

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

**AGENDA for Wednesday, December 20, 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](#)

**No Items**

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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. PLN1999-00090:** Consideration of a Coastal Development Permit to allow the construction of a second-floor addition and partial remodel of existing house for an 856 sf. addition to an existing single-family residence on a 5000 sf. parcel located at 123 7th St. in Montara. APN 036-057-230.

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

**2a. PLN 2000-00494:** Coastsides Design Review to construct a new 2536 sf. single-family residence including attached garage on a 4875 sf. parcel at 539 Santiago (between Columbus and Francisco) in El Granada. APN 047-291-350

**2b. PLN 2000-00752 & PLN 2000-00753:** Lot Line Adjustment between the two adjacent parcels 047-134-120 and 047-134-130 (6250 sf. and 4714 sf. respectively) to create two conforming parcels (5964 sf. and 5029 sf.), and Coastsides Design Review for the construction of a new 2-story, 3320 sf. single family residence on parcel 12 at 577 Columbus St. and a new 2-story, 2774 sf. single family residence on parcel 13 at 663 Ferdinand Ave. in El Granada. APN(s) 047-134-120 & 130.

**2c. PLN 2000-00788:** Coastsides Design Review to construct a new 2898.5 sf. single-family residence including attached garage on a 5000 sf. parcel at 251 Medio Ave. (approximately 75 east of 2nd Ave.) in Miramar. APN 048-036-090

**2d. PLN 2000-00802:** Coastsides Design Review to construct a new 2-story 3389 sf. single-

family residence including attached garage on a 6164 sf. parcel at 346 Miramar Dr. in Miramar. APN 048-056-020

**2e. PLN 2000-00811:** Coastside Design Review to construct a 427 sf. second story addition to an existing 1394 sf. single-story single-family home, including detached garage, on a 5000 sf. lot at 1251 Main St. in Montara. APN 036-018-080.

**2f. PLN 2000-00819:** Coastside Design Review to construct a new single-story 2587 sf. single-family residence including attached garage on a 6250 sf. parcel at 1152 Cedar St. in Montara. APN 036-073-550

### **3. Consideration and Initiation of the MidCoast Order of the Hip Roof (MCOHR)**

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

**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, January 3, 2001.

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 12/20/00**

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

**1a. PLN1999-00090:** Consideration of a Coastal Development Permit to allow the construction of a second-floor addition and partial remodel of existing house for an 856 sf. addition to an existing single-family residence on a 5000 sf. parcel located at 123 7th St. in Montara. APN 036-057-230.

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

**Parcel Size:** 5000 sf.

**Existing Lot Coverage:** 2122 - 2252 sf. (42.4 - 45%) \*

**Proposed Lot Coverage:** Same

**Existing Floor Area:** 2122 - 2252 \* (42.4 - 45% FAR \*\*)

**Proposed Floor Area:** 2978 - 3118 \* (59.56 - 62.36% \*\*)

**Existing Height:** approx. 16'

**Proposed Height:** approx. 26' averaged

**Existing Setbacks (F/R/S/S):** 20/24/6.5/3.5 \*\*\*

**Proposed Setbacks:** Same \*\*\*

\* - data from staff reports and plans give varied sizes for existing house

\*\* - Project was submitted before interim zoning ordinance of 12/7/99.

\*\*\* - second floor addition will be setback 5' and 10' on sides.

**Further:** Project was first reviewed by MCC P&Z in March of 1999. Since then, plan has been revised to address issues of lot line correction, bluff erosion/cliff retreat, drainage. Original P&Z comments were limited to concerns about view impacts of addition. Project has been before the Zoning Hearing Officer on 11/16/00 and 12/14/00, and has been continued again. Neighbors of the project have requested another review by the P&Z Committee to address issues of view impact, notification, and possible numeric discrepancies.

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**Details of New Application Agenda items for 12/20/00:**

**2a. PLN 2000-00494:** Coastside Design Review to construct a new 2536 sf. single-family residence including attached garage on a 4875 sf. parcel at 539 Santiago (between Columbus and Francisco) in El Granada. APN 047-291-350

Zoning: R-1/S-17/DR  
Parcel Size: 4875 sf. (50 x 97.5)  
Lot Coverage: 1347.75 sf. (28%)  
FAR: 43.8% after 400 sf. garage allowance (2536-400)  
Height: 26' max.  
Setbacks (F/R/S/S): 22/27/5/10

**2b1. PLN 2000-00752:** Lot Line Adjustment between the two adjacent parcels 047-134-120 and 047-134-130 (6250 sf. and 4714 sf. respectively) to create two conforming parcels (5964 sf. and 5029 sf.), and Coastside Design Review for the construction of a new 2-story, 3320 sf. single family residence on parcel 12 at 577 Columbus St. in El Granada. APN 047-134-120.

Zoning: R-1/S-17/DR  
Parcel Size (after LLA): 5964 sf.  
Lot Coverage: 2086 sf. (35.15/34.9%)  
FAR: 49.2/49% after 400 sf. garage allowance (3320-400)  
Height: 25' 7"  
Setbacks (F/R/S/S): 24/24/5/10

**2b2. PLN 2000-00753:** Lot Line Adjustment between the two adjacent parcels 047-134-120 and 047-134-130 (6250 sf. and 4714 sf. respectively) to create two conforming parcels (5935/5964 sf. and 5000/5029 sf.), and Coastside Design Review for the construction of a new 2-story, 2774 sf. single family residence on parcel 13 at 663 Ferdinand Ave. in El Granada. APN 047-134-130.

Zoning: R-1/S-17/DR  
Parcel Size (after LLA): 5029 sf.  
Lot Coverage: 1689 sf. (33.8/33.6%)  
FAR: 47.5/47.2% after 400 sf. garage allowance (2774-400)  
Height: 27.5' (approx.)  
Setbacks (F/R/S/S): 24/20/8/8

**2c. PLN 2000-00788:** Coastside Design Review to construct a new 2898.5 sf. single-family residence including attached garage on a 5000 sf. parcel at 251 Medio Ave. (approximately 75 east of 2nd Ave.) in Miramar. APN 048-036-090

Zoning: R-1/S-17/DR  
Parcel Size: 5000 sf.

Lot Coverage: 1705 sf. (34.1%)  
FAR: 50% after 400 sf. garage allowance (2898.5-400)  
Height: 28'  
Setbacks (F/R/S/S): 20/20/5/10

**2d. PLN 2000-00802:** Coastside Design Review to construct a new 2-story 3389 sf. single-family residence including attached garage on a 6164 sf. parcel at 346 Miramar Dr. in Miramar. APN 048-056-020

Zoning: R-1/S-17/DR  
Parcel Size: 6163.6 sf.  
Lot Coverage: 2007 sf. (32.6%)  
FAR: 48.5% after 400 sf. garage allowance (3388.7-400)  
Height: 28'  
Setbacks (F/R/S/S): 20/20/8/13

**2e. PLN 2000-00811:** Coastside Design Review to construct a 427 sf. second story addition to an existing 1394 sf. single-story single-family home, including detached garage, on a 5000 sf. lot at 1251 Main St. in Montara. APN 036-018-080.

Zoning: R-1/S-17/DR  
Parcel Size: 5000 sf.  
Existing Lot Coverage: 1394 sf. (27.9%)  
Proposed Lot Coverage: Same  
Existing FAR: 19.9% after 200 sf. garage allowance (1394-400) \*  
Proposed FAR: 28.4% after 200 sf. garage allowance (1821-400) \*  
Existing Height: 23.8'  
Proposed Height: 28' Existing Setbacks (F/R/S/S): 20/34/7/9 \*\*  
Proposed Setbacks: Same \*\*

\* existing and proposed house has one covered parking space of 263 sf. in detached garage

\*\* detached garage is setback 4' from side and rear property lines

**2f. PLN 2000-00819:** Coastside Design Review to construct a new single-story 2587 sf. single-family residence including attached garage on a 6250 sf. parcel at 1152 Cedar St. in Montara. APN 036-073-550

Zoning: R-1/S-17/DR  
Parcel Size: 6250 sf.  
Lot Coverage: 2587 sf. (41.5%)  
FAR: 35% after 400 sf. garage allowance (2587-400)  
Height: 16'  
Setbacks (F/R/S/S): 20/20/7/5

### **3. Consideration and Initiation of the MidCoast Order of the Hip Roof (MCOHR)**

Just seeing if anyone's paying attention ....

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