

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

**AGENDA for July 5, 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. PLN1999-0898 - "Inn at the Bay"** - Discussion of application for Use Permit and Coastal Development Permit for a 30 bedroom Hotel on a parcel zoned [Coastside Commercial Recreation](#) (CCR) - on the El Granada Waterfront just north of the Anchorage Restaurant & Hiway 1 Diner. The application will still be going through initial environmental review and a full Environmental Impact Report. APN 047-252-240.

**Estimated Start Time: 7:45 PM**

**2. New Applications: Estimated Start Time: 8:30 PM**

**2a. PLN1999-00857** - A Coastside Design Review and Coastal Development Permit Exemption for a 2,719 sf. single-family residence with an attached 484 sf. garage on a 6,661 sf. parcel at 173 Del Monte in El Granada. APN 047-172-200

**2b. PLN2000-00257** - A Coastal Design Review for a new 4,889 sf., 2-story single-family house on a 14,688 sf. parcel located at 911 Jordon St. in Montara. APN 036-113-270

**2c. PLN2000-00330** - A Coastside Design Review to construct a 475 sf. addition to an existing 1878 sf. single-family dwelling located on a 10,000 sf. lot at 511 8th St. in Montara. APN 036-094-100

**2d. PLN2000-00373** - A Coastside Design Review for a new 3,000 sf. 2-story single-family dwelling on a 6275 sf. parcel located at the northwest of Cabrillo Ave and Francisco St. in El Granada. APN 047-286-180

**2e. PLN2000-00385** - A Coastside Design Review to build a 3147 sf. single-family residence with a 2-car garage on a 5500 sf. parcel located on the west side of Valencia Ave, 100 ft. north of Columbus St. in El Granada. APN 047-095-090

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

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

Our next regular meeting is scheduled for Wednesday, July 19, 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](mailto:cgk@montara.com).

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## **Addendum for MCC P&Z Agenda for 7/5/00**

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

**C1. PLN2000-00251** - A Coastside Design Review and Coastal Development Permit Exemption for a new 2,612 sf. 2-story single-family residence with a 500 sf. detached garage/shed on a 6,250 sf. parcel located on the west side of Cedar St., approximately 200 ft. north of George St. in Montara. APN 036-073-550.

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

**Lot Coverage:** 2023 sf. (32.4%)

**FAR:** 43.4% (after 400' garage allowance)

**Height:** 28'

**Setbacks (F/R/S/S):** 20/55/12.5/7.5

**Analysis:** House is below FAR and coverage requirements, design is well articulated and compatible with the surrounding neighborhood. No variances, exemptions, or significant tree removal involved. The large tree at the front of the lot on the County ROW will remain.

**Recommendation** of no issue and that project conforms with zoning and land use designations of its area, with addition of conditions regarding control of rate and amount of runoff and drainage because of increased flooding and erosion problems in the Cedar St. drainage area, and that the native *Sambucus racemosa* (Red Elderberry) tree at the northwest corner of the property be retained or replaced if removed for construction.

**C2. PLN2000-00365** - A Coastside Design Review for enclosure of existing 120 sf. deck at 830 Sonora Ave. in El Granada. APN 047-041-180

**Analysis:** Applicant mistakenly began construction before application approved, but has halted work and County has issued stop work order. Proposed addition is under FAR regulations. Design and finish maintains continuity with existing structure. No addition to lot coverage, no change in height or setbacks. No variances, exemptions, or tree removal involved. Zoning is R-1/S-17/DR.

**Existing FAR (after 400 sf. garage allowance): 46.7% - Proposed: 49%**

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

**C3. PLN2000-00387** - A Coastal Development Permit for a domestic well on a 5,474 sf. lot on Highway 1 between Lancaster and Terrace Streets in Moss Beach. APN 037-171-190

**Analysis:** Zoning is R-1/S-17/DR, lot exceeds minimum requirements for zoning, proposed well is located within required setbacks and situated to allow regular residential development of the

lot..

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

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### **Details of New Applications for 7/5/00:**

**2a. PLN1999-00857** - A Coastside Design Review and Coastal Development Permit Exemption for a 2,719 sf. single-family residence with an attached 484 sf. garage on a 6,661 sf. parcel at 173 Del Monte in El Granada. APN 047-172-200

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

**Lot Coverage:** 2,032.7 sf (30.5%)

**FAR:** 42.1% (after 400 sf garage allowance)

**Height:** 27.1' (Averaged; 17.2 low, 39.54 high)

**Setbacks (F/R/S/S):** 14\*/52/6/9

\* Slope of lot allows garage to have up to 0' setback in front. Residence is set 20' back from front line.

**2b. PLN2000-00257** - A Coastal Design Review for a new 4,889 sf., 2-story single-family house on a 14,688 sf. parcel located at 911 Jordon St. in Montara. APN 036-113-270

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

**Lot Coverage:** 2,588 sf (17.6%)

**FAR:** 33.3%

**Height:** 27.93' (Averaged; 23.54' low, 31.04 high)

**Setbacks (F/R/S/S):** 20/67/6/9

**2c. PLN2000-00330** - A Coastside Design Review to construct a 475 sf. addition to an existing 1878 sf. single-family dwelling located on a 10,000 sf. lot at 511 8th St. in Montara. APN 036-094-100

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

**FAR:** 23.2% (after 400' garage allowance)

**Existing Lot Coverage:** 1155 sf. (11.55%)

**Proposed:** 1630 sf. (16.3%)**Height:** 21.5'

**Setbacks (F/R/S/S):** 23/31/13/33

**2d. PLN2000-00373** - A Coastside Design Review for a new 3,000 sf. 2-story single-family dwelling on a 6275 sf. parcel located at the northwest of Cabrillo Ave and Francisco St. in El Granada. APN 047-286-180

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

**Lot Coverage:** 2158 sf. (34.4%)

**FAR:** 47.8% (after 400 sf garage allowance)

**Height:** 24' 8"

**Setbacks (F/R/S/S):** 20/25/5/10

**2e. PLN2000-00385** - A Coastside Design Review to build a 3147 sf. single-family residence

with a 2-car garage on a 5500 sf. parcel located on the west side of Valencia Ave, 100 ft. north of Columbus St. in El Granada. APN 047-095-090

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

**Lot Coverage:** 1820 sf. (33.1%)

**FAR:** 49.9% (after 400 sf garage allowance)

**Height:** 27.25'

**Setbacks (F/R/S/S):** 20/32/6/9

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