

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

AGENDA for Wednesday, January 3, 2001, 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 2000-00854: Coastside Design Review for the addition of 458 sf. onto the rear of an existing 2,057 sf. conforming one-story single-family residence on a 6250 sf. parcel at 222 Paloma Ave in El Granada. APN 047-064-040.

Regular Agenda:

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

1a. PLN 2000-00385: Coastal Development Permit and Coastside Design Review to construct a new 3150 sf. single-family residence including attached garage on a 5500 sf. parcel located on the west side of Valencia Avenue, approximately 100 feet north of Columbus Street in El Granada. APN 047-095-090

1b. 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.

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

2a. PLN 2000-00382: - Street name change and address renumbering for Mirada Road in the unincorporated County area and in Half Moon Bay

2b. PLN 2000-00717: Coastside Design Review to construct a new 3-story 3215 sf. single-family residence including attached garage on a 5648 sf. parcel located on the west side of Columbus, approximately 230 feet south of Isabella Avenue in El Granada. Two Monterey Pine trees on the parcel to be removed. APN 047-275-400

2c. PLN 2000-00803: Use Permit, Coastal Development Permit and Coastside Design Review to construct a new 1554 sf. one-bedroom single-family residence including attached garage on a

substandard 2693 sf. parcel located on the east side of Coronado, between Isabella and Avenue Portola in the R-3/S-3 district El Granada. APN 047-232-170

2d. PLN 2000-00834: Coastside Design Review to construct a new 3-level 3734 sf. single-family residence including attached garage, and the removal of three Pine trees, on a 8000 sf. parcel located on the west side of Portola Avenue, approximately 170 feet south of Columbus Street in El Granada. APN 047-222-100

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, January 17, 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.

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Addendum for MCC P&Z Agenda for 1/3/01

Details of Consent Agenda items for 01/03/01:

C1. PLN 2000-00854: Coastside Design Review for the addition of 458 sf. onto the rear of an existing 2,057 sf. conforming one-story single-family residence on a 6250 sf. parcel at 222 Paloma Ave in El Granada. APN 047-064-040.

Zoning: R-1/S-17/DR

Parcel Size: 6250 sf.

Existing Lot Coverage: 2057 sf. (33%)

Proposed Lot Coverage: 2515 sf. (40%)

Existing FAR: 26.5% after 400 sf. garage allowance (2057-400)

Proposed FAR: 33.8% after 400 sf. garage allowance (2515-400)

Height: 17.5' - no change proposed

Existing Setbacks (F/R/S/S): 25/36/5/5

Proposed: 25/22/5/5

Analysis: Proposed addition will be compatible with existing house, a newer one-story, and will keep in character with the neighborhood, which is predominately one-story. With proposed addition, house is still well below lot coverage and FAR requirements. No variances, exemptions, or removal of trees are involved.

Recommendation: That the committee find the project conforms with the zoning regulations, land use designations, and community character of its area.

Details of Continued/Resubmitted Application Agenda items for 1/3/01:

1a. PLN 2000-00385: Coastal Development Permit and Coastside Design Review to construct a new 3150 sf. single-family residence including attached garage on a 5500 sf. parcel located on the west side of Valencia Avenue, approximately 100 feet north of Columbus Street in El Granada. APN 047-095-090

Zoning: R-1/S-17/DR

Parcel Size: 5500 sf.

Lot Coverage: 1820 sf. (33.1%)

FAR: 50% after 400 sf. garage allowance (3150-400)

Height: 27.25' averaged

Setbacks (F/R/S/S): 20/32/5/10

1b. 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

Details of New Application Agenda items for 1/3/01:

2a. PLN 2000-00382: - Street name change and address renumbering for Mirada Road in the unincorporated County area and in Half Moon Bay - the northern segment (north of Medio Creek along the water by the Miramar Inn) to be named "Mirada Road North" and the southern segment (south of Medio Creek from the ocean to Highway 1) to be named "Mirada Road South."

Address renumbering to occur on both segments to eliminate duplicate block numbering. Alternatives from the Post Office, residents, and County Staff will be considered. Project is designed to eliminate confusion with the Postal Service and Emergency Services as to location of properties along this street.

Renumbering will coordinate block numbers of County side of road along southern segment with the Half Moon Bay, and renumbering on north segment will distinguish block numbers from south end.

2b. PLN 2000-00717: Coastside Design Review to construct a new 3-story 3215 sf. single-family residence including attached garage on a 5648 sf. parcel located on the west side of Columbus, approximately 230 feet south of Isabella Avenue in El Granada. Two Monterey Pine trees on the parcel to be removed. APN 047-275-400

Zoning: R-1/S-17/DR
Parcel Size: 5648 sf.
Lot Coverage: 1972 sf. (34.9%)
FAR: 49.8% after 400 sf. garage allowance (3215-400)
Height: 28' averaged - 49' max.
Setbacks (F/R/S/S): 20/41/5/10*

* Garage front setback is 1' because of steep slope of lot

2c. PLN 2000-00803: Use Permit, Coastal Development Permit and Coastside Design Review to construct a new 1554 sf. one-bedroom single-family residence including attached garage on a substandard 2693 sf. parcel located on the east side of Coronado, between Isabella and Avenue Portola in the R-3/S-3 district El Granada. APN 047-232-170

Zoning: R-3/S-3/DR
Parcel Size: 2693 sf. (27' x 99.73')
Lot Coverage: 942 sf. (34.9%)
FAR: 50.3% after 200 sf. garage allowance (1554-200) - to be verified
Height: 28' averaged
Setbacks (F/R/S/S): 20/23.75/3/5

2d. PLN 2000-00834: Coastside Design Review to construct a new 3-level 3734 sf. single-family residence including attached garage, and the removal of three Pine trees, on a 8000 sf. parcel located on the west side of Portola Avenue, approximately 170 feet south of Columbus Street in El Granada. APN 047-222-100

Zoning: R-1/S-17/DR
Parcel Size: 8000 sf. (50x160)
Lot Coverage: 2000 sf. (25%)
FAR: 41.7% after 400 sf. garage allowance (3734-400)
Height: 27' averaged (36' max.)
Setbacks (F/R/S/S): 22.5/68/7/8

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