

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

AGENDA for September 6, 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. PLN2000-00571 - Coastal Design Review to allow a 214 sf. patio/sun-room enclosure at 657 George St. in Montara. APN 036-072-400

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

Regular Agenda:

1. New Applications: Estimated Start Time: 7:45 PM

1a. PLN1999-00861 - Home Improvement Exemption to rebuild and expand an existing deck, allowing a 6 ft. rear yard setback where 20 ft. is required, and 37% lot coverage where 35% is required, at 400 Sierra St. in Moss Beach. APN 037-082-010

1b. PLN1999-00880 - Use Permit Renewal for the Picasso Pre-School/Daycare Center at 480 Ave. Alhambra in El Granada. APN 047-251-110

1c. PLN2000-00248 - 18,167 sf. three-story building with 22 parking spaces and 2 loading bays for wholesale/retail sales of marine supplies at 162-170 California Ave. in Princeton. APN 047-014-170/180 & 047-021-110.

1d. PLN2000-00262 - Coastside Design Review for a new Single-Family Residence with an attached 2-car garage on a 4198 sf. parcel located on the southeast corner of Cypress and Pearl in Moss Beach. APN 037-185-010/020

1e. PLN2000-00318 - REVISION for 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

1f. PLN2000-00471 - Lot Merger and Coastal Development Permit to add 600 sf to an existing

detached accessory structure on a 12,060 sf. parcel at 140 Precita Ave in Moss Beach. APN 037-2285-110/170

1g. PLN2000-00518 - Coastal Development Permit Exemption and RM District Permit for a 1,000 sf. addition to existing single-family residence at 1581 Sunshine Valley Road in Montara. APN 037-052-150

1h. PLN2000-00540 - Coastal Development Permit and Use Permit to construct a non-conforming house on a legal non-conforming 2,500 sf. parcel at 3rd and Cabrillo Highway in Miramar. APN 048-036-050

2. Discussion & possible recommendations to MidCoast Community Council and appropriate County Departments on:

a) Proposal from County Planning to exempt, except in certain cases, domestic test well applications from CDP requirements,

b) Draft of new San Mateo County Well Ordinance supplied by Environmental Health Department, and

c) 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 20, 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 9/6/00

Details of Consent Agenda items for 9/6/00:

C1. PLN2000-00571 - Coastal Design Review to allow a 214 sf. patio/sun-room enclosure at 657 George St. in Montara. APN 036-072-400

Zoning: R-1/S-9/DR

Parcel Size: 6250 sf

Existing Lot Coverage: 1411 sf. (22.6%)

Proposed Lot Coverage: 1625 sf. (26%)

Existing FAR (after 400 sf. garage allowance): 16.2% (1411 - 400 sf.)

Proposed FAR (after 400 sf. garage allowance): 19.6% (1625 - 400 sf.)

Existing Setbacks (F/R/S/S): 20/48.5/5/5

Proposed Setbacks (F/R/S/S): 20/36.5/5/5 (Side setbacks on addition 18' & 14')

Height: ~ 14'

Analysis: Project would enclose an existing ground level patio deck. Proposed FAR and coverage and well below requirements, addition is lower than roofline of existing one-story house, design is compatible with existing house and surrounding area. Addition is set back as much as possible from both yard sides, no visual impact is anticipated. No variances, exemptions, or significant tree removal involved.

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

Details of New Application Agenda items for 9/6/00:

1a. PLN1999-00861 - Home Improvement Exemption to rebuild and expand an existing deck, allowing a 6 ft. rear yard setback where 20 ft. is required, and 37% lot coverage where 35% is required, at 400 Sierra St. in Moss Beach. APN 037-082-010

Zoning: R-1/S-17/DR

Parcel Size: 7500 sf

Proposed Lot Coverage: 2775 sf. (37%)

1b. PLN1999-00880 - Use Permit Renewal for the Picasso Pre-School/Daycare Center at 480 Ave. Alhambra in El Granada. APN 047-251-110

Zoning: COSC

Parcel Size: 30,738 sf

No changes proposed in building size, coverage, setbacks, etc.

1c. PLN2000-00248 - 18,167 sf. three-story building with 22 parking spaces and 2 loading bays for wholesale/retail sales of marine supplies at 162-170 California Ave. in Princeton. APN 047-014-170/180 & 047-021-110.

Zoning: W

Parcel Size: 10,500 sf

Height: 35.8'

Setbacks (F/R/S/S): 33/0/0/0

1d. PLN2000-00262 - Coastside Design Review for a new Single-Family Residence with an attached 2-car garage on a 4198 sf. parcel located on the southeast corner of Cypress and Pearl in Moss Beach. APN 037-185-010/020

Zoning: R-1/S-17/DR

Parcel Size: 4198 sf

Lot Coverage: 1272.5 sf. (30.3%)

FAR (after 400 sf. garage allowance): 44% (2244 - 400 sf.)

Height: 23' 7"

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

1e. PLN2000-00318 - REVISION for 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

Zoning: R-1/S-17/DR

Parcel Size: 6214 sf

Lot Coverage: 2410 sf. (39%)

FAR (after 400 sf. garage allowance): 32.3% (2410 - 400 sf.)

Height: 16'

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

1f. PLN2000-00471 - Lot Merger and Coastal Development Permit to add 600 sf to an existing detached accessory structure on a 12,060 sf. parcel at 140 Precita Ave in Moss Beach. APN 037-2285-110/170

Zoning: R-1/S-10/DR

Parcel Size: 12,060 sf

Existing Lot Coverage: 1181 sf. (10%)

Proposed Lot Coverage: 1781 sf. (14.8%)

Proposed Height: 24'

Setbacks 4' & 5' from property lines

1f. PLN2000-00518 - Coastal Development Permit Exemption and RM District Permit for a 1,000 sf. addition to existing single-family residence at 1581 Sunshine Valley Road in Montara. APN 037-052-150

Zoning: RM/CZ

Parcel Size: .87 ac (~37897 sf)

Existing Lot Coverage: 4000 sf. (10.55%)

Proposed Lot Coverage: 4719 sf. (12.45%)

Height: 26'

1g. PLN2000-00540 - Coastal Development Permit and Use Permit to construct a non-conforming house on a legal non-conforming 2,500 sf. parcel at 3rd and Cabrillo Highway in Miramar. APN 048-036-050

Zoning: R-1/S-9/DR

Parcel Size: 2500 sf

Lot Coverage: 868 sf. (34.7%)

FAR (after 400 sf. garage allowance): 44.8% (1522 - 400 sf.)

Height: 28' 2"

Setbacks (F/R/S/S): 20/20/5/3

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