

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

AGENDA for October 4, 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:

1. Second 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. Estimated start time: 7:45 PM

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

2a. PLN2000-00071 - Review of previous and proposed further work on a culvert alongside and under the Quarry Park Easement road on APN 047-330-010 (the Mirada Surf property) north of and adjacent to APNs 048-021-180, 300, 320 and 330 in the Shore Acres area of Miramar concerning: 1) review of application for "after-the-fact" permit, 2) comment and recommendation of County review process and 3) comment and recommendation on affected watercourse classification.

2b. 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

2c. PLN2000-00551 - Coastal Development Permit, Design Review, and Lot Merger for the construction of a new duplex with attached 2-car garage on a 4767 sf. parcel at Coronado and Ferdinand in El Granada. APN 047-205-100/290

2d. PLN2000-00563 - Coastal Design Review for the construction of a 3390 sf. new Single Family Residence and lot merger on a 6000 sf. parcel located at 205 Farallone (northwest corner of 12th & Farallone) in Montara. APN 036-034-010

2e. PLN2000-00599 - Coastal Design Review for the construction of a 2,953 sf. new Single Family Residence on a 6250 sf. parcel located on Edison St., 50 ft. west of Date in Montara. APN 036-151-360

2f. PLN2000-00623 - Coastal Design Review for the construction of a new 3,256 sf. Single Family Residence on a 6014 sf. parcel located at 361 10th St. (between Farallone and East) in Montara. APN 036-025-250

2g. PLN2000-00639 - Coastal Design Review for a second story addition and re-roof (from flat to peak) on an existing Single Family Residence on a 6014 sf. parcel located at 450 Virginia Ave. in Moss Beach. APN 037-133-070

2h. PLN2000-00641 - Coastal Design Review for the construction of a 3,122 sf. new 2-story Single Family Residence with the removal of 4 eucalyptus trees on a 5560 sf. parcel at 380 San Pedro Road in El Granada. APN 047-175-230

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. Our next regular meeting is scheduled for Wednesday, October 18, 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 10/4/00

Details of Agenda items for 10/4/00:

1. Second 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. Estimated start time: 7:45 PM

The architect for this project will present a revision of the design based on earlier comment from the committee on 8/2/00 and issues raised by County planners. This is a pre-application review for interested community members and the committee - This project has not been submitted to the County yet.

Zoning: Mixed C-1/S-3/DR and COSC/DR

Parcel Size: approx. 3.14 ac - C-1/S-3 component is approx. 14,200 sf.

Details of New Application Agenda items for 10/4/00:

2a. PLN2000-00071 - Review of previous and proposed further work on a culvert alongside and under the Quarry Park Easement road on APN 047-330-010 (the Mirada Surf property) north of and adjacent to APNs 048-021-180, 300, 320 and 330 in the Shore Acres area of Miramar concerning: 1) review of application for "after-the-fact" permit, 2) comment and recommendation of County review process and 3) comment and recommendation on classification of affected watercourse.

1) Original un-permitted culvert work was done last year - it added 15' of new pipe at the culvert inlet on the south side of the road. Permit application asks to excavate a channel 40 to 60 ft long below the outlet of the culvert (approx. 6 cu. yds) to allow water to flow along the access road and onto the Mirada Surf property, and to clean out the accumulated silt in the existing old culvert under the road.

Also at issue is (2) whether this permit should be an administrative level decision or taken directly to a public hearing before the Zoning Hearing Officer or the Planning Commission, and (3) what the designation of and conditions for this drainage might be, especially in relation to the environmentally sensitive areas to the west.

2b. 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.

2c. PLN2000-00551 - Coastal Development Permit, Design Review, and Lot Merger for the construction of a new duplex with attached 2-car garage on a 4767 sf. parcel at Coronado and Ferdinand in El Granada. APN 047-205-100/290

Zoning: R-3/S-3/DR

Parcel Size: 4767 sf Lot Coverage: 1730 sf. (36.3%)

Floor Area: 3126 sf. (65.6%)

Height: 26' (averaged)

Setbacks (F/R/S/S): 20/20/5.67/10

2d. PLN2000-00563 - Coastal Design Review for the construction of a 3390 sf. new Single Family Residence and lot merger on a 6000 sf. parcel located at 205 Farallone (northwest corner of 12th & Farallone) in Montara. APN 036-034-010

Zoning: R-1/S-17/DR

Parcel Size: 6000 sf

Lot Coverage: 1800 sf. (30%) - subject to verification

FAR (after 400 sf. garage allowance): 50% (3390 - 400 sf.) - subject to verification

Height: 27.75'

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

2e. PLN2000-00599 - Coastal Design Review for the construction of a 2,953 sf. new Single Family Residence on a 6250 sf. parcel located on Edison St., 50 ft. west of Date in Montara. APN 036-151-360

Zoning: R-1/S-17/DR

Parcel Size: 6250 sf

Lot Coverage: 1753 sf. (28%)

FAR (after 400 sf. garage allowance): 41% (2953 - 400 sf.)

Height: 24'

Setbacks (F/R/S/S): 20/39/6/9

2f. PLN2000-00623 - Coastal Design Review for the construction of a new 3,256 sf. Single Family Residence on a 6014 sf. parcel located at 361 10th St. (between Farallone and East) in Montara. APN 036-025-250

Zoning: R-1/S-17/DR

Parcel Size: 6014 sf

Lot Coverage: 1594 sf. (26.5%)

FAR (after 400 sf. garage allowance): 44% (3044 - 400 sf.)

Height: 27.7' (averaged: 25.97 - 31.17)

Setbacks (F/R/S/S): 20/22/9/15

2g. PLN2000-00639 - Coastal Design Review for a second story addition and re-roof (from flat to peak) on an existing Single Family Residence on a 6014 sf. parcel located at 450 Virginia Ave. in Moss Beach. APN 037-133-070

Zoning: R-1/S-17/DR

Parcel Size: 5200 sf

Lot Coverage: 1469 sf. (28%) - no change proposed

FAR (after 400 sf. garage allowance): 44% (3044 - 400 sf.)

Existing Height: approx. 9'

Proposed Height: 26'

Existing Setbacks (F/R/S/S): 20/40/5/5

2h. PLN2000-00641 - Coastal Design Review for the construction of a 3,122 sf. new 2-story Single Family Residence with the removal of 4 eucalyptus trees on a 5560 sf. parcel at 380 San Pedro Road in El Granada. APN 047-175-230

Zoning: R-1/S-17/DR

Parcel Size: 5560 sf

Lot Coverage: 1844.83 sf. (33.16%)

FAR (after 400 sf. garage allowance): 49% (3122 - 400 sf.)

Height: 26.5' (averaged: 16.5/36/5)

Setbacks (F/R/S/S): 26/40/7.6/7.6 - garage setback at 4' from street because of slope

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