

6. Set future agenda and future meeting dates.

Our next regular meeting is scheduled for Wednesday, July 5, 2000.

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 6/21/00

Details and analysis of Consent agenda items:

C1. PLN2000-00253 - 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. 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

Item was continued from 6/5/00 meeting due to lack of information on visual impact and locations of well and septic system. Site visit and new plans received show that the project would be shielded from any public roadway, and that location of wells and septic conform to setback regulations.

Recommendation of no issue and that project conforms with zoning and land use designations of its area.

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

C2. PLN2000-00333 - Coastal Development Exemption and Coastside Design Review to construct a 488 sq. ft. addition and remodel interior of an existing single family residence at 1035 Birch St. in Montara. APN 036-123-070

Zoning: R-1/S-17

Parcel Size: 9,375 sq. ft. (75'x125')

Existing Lot Coverage: 2,098 sq. ft. (22.4%)

Proposed Lot Coverage: 2,586 sq. ft. (27.6%)
Existing FAR: 2,098 sq. ft. (18.1% after 400 sq. ft. garage allowance)
Proposed FAR: 2,586 sq. ft. (23.3% after 400 sq. ft. garage allowance)
Existing & Proposed Height: 16'

Proposed addition is well under both lot coverage and FAR regulations, will not increase height. maintaining one-story in an area with many one-story houses. Design and finish maintains continuity with existing structure.

Recommendation of no issue and that project conforms with zoning and land use designations of its area, with further comment that, although not related to this application, that the County work with the owner to correct rear setback encroachment of detached garage/studio building.

C3. PLN2000-00353 - Resource Management Permit for a prefabricated agricultural building (barn) at 290 Las Flores Rd. in Montara. APN 036-243-100

Zoning: RM/CZ
Parcel Size: 4.37 acres
Building Coverage: 1920 sq. ft. (40'x48')
Height: 18' 5"
Setbacks (F/R/S/S): 144/20/128/120

Proposed structure meets requirements of siting and size for accessory building, presents no visual problem, and respects established scenic easement on property. Design and finish well-suited for site and purpose of structure.

Recommendation of no issue and that project conforms with zoning and land use designations of its area.

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