

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

AGENDA for September 20, 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. Recommendation to County planning that the notification procedure for tree removal be expanded to include mailing to all property owners within a 300' radius, and that the MidCoast Community Council participate in the development of any new notification procedures.

C2. PLN1999-00862 - Coastal Development Permit to expand an existing structure for a new Take-out Pizza Shop at 1410 Main St. (next to the existing B&B) in Montara. APN 036-054-100

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

Regular Agenda:

1. Continued/Resubmitted Applications: Details of applications may be found in the attached addendum. Estimated Start Time: 7:45 PM

1a. PLN2000-00268 - Reconsideration of up to 3 test wells on each of 6 legal parcels in the RM/CZ district in the urban area, Juliana Avenue at Vallemar (Vallemar Bluffs) in Moss Beach. APN 037-086-230 through 290

2. New Applications: Details of applications may be found in the attached addendum. Estimated Start Time: 8:00 PM

2a. PLN2000-00472 - Use Permit amendment to construct a new 2-story building with public restrooms on the 1st floor and Marine Commercial uses on the 2nd floor, at Pillar Point Harbor across from the main Harbor office at the foot of Johnson Pier. APN 047-083-060.

2b. PLN2000-00538 - Coastal Design Review for a 204 sf addition, new 550 sf. garage and lot merger at 307 Ferdinand Ave in El Granada. APN 047-214-070.

2c. PLN2000-00546 - Coastal Development Permit for a domestic well at 8200 Cabrillo Highway (along west side of Highway 1 between 4th and 5th) in Montara. APN 036-046-280/290

2d. PLN2000-00553 - Coastside Design Review for a new SFR, 2-story, 2,685 sf. with an attached 2-car garage at 814 Columbus St. in El Granada. APN 047-222-050

2e. PLN2000-00557 - Coastside Design Review to construct a new 1772 sf. 2-story residence with a 700 sf. second dwelling unit and a 405 sf. garage on a 5895 sf. parcel at the corner of Jordon and Hill Streets in Montara. APN 036-284-190

2f. PLN2000-00560 - Coastal Development Permit to drill up to three test wells on a 12,000 sf. parcel at 1390 Main St. (northwest corner of Main and 7th) in Montara - Applicant would also like to discuss ideas for the property. APN 036-052-150

2g. PLN2000-00564 - Coastside Design Review to construct a new 3322 sf. 2-story residence with an attached garage on a 6000 sf. parcel at 210 Farallone Ave (northeast corner of Farallone & 12th) in Montara. APN 036-033-390-190

2h. PLN2000-00568 - Coastside Design Review to construct a second story addition to an existing residence and merge lots at 277 7th St. in Montara. APN 036-051-020

3. Recommendation to Planning Commission on County staff proposal to exempt test wells from Coastal Development Permit requirements.

4. 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.

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

6. 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, October 4, 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 9/20/00

Details of Consent Agenda items for 9/20/00:

C1. Recommendation to County planning that the notification procedure for tree removal be expanded to include mailing to all property owners within a 300' radius, and that the MidCoast Community Council participate in the development of any new notification procedures.

Analysis: Multiple instances have been reported to the Council about tree removal permits that

passed through the approval process where members of the community have felt there has been inadequate notification. The posting of individual trees, which may be back from the street, or blocked by traffic, parked vehicles, fences, construction or other activities, appears to be inadequate. Conversation with County Planning Management resulted in the suggestion that the MCC P&Z Committee forward a suggestion about improving the notification procedure to start the process of reviewing and reworking the notification process for these permits. 300' notification radius would be same as for new project applications.

C2. PLN1999-00862 - Coastal Development Permit for a 112 sf. addition to an existing structure for a new Take-out Pizza Shop at 1410 Main St. (next to the existing B&B) in Montara. APN 036-054-100

Analysis: Zoning is C-1/S-3/DR/CD. Expansion of existing out-building will not exceed lot coverage and meets setback requirements. 10 parking spaces are required for the two businesses; 13 will be provided. Multiple businesses are allowed in this zoning. No significant trees will be removed, no grading or installation of wells are involved. Utility connections in place. Access will only be from Main St., through existing parking lot entrance. Signage for new business will be on Main St. only, not on Highway 1. Structure addition and signs should not be visible from Highway 1 (a scenic corridor.) No impact on existing bus stop. NOTE: This project does **not** involve the lot on the southwest corner of Main & 7th, and will not affect the large Cypress trees on that lot. Recommendation of no issue and that project conforms with and meets requirements of zoning and land use designations of its area.

Details of New Application Agenda items for 9/20/00:

2a. PLN2000-00472 - Use Permit amendment to construct a new 2-story building with public restrooms on the 1st floor and Marine Commercial uses on the 2nd floor, at Pillar Point Harbor across from the main Harbor office at the foot of Johnson Pier. APN 047-083-060.

2b. PLN2000-00538 - Coastal Design Review for a 204 sf addition, new 550 sf. garage and lot merger at 307 Ferdinand Ave in El Granada. APN 047-214-070.

Zoning: R-1/S-17/DR

Parcel Size: 6180 sf. Existing Lot Coverage:

Proposed:

Existing FAR (after 400 sf. garage allowance):

Proposed FAR (after 400 sf. garage allowance):

Height: Setbacks:

2c. PLN2000-00546 - Coastal Development Permit for a domestic well at 8200 Cabrillo Highway (along west side of Highway 1 between 4th and 5th) in Montara. APN 036-046-280/290

Zoning: R-1/S-17/DR Parcel Size: ~ 1 ac.

2d. PLN2000-00553 - Coastsides Design Review for a new SFR, 2-story, 2,685 sf. with an attached 2-car garage at 814 Columbus St. in El Granada. APN 047-222-050

Zoning: R-1/S-17/DR

Parcel Size: 7800 sf

Lot Coverage: 2239 sf. (28.7%)

FAR (after 400 sf. garage allowance): 38% (3374.5 - 400 sf.)

Height: 26'

Setbacks (F/R/S/S): 20/36/5/10

2e. PLN2000-00557 - Coastside Design Review to construct a new 1772 sf. 2-story residence with a 700 sf. second dwelling unit and a 405 sf. garage on a 5895 sf. parcel at the corner of Jordon and Hill Streets in Montara. APN 036-284-190

Zoning: R-1/S-17/DR

Parcel Size: 5859 sf

Lot Coverage: 1710 sf. (29.2%)

FAR (after 400 sf. garage allowance): 42.3% (2877 - 400 sf.)

Height: 28'

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

2f. PLN2000-00560 - Coastal Development Permit to drill up to three test wells on a 12,000 sf. parcel at 1390 Main St. (northwest corner of Main and 7th) in Montara - Applicant would also like to discuss ideas for the property. APN 036-052-150

Zoning: C-1/S-3/DR/CD Parcel Size: 12,000 sf

2g. PLN2000-00564 - Coastside Design Review to construct a new 3322 sf. 2-story residence with an attached garage on a 6000 sf. parcel at 210 Farallone Ave (northeast corner of Farallone & 12th) in Montara. APN 036-033-390-190

Zoning: R-1/S-17/DR

Parcel Size: 5859 sf

Lot Coverage: 1828.8 sf. (30.5%)

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

(3322 - 400 sf.) Height: 27.3'

Setbacks (F/R/S/S): 22/20/5/12.33

2h. PLN2000-00568 - Coastside Design Review to construct a second story addition to an existing residence and merge lots at 277 7th St. in Montara. APN 036-051-020

Zoning: R-1/S-17/DR

Parcel Size: 5000 sf

Existing Lot Coverage: 1608 sf. (32.16%)

Proposed Lot Coverage: 1713 sf. (34.26%)

Existing FAR (after 400 sf. garage allowance): 24.16% (1608 - 400 sf.)

Proposed FAR (after 400 sf. garage allowance): 41.96% (2498 - 400 sf.)

Existing Height: 14'

Proposed: 24.75'

Existing Setbacks (F/R/IS/rS): 20/20/5/5 - no change to first floor

Proposed Second Floor Setbacks (F/R/IS/rS): 20/33/16/5