

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

**AGENDA for October 18, 2000, 8:00 PM**

**Note Special Start Time!**

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**

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**Consent Agenda:** Details of consent items may be found in the attached [addendum](#)

**C1. Recommendation to County Planning, Environmental Health, and Public Works Departments to conduct coordinated on-site inspections for well permit applications.**

**C2. Recommendation to County Planning Department on conformity in project description and application completion.**

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**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: 8:10 PM

**2. Continued/Resubmitted Applications:** Details of applications may be found in the attached [addendum](#). Estimated Start Time: 8:25 PM

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

**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

**3. New Applications:** Details of applications may be found in the attached [addendum](#). Estimated Start Time: 8:45 PM

**3a. PLN2000-00628** - Non-conforming Use Permit and Coastal Development Permit to finish the lower two floors of the existing non-conforming single family residence on a 5725 sf. parcel at 106 Dolphine Ave. in El Granada and exceed the allowable floor area. Proposed floor area is

4936 sf. (FAR of 79.2% after 400 sf. garage allowance) APN 047-164-110.

**3b. PLN2000-00645** - Coastal Development Permit to replace sewer lines on Kanoff Ave (between 1st St. and East) and on 10th St. (between Main & Farallone).

**3c. PLN2000-00654** - Coastside Design Review for a new 3211 sf. single-family residence on a 6238 sf. parcel on Avenue Portola between Columbus and Delores in El Granada. APN 047-224-060

**3d. PLN2000-00661** - Coastside Design Review for a new 2928 sf. single-family residence with attached garage on a 5500 sf. parcel on the corner of 3rd St. and East Avenue in Montara. APN 036-013-010

**3e. PLN2000-00662** - A Coastal Development Permit and Coastside Design Review for an attached canopy for an existing service station at 8445 Cabrillo Hwy. (8th St. and Highway 1) in Montara. APN 036-054-080

**3f. PLN2000-00667** - Coastside Design Review for a new 2nd floor addition to an existing house at 115 Columbus in El Granada. APN 047-092-120.

**4. Discussion and action on requesting County to require on-site public noticing for all permitted development activities.**

**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, November 1, 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) - 650/996-8998 (days) - [cgk@montara.com](mailto:cgk@montara.com).

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### **Addendum for MCC P&Z Agenda for 10/18/00**

**Details of Consent Agenda items for 10/18/00:**

**C1. Recommendation to County Planning, Environmental Health, and Public Works Departments to conduct coordinated on-site inspections for well permit applications.**

**Background:** Permitted well sites have been discovered where unpermitted grading, creek and drainage disruption, and tree removal have occurred as a result of the well installation. Current Environmental Health site inspection procedures do not coordinate between the departments to call attention to conditions on the site that would need further review and permits to allow installation of the well. The suggested recommendation is for a coordinated review of the site by the agencies involved, either separately or together, to identify potential impacts from equipment access and site selection for well drilling.

**C2. Recommendation to County Planning Department on conformity in project description and application completion.**

**Background:** Application referrals received by our committee over the past year have been inconsistent in the way projects are described - number of floors, floor area, lot coverage, height often seem to vary in their description from planner to planner. Applications received are not always filled out completely and/or correctly. The result has been confusion and misleading information to the community on the size, nature, and potential neighborhood impact of a proposed project. The suggested recommendation would describe a set way of describing a residential project in terms of lot coverage, floor area, and height, and describe examples in the application completion process that should be completed and clarified.

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### **Details of Regular Agenda items for 10/18/00:**

**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.

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### **Details of Continued/Resubmitted Application Agenda items for 10/18/00:**

**2a. PLN2000-00501** - Coastside Design Review for a new 2-story, 3400 sf single-family residence on a 6000 sf parcel on 12th Street west Cabrillo Highway in Montara. APN 037-011-22

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

**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 036-046-280/29

Zoning: R-1/S-17/DR

Parcel Size: ~ 1 ac.

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### **Details of New Application Agenda items for 10/18/00:**

(Some not available at time of agenda posting)

**3a. PLN2000-00628** - Non-conforming Use Permit and Coastal Development Permit to finish the lower two floors of the existing single family residence on a 5725 sf. parcel at 106 Dolphine Ave. in El Granada and exceed the allowable floor area. APN 047-164-110.

Zoning: R-1/S-17/DR

Parcel Size: 5725 sf  
Existing Lot Coverage: 2008 sf. (35.1%)  
Proposed Lot Coverage: No Change  
Existing FAR (after 400 sf. garage allowance): 40.1% (2696 - 400 sf.)  
Proposed FAR (after 400 sf. garage allowance): 79.2% (4936 - 400 sf.)  
Existing Height: 37.57' - averaged: (23.625 + 27.29 + 47.75 + 51.625) / 4  
Proposed Height: No Change  
Setbacks (F/R/S/S): 20/40/5/10

**3b. PLN2000-00645** - Coastal Development Permit to replace sewer lines on Kanoff Ave (between 1st St. and East) and on 10th St. (between Main & Farallone).

**3c. PLN2000-00654** - Coastside Design Review for a new 3211 sf. single-family residence on a 6238 sf. parcel on Avenue Portola between Columbus and Delores in El Granada. APN 047-224-060

Zoning: R-1/S-17/DR  
Parcel Size: 6238 sf  
FAR (after 400 sf. garage allowance): 45% (3211 - 400 sf.) - subject to verification  
Height: 28' (averaged)  
Setbacks (F/R/S/S): 20/40/5/10

**3d. PLN2000-00661** - Coastside Design Review for a new 3149 sf. single-family residence with attached garage on a 5500 sf. parcel on the corner of 3rd St. and East Avenue in Montara. APN 036-013-010

Zoning: R-1/S-17/DR  
Parcel Size: 5500 sf  
Lot Coverage: 1740 sf. (31.6%) - subject to verification  
FAR (after 400 sf. garage allowance): 50% (3149 - 400 sf.) - subject to verification  
Height: 28'  
Setbacks (F/R/S/S): 20/20/5/10

**3e. PLN2000-00662** - A Coastal Development Permit and Coastside Design Review for an attached canopy for an existing service station at 8445 Cabrillo Hwy. (8th St. and Highway 1) in Montara. APN 036-054-080

**3f. PLN2000-00667** - Coastside Design Review for a new 2nd floor addition to an existing house at 115 Columbus in El Granada. APN 047-092-120.

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