

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

AGENDA for August 2, 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, analysis and recommendations of items may be found below in the agenda [addendum](#).

C1. PLN2000-00411 - Coastside Design Review for a new 3,845 sf. 3 story Single Family Residence with a 2-car attached garage on a 7500 sf. parcel located on the southside of 8th St., 200 feet west of Audubon Ave. in Montara. APN 036-095-430

C2. PLN2000-00457 - Coastal Design Review for a new 2,951 sf. single-family residence on a 6000 sf. parcel in the S-17 zoning district, 300 11th St. (at Farallone) in Montara. APN 036-033-380.

C3. PLN2000-00458 - Coastal Development Permit and Design Review for a new 4,373 sf. single-family residence on a 9,001 sf. parcel immediately north of 438 Alameda Ave. in Miramar. APN 048-013-810.

Regular Agenda:

1. Presentation of proposed commercial building on Avenue Portola in C-1/S-3/DR zoning, the Harbor District property next to the Post Office in El Granada. APN 047-261-030.

2. New Applications: Estimated Start Time: 8:15 PM

2a. PLN2000-00026 - Coastside Design Review to construct a new two-story single family dwelling, two car garage and one story cottage on a 8,044 sf. parcel at 215 Valencia, El Granada. APN 047-123-290 & 300

2b. PLN2000-00431 - Use Permit, CDP and RM Permits for three antennas, a dish to be located on an existing tower on Devil's Slide. APN 023-742-020

2c. PLN2000-00438

2d. PLN2000-00443 - Coastside Design Review for an addition of 1,012 sf. onto the second level of an existing single-family residence at 100 Weinke Way in Moss Beach. APN 037-094-150.

2e. PLN2000-00453 - Coastal Development Permit and Design Review for a new 3,746 sf. single-family residence on the corner of Sunshine Valley Road and Howells in Montara. APN 036-281-090.

2f. PLN2000-00455 - Coastal Development Permit and Design Review for a new 3,412 sf. single-family residence on the corner of Sunshine Valley Road and Crescent in Montara. APN 036-281-140.

2g. PLN2000-00461 - Coastal Development Permit and Design Review for a new 4,326 sf. single-family residence on the south side of Coronado Avenue, approx. 80 ft. west of The Crossways in Miramar. APN 048-023-060&070.

2h. PLN2000-00467 - Coastside Design Review for construction of a new 3517 sf. single-family residence on a 6250 sf. parcel and a lot merger at 1213 Audubon St. in Montara. APN 036-101-250

3. Discussion & possible recommendation to MidCoast Community Council on non-permitted parcel activity including tree removal, vegetation removal & clearing, grading, disking, well drilling, construction and construction staging.

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

5. Set future agenda and future meeting dates. Assignment of received applications for review, and discussion of other agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, August 16, 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 8/2/00

Details of Consent Agenda items for 8/2/00:

C1. PLN2000-00411 - Coastside Design Review for a new 3,845 sf. 3 story Single Family Residence with a 2-car attached garage on a 7500 sf. parcel located on the southside of 8th St., 200 feet west of Audubon Ave. in Montara. APN 036-095-430

Zoning: R-1/S-17/DR

Parcel Size: 7500 sf.

Lot Coverage: 1995 sf. (26.6%)

FAR (after 400 sf. garage allowance): 45.9% (3845 - 400 sf.)

Height: 27' 8"

Setbacks (F/R/S/S): 40/40/5/10

Analysis: Subject parcel is larger than minimum for zoning (150%), lot coverage and FAR are under maximums allowed. House design and size is similar to others in the surrounding area. House is well articulated with multiple levels and no excessive rooflines or blank walls. No trees are proposed for removal.

Recommendation of no issue and that project conforms with zoning and land use designations of its area ,with addition of recommending conditions that on the east elevation, the chimney casing be extended to the ground, and on the west elevation, some further detail be added to help break up the long center wall - this could be as simple as extending the side entry deck and railing back along the side of the house with stairs at the rear down to the yard level.

C2. PLN2000-00457 - Coastal Design Review for a new 2,951 sf. single-family residence on a 6000 sf. parcel in the S-17 zoning district, 300 11th St. (at Farallone) in Montara. APN 036-033-380.

Zoning: R-1/S-17/DR

Parcel Size: 6000 sf.

Lot Coverage: 1917 sf. (32%)

FAR (after 400 sf. garage allowance): 49.2% (2951 sf.)

Height: 27' (Averaged)

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

Analysis: Subject parcel is larger than minimum for zoning (120%), lot coverage and FAR are within maximums allowed. House design and size is similar to others in the surrounding area. House is well articulated with multiple levels and no excessive rooflines or blank walls. No trees are proposed for removal.

Recommendation of no issue and that project conforms with zoning and land use designations of its area ,with addition of recommending condition that house and foundation be lowered into the existing grade more so than shown in the presented plans to minimize impact of views from neighboring houses and to reduce visual effect of the house siting above grade atop its foundation.

C3. PLN2000-00458 - Coastal Development Permit and Design Review for a new 4,373 sf. single-family residence on a 9,001 sf. parcel immediately north of 438 Alameda Ave. in Miramar. APN 048-013-810.

Zoning: R-1/S-17/DR

Parcel Size: 9001 sf.

Lot Coverage: 2915 sf. (32.4%)

FAR (after 400 sf. garage allowance): 44.1% (4373 - 400 sf.)

Height: 27' 3"

Setbacks (F/R/S/S): 20/24/8.5/11.3

Analysis: Subject parcel is substantially larger than minimum for zoning (180%), lot coverage and FAR are below maximums allowed. House is well sited on lot, and log exterior design works well with surrounding area. House is well articulated and the dormers and shed roof on the sides help break up the long roof lines. Of the 30 trees that surround the parcel, only one to the rear of the lot will be removed for the driveway entrance on Alameda, and applicant proposes to replace it with multiple new trees in the landscaping.

Recommendation of no issue and that project conforms with zoning and land use designations of its area ,with addition of recommending condition that dormers of the type used on the house be added to detached garage to break up the large roof surface and connect it architecturally with

the house.

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