

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

AGENDA for Wednesday, December 6, 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: Details of consent items may be found in the attached [addendum](#)

C1. PLN 2000-00718: Coastside Design Review for the construction of a 155 sf. addition to the rear of an existing one-bedroom single-family residence on 5425 sf. parcel at 82 Buena Vista in Moss Beach. APN 037-072-120.

Recommendation: That the committee finds no issue with the proposal as presented, and that it meets the zoning requirements and land use designations of its area, with the condition that if the addition is ever modified or expanded to be used as a second bedroom, that the owners be required to add an additional covered parking space as required.

Regular Agenda:

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

1a. PLN 2000-00773: Submittal for Design Review, Coastal Development Permit and Use Permit to allow an addition for internet-based fine art sales, distribution and storage & allow an office use to the main storage unit immediately east of 369 Harvard in Princeton. APN 047-022-220. Reviewed as a pre-application by the MCC P&Z on 5/3/00.

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

2a. PLN 2000-00726: Coastside Design Review for a lot merger and the construction of a new 2835 sf. single-family residence including attached garage on a 6000 sf. parcel at 334 4th St. (between East and Farallone) in Montara. APN 036-017-370.

2b. PLN 2000-00744: Coastside Design Review to remodel the second story and for the construction of a 148 sf. addition to existing single-family residence at 1168 Date St. (between George and Franklin) in Montara. APN 036-074-180.

2c. PLN 2000-00750: Coastside Design Review for a lot merger and the construction of a new

3-level 2757 sf. single-family residence and a 511 sf. detached garage, and the removal of one 30" dia. Cypress tree on a 6126 sf. parcel located on the west side of Columbus Street, approximately 107 south of Isabella Ave. in El Granada. APN 047-275-040

2d. APN 036-016-060: Coastside Design Review for the construction of a second story addition to existing single-family residence at 1241 Main St. in Montara.

2e. PLN 2000-00764: Coastside Design Review for the construction of a 220 sf. addition to existing single-family residence and the conversion of 440 sf. of unconditioned space to livable area at 802 Stetson in Moss Beach. APN 037-144-180.

2f. PLN 2000-00771: Lot merger, lot line adjustment, and Coastal Development Exemption to consolidate 3 lots to 2 lots at 131 & 141 California Ave. in Princeton. APN(s) 047-015-160, 180, & 250.

2g. PLN 2000-00778: Coastside Design Review for the construction of a new 3-level 3065 sf. single-family residence including attached garage on a 6250 sf. parcel on the west side of Cedar St., approximately 500 feet south of Harte St. in Montara. APN 036-104-460.

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

4. Discussion and possible recommendation to the MidCoast Community Council regarding who will chair the P&Z Committee for the following 12 months.

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, December 20, 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.

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Addendum for MCC P&Z Agenda for 12/6/00

Details of Consent Agenda items for 12/6/00:

C1. PLN 2000-00718: Coastside Design Review for the construction of a 155 sf. addition to the rear of an existing one-bedroom single-family residence on 5425 sf. parcel at 82 Buena Vista in Moss Beach. APN 037-072-120.

Zoning: R-1/S-17/DR

Parcel Size: 5425 sf.

Existing Lot Coverage: 1190 sf. (21.9%)

Proposed Lot Coverage: 1345 sf. (24.8%)

Existing FAR: 18.2% after 200 sf. garage allowance (1190-200)

Proposed FAR: 21.1% after 200 sf. garage allowance (1345-200)

Existing Setbacks (F/R/S/S): 29/40/6.67/6

Proposed Setbacks: No Change

Existing Height: 14.5'

Proposed Height: No Change

Analysis: Proposal is a small addition to a small house that will be built in place of an existing patio. No adverse visual impact is projected, no neighbor objection has been noted. House will not increase in height, and Lot Coverage and Floor Area will be far below the maximum allowed. Proposed addition will be used as a family room, is fully integrated into the house, and has no utility connections that might be used for the installation of any plumbing fixtures.

Recommendation: That the committee finds no issue with the proposal as presented, and that it meets the zoning requirements and land use designations of its area, with the condition that if the addition is ever modified or expanded to be used as a second bedroom, that the owners be required to add an additional covered parking space as required.

Details of Continued/Resubmitted Application Agenda items for 12/6/00:

1a. PLN 2000-00773: Submittal for Design Review, Coastal Development Permit and Use Permit to allow an addition for internet-based fine art sales, distribution and storage & allow an office use to the main storage unit immediately east of 369 Harvard in Princeton. APN 047-022-220. Reviewed as a pre-application by the MCC P&Z on 5/3/00.

Zoning: W/AO/DR

Parcel Size: 3500 sf.

Existing Lot Coverage: 576 sf. (16.5%)

Proposed Lot Coverage: 1710 sf. (49%)

Floor Area: 2630 sf. total

Height: 27.25'

Setbacks (F/R/S/S): 20/3/8/3

Details of New Application Agenda items for 12/6/00:

2a. PLN 2000-00726: Coastside Design Review for a lot merger and the construction of a new 2835 sf. single-family residence including attached garage on a 6000 sf. parcel at 334 4th St. (between East and Farallone) in Montara. APN 036-017-370.

Zoning: R-1/S-17/DR

Parcel Size: 6000 sf.

Lot Coverage: 1749.6 sf. (30%)

FAR: 48.7% after 400 sf. garage allowance (2835-400)

Height: 28.

Setbacks (F/R/S/S): 25/26/5/15

2b. PLN 2000-00744: Coastside Design Review to remodel the second story and for the construction of a 148 sf. addition to existing single-family residence at 1168 Date St. (between George and Franklin) in Montara. APN 036-074-180.

Zoning: R-1/S-17/DR

Parcel Size: 6250 sf.

Existing Lot Coverage: 2064 sf. (33%)

Proposed Lot Coverage: No change
Existing FAR: 35.25% after 400 sf. garage allowance (2603-400)
Proposed FAR: 37.5% after 400 sf. garage allowance (2746-400)
Existing Height: 26' averaged
Proposed Height: 25' averaged (28.75' max.)
Setbacks (F/R/S/S): 25/43/5.75/5.75

2c. PLN 2000-00750: Coastside Design Review for a lot merger and the construction of a new 3-level 2757 sf. single-family residence and a 511 sf. detached garage, and the removal of one 30" dia. Cypress tree on a 6126 sf. parcel located on the west side of Columbus Street, approximately 107 south of Isabella Ave. in El Granada. APN 047-275-040

Zoning: R-1/S-17/DR
Parcel Size: 6126 sf.
Lot Coverage: 2023 sf. (33.23%)
FAR: 46.8% after 400 sf. garage allowance (3268-400)
Height: 27.5 averaged, 33' max. above grade (to be verified)
Setbacks (F/R/S/S): 25/38/5/10 (to be verified)
Note: Garage setback from front of property is 1' to 3.5' because of slope of lot.

2d. APN 036-016-060: Coastside Design Review for the construction of a second story addition to existing single-family residence at 1241 Main St. in Montara.

Details not available at time of agenda posting - will be provided shortly.

2e. PLN 2000-00764: Coastside Design Review for the construction of a 220 sf. addition to existing single-family residence and the conversion of 440 sf. of unconditioned space to livable area at 802 Stetson in Moss Beach. APN 037-144-180.

Zoning: R-1/S-17/DR
Parcel Size: 5000 sf.
Existing Lot Coverage: 1526 sf. (30.5%)
Proposed Lot Coverage: 1746 sf. (34.9%)
Existing FAR: 31.1% after 400 sf. garage allowance (1956-400)
Proposed FAR: 44.3% after 400 sf. garage allowance (2616-400)
Existing Height: 28' averaged
Proposed Height: No change
Existing Setbacks (F/R/S/S): 25/43/5.75/5.75
Proposed Setbacks: No Change

2f. PLN 2000-00771: Lot merger, lot line adjustment, and Coastal Development Exemption to consolidate 3 lots to 2 lots at 131 & 141 California Ave. in Princeton. APN(s) 047-015-160, 180, & 250.

Zoning: W/AO/DR
Existing Parcel Sizes: APN 047-015-250: 3490 sf., 180: 4361 sf., 160: 2320 sf.

Proposed Parcel Sizes after merger of 250 & 180 and Lot Line Adjustment with 160:
APN(s) 047-015-250 & 180: 6778 sf., APN 047-015-160: 3395 sf.

2g. PLN 2000-00778: Coastside Design Review for the construction of a new 3-level 3065 sf. single-family residence including attached garage on a 6250 sf. parcel on the west side of Cedar

St., approximately 500 feet south of Harte St. in Montara. APN 036-104-460.

Zoning: R-1/S-17/DR

Parcel Size: 6250 sf.

Lot Coverage: 1749.6 sf. (30%)

FAR: 42.6% after 400 sf. garage allowance (3065-400)

Height: 27.75 averaged, 28' max. above grade.

Setbacks (F/R/S/S): 22/45/5/10

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