

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

**AGENDA for November 15, 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. Request to County Planning Department to notify the MCC Planning and Zoning Committee of all after-the-fact permits for any development activities in the MidCoast Area.**

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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. 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. From 11/1/00.

**1b. 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. From 11/1/00.

**1c. 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. From 11/1/00.

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

**2a. PLN 2000-00136:** Use Permit and Planned Agricultural District Permit and Coastal Development Permit to place a 35' monopole and a 225 sf. equipment cabinet next to an existing water storage tank facility on Alta Vista Road in Montara. APN 036-144-020

**2b. PLN2000-00163:** Coastside Design Review and Coastal Development Permit to construct a 2,473 sf. residence on a 4,561 sf. parcel on San Juan Ave, in El Granada. APN 047-136-390

**2c. PLN2000-00307: Planned Agricultural Permit and Coastal Development Permit for a new 7,186 sf. single-family residence with a detached 1008 sf. garage and tennis court on a**

**1.89 ac. parcel at 1435 Audubon St. in Montara. APN 036-310-040.**

**2d. PLN2000-00490:** Use Permit to add a 296 sf. addition over garage of an existing non-conforming single-family residence at 576 6th St. in Montara. APN 036-093-070.

**2e. PLN2000-00714:** Coastside Design Review and Coastal Development Permit for a new 2476 sf. single-family residence with detached 525 sf. garage on a 6831 sf. parcel on San Carlos Ave between Columbus and Vallejo in El Granada. APN 047-131-100.

**2f. PLN2000-00717:** Coastside Design Review for a new 3-story, 3,215 sf. new single-family residence on a parcel located on the west side of Columbus, approx. 230 ft south of Isabella Avenue in El Granada. APN 047-275-400.

**3. MidCoast Trees:** Discussion and possible action regarding existing tree ordinances, removal permit procedures, and urban reforestation plans.

**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, December 6, 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 11/15/00**

#### **Details of Consent Agenda items for 11/15/00:**

**C1. Request to County Planning Department to notify the MCC Planning and Zoning Committee of all after-the-fact permits for any development activities in the MidCoast Area.**

**Analysis:** Recent acceleration of development on the MidCoast has resulted in a number of situations where development (construction, grading, well-drilling, tree-cutting, etc.) has occurred without proper permits. Part of the County's process of dealing with these, when discovered, is to require the application for an "after-the-fact" permit. Currently, the MCC receives no notification of these permits and has no way to track the extent, severity or resolution of these occurrences.

As some of these permits are for justifiable emergency work or may have minor impact and have resulted from honest confusion regarding regulations, referral of an after-the-fact permit to the committee does not imply automatic review by the entire committee. The P&Z chair would screen notifications, and with consultation with committee members, decide which may require placement on a regular meeting agenda. The intention would not be to delay projects that may need emergency attention.

**Recommendation:** That the committee request that the County Planning Department notify the committee of all instances of un-permitted activity, and supply the committee with copies of all

after-the-fact permit applications for the committee's consideration.

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### **Details of Continued/Resubmitted Application Agenda items for 11/15/00:**

**1a. 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"**

**1b. 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.**

**1c. 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**

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### **Details of New Application Agenda items for 11/15/00:**

**2a. PLN 2000-00136:** Use Permit and Planned Agricultural District Permit and Coastal Development Permit to place a 35' monopole and a 225 sf. equipment cabinet next to an existing water storage tank facility on Alta Vista Road in Montara. APN 036-144-020

**Zoning: PAD**

**Parcel Size: Not specified**

**2b. PLN2000-00163:** Coastside Design Review and Coastal Development Permit to construct a 2,473 sf. residence on a 4,561 sf. parcel on San Juan Ave, in El Granada. APN 047-136-390

**Zoning: R-1/S-17/DR**

**Parcel Size: 4561 sf.**

**Lot Coverage: 1590 sf. (34.9%)**

**FAR: 45.4% after 400 sf. garage allowance (2473-400)**

**Height: 27.25' (averaged: 20'/34.5')**

**Setbacks (F/R/S/S): 20/24.25/7.5/7.5**

**note: garage setback is 4' from front of property because of 20% slope of lot.**

**2c. PLN2000-00307:** Planned Agricultural Permit and Coastal Development Permit for a new 7,186 sf. single-family residence with a detached 1008 sf. garage and tennis court on a 1.89 ac. parcel at 1435 Audubon St. in Montara. APN 036-310-040.

**Zoning: PAD**

**Parcel Size: 1.89 ac (82,500 sf.)**

**Lot Coverage: 5003 sf. (6%)**

**FAR: 9.9%**

**Height: 33'**

**Setbacks (F/R/S/S): 75/94/42.5/20**

**2d. PLN2000-00490:** Use Permit to add a 296 sf. addition over garage of an existing non-conforming single-family residence at 576 6th St. in Montara. APN 036-093-070.

**Zoning: R-1/S-17/DR**

**Parcel Size: 5000 sf.**

**Lot Coverage: 1996 sf. (39.9%) - no change proposed.**

**FAR: to be determined**

**Height: 22'**

**Setbacks (F/R/S/S): 19.75/19.67/5/4.9**

**2e. PLN2000-00714:** Coastsides Design Review and Coastal Development Permit for a new 2476 sf. single-family residence with detached 525 sf. garage on a 6831 sf. parcel on San Carlos Ave between Columbus and Vallejo in El Granada. APN 047-131-100.

**Zoning: R-1/S-17/DR**

**Parcel Size: 6831 sf.**

**Lot Coverage: 2107 sf. (30.84) - no change proposed.**

**FAR: 42.5% after 400 sf. garage allowance (3301-400)**

**Height: 28'**

**Setbacks (F/R/S/S): 20/65.67/12/5**

**2f. PLN2000-00717:** Coastsides Design Review for a new 3-story, 3,215 sf. new single-family residence on a parcel located on the west side of Columbus, approx. 230 ft south of Isabella Avenue in El Granada. APN 047-275-400.

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