

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

AGENDA for Wednesday, August 16, 2000 - 7:30 PM

3-0 Café at the HMB Airport, Hwy. 1 between Moss Beach and El Granada

P&Z Agendas and background material are available online at: <http://mcc.sannateo.org>

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: - No Consent items

Regular Agenda:

1. New Applications: Details of applications may be in the attached addendum.

Estimated Start Time: 7:45 PM

1a. PLN1999-00297 - Coastside Design Review for a 2-story, 2856 sf. new single-family residence on a 5000 sf parcel at 151 Orval Ave in Moss Beach. APN 037-223-200

1b. PLN1999-00642 - Coastside Design Review for a 2-story, 2428 sf. new single-family residence on a 5000 sf parcel at 137 Orval Ave in Moss Beach. APN 037-223-210

1c. PLN2000-00080 - Coastside Design Review for revised plans for a major addition/remodel to existing SFR at corner of 14th St. and Highway 1 in Montara. APN 037-011-090

1d. 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

1e. PLN2000-00399 - Coastal Development Permit, Coastside Design Review, & Use Permit for a 1441 sf. addition to existing house & studio & new detached garage on a 10,600 sf parcel on Sea Cliff Court (west of Highway 1) in Montara. APN 036-046-270.

1f. PLN2000-00466 - Coastside Design Review for a new single-story one-bedroom single-family residence with an attached garage and a detached workshop and lot merger on a 6250 sf parcel at 1219 Audubon St. in Montara. APN 036-101-460

1g. PLN2000-00476 - Coastside Design Review and lot merger for a new 2-story, 3,377 sf. SFR to be located on a 6,000 sf lot on the northside of Francisco St., approx. 222 feet west of Avenir Balboa in El Granada. APN 047-125-180

1h. PLN2000-00501 - Coastside Design Review for a new 2-story, 3400sf single-family residence on a 6000 sf parcel on 12th Street west Cabrillo Highway in Montara. APN 037-011-220

MCC P&Z Committee AGENDA for August 16, 2000 (cont.)

2. Discussion & possible recommendation to MidCoast Community Council and appropriate County Department on:
 - a) Proposal from County Planning to exempt, except in certain cases, domestic test well applications from CDP requirement and
 - b) information received on number of wells in MidCoast area and existing/proposed monitoring programs.
3. Continued discussion & possible recommendations to MidCoast Community Council regarding ongoing subjects: non-permitted parcel activity (including tree removal, vegetation removal & clearing, grading, disking, well drilling, construction and construction staging), cumulative impacts of individual parcel development, committee and County application review procedures.
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, September 6, 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.

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Details of New Application Agenda items for 8/16/00:

- 1a. PLN1999-00297** - Coastside Design Review for a 2-story, 2856 sf. new single-family residence on a 5000 sf parcel at 151 Orval Ave in Moss Beach. APN 037-223-200

Zoning: R-1/S-17/DR	Parcel Size: 5000 sf
Lot Coverage: 1725 sf. (34.5%)	
FAR (after 400 sf. garage allowance): 49.1% (2856 - 400 sf.)	
Height: 25'	Setbacks (F/R/S/S): 20/20/10/5

- 1b. PLN1999-00642** - Coastside Design Review for a 2-story, 2428 sf. new single-family residence on a 5000 sf parcel at 137 Orval Ave in Moss Beach. APN 037-223-210

Zoning: R-1/S-17/DR	Parcel Size: 5000 sf
Lot Coverage: 1400 sf. (28%)	
FAR (after 400 sf. garage allowance): 40.6% (2428 - 400 sf.)	
Height: 27.5'	Setbacks (F/R/S/S): 20/27/10/5

- 1c. PLN2000-00080** - Coastside Design Review for revised plans for a major addition/remodel to existing SFR at corner of 14th St. and Highway 1 in Montara. APN 037-011-090

Zoning: R-1/S-17	Parcel Size: 8,997 sf.
Existing Lot Coverage: 1257.5 sf (14%)	Proposed: 3,196 sf. (35.5%)
Existing Height: ?	Proposed Height: 15' 4"
Existing Setbacks (F/R/S/S): 25/30/60/2	Proposed Setbacks: 20/20/9.33/10
Existing FAR (after 200 sf. garage allowance): 11.75% (1257.5 - 200 sf.)	
Proposed FAR (after 400 sf. garage allowance): 31.1% (3196 - 400 sf.)	

- 1d. 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	Parcel Size: 11,298 sf
Lot Coverage: 2995 sf. (26.5%)	
FAR (after 400 sf. garage allowance): 44.1% (4987 - 400 sf.)	
Height: 24'	Setbacks (F/R/S/S): 20/22/10/24

- 1e. PLN2000-00399** - Coastal Development Permit, Coastside Design Review, & Use Permit for a 1441 sf. addition to existing house & studio & new detached garage on a 10,600 sf parcel on Sea Cliff Court (west of Highway 1) in Montara. APN 036-046-270.

Zoning: R-1/S-17/DR	Parcel Size: 10,600 sf
Existing Lot Coverage: 1733 sf. (16.35%)	Proposed Lot Coverage: 2491 sf. (23.5%)
Proposed Height: 26' 2"	Setbacks (F/R/S/S): ??/??/5/5
Existing FAR (after 400 sf. garage allowance): 14.8% (1973 - 400 sf.)	
Proposed FAR (after 400 sf. garage allowance): 28.4% (3414 - 400 sf.)	

- 1f. **PLN2000-00466** - Coastside Design Review for a new single-story one-bedroom single-family residence with an attached garage and a detached workshop and lot merger on a 6250 sf parcel at 1219 Audubon St. in Montara. APN 036-101-460

Zoning: R-1/S-17/DR Parcel Size: 6250 sf
Lot Coverage: 1020 sf. (16.3%)
FAR (after 200 sf. garage allowance): 13.1% (1020- 200 sf.)
Height: 14' Setbacks (F/R/S/S): 20/lots/5/12

- 1g. **PLN2000-00476** - Coastside Design Review and lot merger for a new 2-story, 3,377 sf. SFR to be located on a 6,000 sf lot on the northside of Francisco St., approx. 222 feet west of Avenir Balboa in El Granada. APN 047-125-180

Zoning: R-1/S-17/DR Parcel Size: 6000 sf
Lot Coverage: 1621 sf. (27%)
FAR (after 400 sf. garage allowance): 49.6% (3377- 400 sf.)
Height: 27.5' Setbacks (F/R/S/S): 20/43.5/5/10

- 1h. **PLN2000-00501** - Coastside Design Review for a new 2-story, 3400sf single-family residence on a 6000 sf parcel on 12th Street west Cabrillo Highway in Montara. APN 037-011-220

Zoning: R-1/S-17/DR Parcel Size: 6000 sf
Lot Coverage: 2100 sf. (35%)
FAR (after 400 sf. garage allowance): 50% (3400- 400 sf.)
Height: 27.5' Setbacks (F/R/S/S): 20/20/5.5/13.5