

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

**AGENDA for November 1, 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**

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

**C1. PLN2000-00705** - Use Permit amendment to place a 8'x99' (792 sf.) 8.5' storage container behind existing building at Seton Medical Center at 600 Marine Drive in Moss Beach. APN 037-160-070

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**Regular Agenda:**

**1. Continued/Resubmitted Applications:** Details of applications may be found in the attached [addendum](#).  
Estimated Start Time: 7:45 PM

**1a. PLN1999-00225** - Coastal Development Permit, Variance, and Use Permit to allow construction of a 32' high three-story, 4,125 sf. Bed & Breakfast on a 3130 sf. 25 foot wide parcel on Mirada Road approx. 35 ft. north of Cortez in Miramar. APN 048-013-260

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

**2. New Applications:** Details of applications may be found in the attached [addendum](#). Estimated Start Time: 8:15 PM

**2a. PLN2000-00675** - Lot Line Adjustment at 325 and 355 Miramar Dr. in Miramar to move two lot lines involving three parcels - no creation of new lots. APN 048-054-160, 080, 090.

**2b. PLN2000-00677** - Coastside Design Review for a new 2865 sf. single-family residence on a 5500 sf. parcel at the southwest corner of Sonora and Madrid Avenues in El Granada. APN 047-043-090

**2c. PLN2000-00702** - Lot Line Adjustment to reconfigure three parcels at 770 Harte (southwest corner of Cedar and Harte) in Montara. APNs 036-104-040, 050, & 060.

**2d. PLN2000-00710** - Coastside Design Review and a new 3288 sf. single-family residence on a 6000 sf. at 931 Jordan St. in Montara. APN 036-113-500

**2e. PLN2000-00713** - Coastside Design Review for a new 2-story, 3,331 sf. single-family residence on a 6300 sf. parcel at 454 Seville in El Granada. APN 047-055-170

**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, November 15, 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 11/1/00**

**Details of Consent Agenda items for 11/1/00:**

**C1. PLN2000-00705** - Use Permit amendment to place a 8'x99' (792 sf.) 8.5' storage container behind existing building at Seton Medical Center at 600 Marine Drive in Moss Beach. APN 037-160-070

**Zoning: R-1/S-17/DR Parcel Size: 5.8 ac. mol**

**Analysis:** Storage container will sit on existing slab against existing retaining wall. Drainage for area is already in place. Container will be used storage of non-hazardous materials, equipment and supplies (rolling stock). Project presents no visible impact to surrounding neighborhood, will not add any extra traffic or alter traffic access patterns at the Hospital. Area is designated "Institutional" on the General Plan Land Use Designation Map.

**Recommendation:** That the committee find no issue with the project as defined and that it meets all zoning regulations and specifications for Land Use in its area.

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**Details of Continued/Resubmitted Application Agenda items for 11/1/00:**

**1a. PLN1999-00225** - Coastal Development Permit, Variance, and Use Permit to allow construction of a 32' high three-story, 4,125 sf. Bed & Breakfast on a 3130 sf. 25 foot wide parcel on Mirada Road approx. 35 ft. north of Cortez in Miramar. APN 048-013-260

Zoning: CCR/DR

Parcel Size: 3130 sf. Lot Coverage: 1565 sf. (50%)

FAR: n/a

Height: 32'

Setbacks (F/R/S/S): 2/24/0/0

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

Committee will be taking a [field trip on Tuesday, 10/31/00, at 10:15 AM](#) to visit the Kanoff St. portion of the project. At issue are possible disruptions of biological resources along the Kanoff

**Details of New Application Agenda items for 11/1/00:**

**2a. PLN2000-00675** - Lot Line Adjustment at 325 and 355 Miramar Dr. in Miramar to move two lot lines involving three parcels - no creation of new lots. APN 048-054-160, 080, 090.

Existing parcel sizes: 8400 sf. (40x210), 7500 sf. (40x187.5), 12,320 sf. (80x154)

Proposed Parcel sizes: 10,500 sf (50x210), 7500 sf. (40x187.5), 10,780 sf. (70x154)

**2b. PLN2000-00677** - Coastside Design Review for a new 2865 sf. single-family residence on a 5500 sf. parcel at the southwest corner of Sonora and Madrid Avenues in El Granada. APN 047-043-090

Zoning: R-1/S-17/DR

Parcel Size: 5500 sf.

Lot Coverage: 1787.3 sf. (32.5%)

FAR: 44.8% after 400 sf. garage allowance (2865-400) Subject to verification

Setbacks (F/R/S/S): 25/22/10/5

Height: 27' 2"

**2c. PLN2000-00702** - Lot Line Adjustment to reconfigure three parcels at 770 Harte (southwest corner of Cedar and Harte) in Montara. APNs 036-104-040, 050, & 060.

Existing parcel sizes: 3125 sf., 3125 sf., and 9375 sf.

Proposed parcel sizes: 5000 sf., 5125 sf., and 5500 sf.

**2d. PLN2000-00710** - Coastside Design Review and a new 3288 sf. single-family residence on a 6000 sf. at 931 Jordan St. in Montara. APN 036-113-500

Zoning: R-1/S-17/DR

Parcel Size: 6000 sf.

Lot Coverage: 1943.65 sf. (32.3%)

FAR: 49.7% after 400 sf. garage allowance (3288.29-400)

Height: 27'

Setbacks (F/R/S/S): 26/22/5/10

**2e. PLN2000-00713** - Coastside Design Review for a new 2-story, 3,331 sf. single-family residence on a 6300 sf. parcel at 454 Seville in El Granada. APN 047-055-170

Zoning: R-1/S-17/DR

Parcel Size: 6300 sf.

Lot Coverage: 35% (subject to verification)

FAR: 46.5% after 400 sf. garage allowance (3331-400)

Height: 27'

Setbacks (F/R/S/S): 21/33/7/9