

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

AGENDA for July 19, 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

Regular Agenda: Details and analysis of items may be found below in the agenda [addendum](#).

1. Old Business/Continued Applications: Estimated Start Time: 7:45 PM

1a. PLN1999-00015 - A Coastside Design Review and Coastal Development Permit Exemption to construct a new 2-story single family residence at the corner of 2nd Street at Farallone Avenue in Montara. APN 036-014-140, lots 1&2

1b. 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 approx. 50 feet west of Farallone Avenue in Montara. APN 036-014-140, lots 3&4

1c. PLN1999-00811 - Redesign for setbacks and lot coverage of a previously reviewed 3 story, 4,080 sf warehouse/office building on a 7500 sf. lot zoned CCR/DR at Harvard & Broadway in Princeton. APN 047-023-330

1d. PLN2000-00112 - Coastal Development Permit and Design Review to construct a 5-unit apartment complex on a 7,590 sf. parcel in R-3/S-3/DR zoning at Avenue Alhambra & Avenue Portola in El Granada. APN 047-206-130, 140

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

2a. PLN2000-00389 - Coastside Design Review for a 2-story, 4987 sf. new single-family residence on a 11,298 sf parcel on the northeast corner of Cortez and Highway 1 in Miramar. APN 048-023-090/170

2b. PLN2000-00396 - A Coastside Design Review for a 1066 sf. single-story addition to an existing 895.5 sf. single-family residence and a new 616 sf. detached garage on a 7500 sf. parcel at 1134 Acacia in Montara, CA. APN 036-071-080

2c. PLN2000-00406 - Coastal Development Permit and Resource Management Permit for major addition/remodel to single-family house on a 2.63 acre parcel at 1790 Sunshine Valley Road in Moss Beach. APN 037-052-060

2d. PLN2000-00418 - A Coastside Design Review for a 510 sf. second story addition and remodel to an existing 1528 sf. house at 435 7th St. in Montara, CA. APN 036-091-150

2e. PLN2000-00423 - Coastal Development Permit and Certificate of Compliance for legalization of two PAD parcels along the south side of Capistrano Road, immediately west of Highway 1. APN 047-080-140 & 047-080-150

2f. PLN2000-00427 - A Coastside Design Review for a new 2,957 sq. ft., 2-story Single-Family Residence with an attached garage on a 6250 sf. parcel on Edison Street, 100 ft. west of Cedar St., Montara. APN 036-161-280

2g. PLN2000-00428 - A Coastside Design Review for a new 2,837 sq. ft., 2-story Single-Family Residence with an attached garage on a 5981 sf. parcel at the NE corner of Mirada Rd. & Miramar Dr. (623 Mirada Rd.) APN 048-056-160, 200, 210, 220

2h. PLN2000-00429 - A Coastside Design Review for a new 2,814 sq. ft., 3-story Single-Family Residence with an attached garage on a 5648 sf. parcel at 475 El Granada Blvd. in El Granada. APN 047-144-320

2i. PLN2000-00436 - A Coastside Design Review for a 165 sf. addition to an existing single-family residence and removal of existing decks on a 5929 sf. parcel at 310 El Granada Blvd., El Granada. APN 047-182-060

2j. PLN2000-00437 - A Coastside Design Review for modifying a detached 2-car carport and workshop with a 600 sf. second-level attic storage space addition on a 18,000 sf. parcel with existing single-family residence at 464 3rd Ave in Miramar. APN 048-037-250

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

4. Set future agenda and future meeting dates. Assignment of received applications for review, and discussion of other agenda items for future meetings, including (but not limited to): presentation on the proposed development of the El Granada "Post Office Lot" owned by the Harbor District, issues concerning the LCP Review, diking and other non-permitted activities on undeveloped parcels. Our next regular meeting is scheduled for Wednesday, August 2, 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.

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Addendum for MCC P&Z Agenda for 7/19/00

Details of Old Business/Continued Applications:

1a. PLN1999-00015 - A Coastside Design Review and Coastal Development Permit Exemption to construct a new 2-story single family residence at the corner of 2nd Street at Farallone Avenue in Montara. APN 036-014-140, lots 1&2

1b. 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, lots 3&4

Zoning: R-1/S-17
Parcel Size: 5,000 sq. ft. (50'x100')
Lot Coverage: 1734 sf. (34.7%)
FAR: 2832 sq. ft. (48.6% after 400 sf. garage allowance)
Height: 28' (averaged)
Setbacks (F/R/S/S): 20/25/8/7

1c. PLN1999-00811 - Redesign for setbacks and lot coverage of a previously reviewed 3 story, 4,080 sf warehouse/office building on a 7500 sf. lot at Harvard & Broadway in Princeton. APN 047-023-330.

Zoning: CCR/DR
Lot Coverage: 3100 sf. (41%)
New Floor Area: 3,949 sf.
Height: 35'
Setbacks (F/R/S/S): 2/5/10/5

1d. PLN2000-00112 - Coastal Development Permit and Design Review to construct a 5-unit apartment complex at Avenue Alhambra & Avenue Portola in El Granada. APN 047-206-130, 140

Zoning: R-3/S-3/DR/CD
Parcel/Lot Size: 7,590 sf.
Lot Coverage: approx. 3540 sf (46.6%)
Floor Area (exc. parking): 5323 sf
Height: 33.5'
Setbacks (F/R/S/S): 10/5/20/20
Units: 5: 3 2-bdrm, 2 1-bdrm
Parking spaces: 7 res, 2 guest, 1 handicap

Details of New Applications for 7/19/00:

2a. PLN2000-00389 - Coastside Design Review for a 2-story, 4987 sf. new single-family residence on a 11,298 sf parcel on the northeast corner of Cortez and Highway 1 in Miramar. APN 048-023-090/170

Zoning: R-1/S-9/DR
Lot Coverage: 2995 sf. (26.5%)
FAR: 44.14%
Height: 24'
Setbacks (F/R/S/S): 20/20/10/20

2b. PLN2000-00396 - A Coastside Design Review for a 1066 sf. single-story addition to an existing 895.5 sf. single-family residence and a new 616 sf. detached garage on a 7500 sf. parcel at 1134 Acacia in Montara, CA. APN 036-071-080

Zoning: R-1/S-17/DR
Existing Lot Coverage: 895.5 sf. (12%)
Proposed Lot Coverage: 2577.5 sf. (34.3%)
Existing FAR (after 400' garage allowance): 6.6%
Proposed: 29%
Existing Height: 13' (approx.)
Proposed Height: 18.5' (approx.)

Setbacks (F/R/S/S): 24.5/21.75/5.5/10

2c. PLN2000-00406 - Coastal Development Permit and Resource Management Permit for major addition/remodel to single-family house on a 2.63 acre parcel at 1790 Sunshine Valley Road in Moss Beach. APN 037-052-060

2d. PLN2000-00418 - A Coastside Design Review for a 510 sf. second story addition and remodel to an existing 1528 sf. house at 435 7th St. in Montara, CA. APN 036-091-150

Zoning: R-1/S-17/DR

Existing Lot Coverage: 1528 sf. (30.6%)

Proposed Lot Coverage: No Change

Existing FAR (after 400' garage allowance) - 22.6% - (1528 sf.)

Proposed FAR (after 400' garage allowance) - 32.8% - (2038 sf.)

Existing Height: 13' (approx.)

Proposed Height: 24' (approx.)

Setbacks (F/R/S/S): 22/305/5/5

2f. PLN2000-00427 - A Coastside Design Review for a new 2,957 sq. ft., 2-story Single-Family Residence with an attached garage on a 6250 sf. parcel on Edison Street, 100 ft. west of Cedar St., Montara. APN 036-161-280

Zoning: R-1/S-17/DR

Lot Coverage: 1938 sf. (31%)

FAR: 3497 sf. - 49.55% after 400 sf. garage allowance

Height: 27'

Setbacks (F/R/S/S): 20/47/5/10

2g. PLN2000-00428 - A Coastside Design Review for a new 2,837 sq. ft., 2-story Single-Family Residence with an attached garage on a 5981 sf. parcel at the NE corner of Mirada Rd. & Miramar Dr. (623 Mirada Rd.) APN 048-056-160, 200, 210, 220

Zoning: R-1/S-17/DR

Lot Coverage: 1910 sf. (31.9%)

FAR: 3385 sf. - 49.9% after 400 sf. garage allowance

Height: 27.2'

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

2h. PLN2000-00429 - A Coastside Design Review for a new 2,814 sq. ft., 3-story Single-Family Residence with an attached garage on a 5648 sf. parcel at 475 El Granada Blvd. in El Granada. APN 047-144-320

Zoning: R-1/S-17/DR

Lot Coverage: 1547 sf. (27.4%)

FAR: 3213 sf. - 49.8% after 400 sf. garage allowance

Height: Approx. 23.5' averaged from 12' and 35')

Setbacks (F/R/S/S): 29.5/43/9/8 (Garage setback 8.5')

2i. PLN2000-00436 - A Coastside Design Review for a 165 sf. addition to an existing single-family residence and removal of existing decks on a 5929 sf. parcel at 310 El Granada Blvd., El Granada. APN 047-182-060

Zoning: R-1/S-17/DR

Existing Lot Coverage: 1874 sf. (32%) Proposed Lot Coverage: 1820 sf. (31%)
Existing FAR (after 400' garage allowance) - 38.6% (2689 sf.)
Proposed FAR (after 400' garage allowance) - 41.4% (2854 sf.)
Existing Height: 27' (averaged)
Proposed Height: Same
Setbacks (F/R/S/S): 25.7/25.3/2.6/12.5

2j. PLN2000-00437 - A Coastside Design Review for modifying a detached 2-car carport and workshop with a 600 sf. second-level attic storage space addition on a 18,000 sf. parcel with existing single-family residence at 464 3rd Ave in Miramar. APN 048-037-250

Zoning: R-1/S-17/DR
Existing Lot Coverage: ?
Proposed Lot Coverage: Same
Existing FAR (after 400' garage allowance) - ?
Proposed FAR (after 400' garage allowance) - existing + 3.3%
Existing Height: ?
Proposed Height: ?
Setbacks (F/R/S/S): ?

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