

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, January 17, 2001 – 7:30 PM

3-0 Café at the HMB Airport, Hwy. 1 between Moss Beach and El Granada

P&Z Agendas and other materials are available on-line at: <http://mcc.sanmateo.org>

Call to Order and Introductions

Public Comment: *The public and Committee Members may 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

Review of Agenda

Consent Agenda:

No Items

Regular Agenda:

- 1. Continued/Resubmitted Applications:** Details may be found in the attached addendum. Estimated start time: 7:45 PM.
 - 1a. PLN2000-00744:** Coastside Design Review to remodel the second-story and for the construction of a 148 sf. addition to an existing 2603 sf. single-family residence on a 6250 sf. parcel located at 1168 Date St. in Montara. APN 036-074-180
 - 1b. PLN2000-00811:** Coastside Design Review to construct a 427 sf. second-story addition to an existing 1394 sf. single-family residence including attached garage on a 5000 sf. parcel located at 1251 Main St. in Montara. APN 036-018-080
- 2. New Applications:** Details may be found in the attached addendum. Estimated start time: 8:15 PM.
 - 2a. PLN1999-00384:** Use Permit Renewal for the Landis Shores Luxury Inn (formerly Miramar Beach Inn) at 207/211 Mirada Road in Miramar. APN 048-013-240
 - 2b. PLN1999-00642:** Coastside Design Review for modification from a previously approved plan to now construct a 3172 sf. single-family residence and detached 900 sf. 3-car garage with 927 sf. second unit above and the merger of two legal lots to create a 10,000 sf. parcel located at 137 Orval Ave. in Moss Beach. APN 037-223-210

- 2c. PLN2000-00863:** Coastside Design Review to replace a fire-damaged 2732 sf. single-family residence including attached garage and the merger of two legal lots to create a conforming 5000 sf. parcel located at 471 Lancaster in Moss Beach. APN 037-171-410
- 2d. PLN2000-00887:** Coastside Design Review to construct a new 2466 sf. single-family residence and a 400 sf. detached garage on a 5000 sf. parcel located at 1201 Main St. (at 3rd). APN 036-016-180
- 3. MidCoast Trees:** Continued 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 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, February 7, 2001.

Adjourn

For any comments, questions, review of materials or for further information on agenda items, please contact the **Chair, Chuck Kozak**, at 650.728.8239 (home) – 650.996.8998 (days) – cgk@montara.com

Addendum for MCC P&Z Agenda for January 17, 2001

Details of Continued/Resubmitted Applications for 1/1/7/01:

- 1a. PLN2000-00744:** Coastside Design Review to remodel the second-story and for the construction of a 148 sf. addition to an existing 2603 sf. single-family residence on a 6250 sf. parcel located at 1168 Date St. 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: Same
Existing FAR: 35.25% after 400 sf. garage allowance (2603 – 400)	
Proposed FAR: 37.5% after 400 sf. garage allowance (2746 – 400)	
Existing Height: 25'	Proposed Height: 25' averaged (28.75 max)
Setbacks (F/R/S/S): 25/43/5.75/5.75	Proposed Setbacks: Same

- 1b. PLN2000-00811:** Coastside Design Review to construct a 427 sf. second-story addition to an existing 1394 sf. single-family residence including attached garage on a 5000 sf. parcel located 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 400 sf. garage allowance (1394 – 400) *	
Proposed FAR: 28.4% after 400 sf. garage allowance (1821 – 400) *	
Existing Height: 23.8'	Proposed Height: 28'
Setbacks (F/R/S/S): 20/34/7/9 **	Proposed Setbacks: Same **

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

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

Details of New Applications for 1/1/7/01:

- 2a. PLN1999-00384:** Use Permit Renewal for the Landis Shores Luxury Inn (formerly Miramar Beach Inn) at 207/211 Mirada Road in Miramar. APN 048-013-240

Review of Use Permit 95-0013 renewal for a 3-story, 8-guest room hostelry and manager's unit in the CCR/DR district.

- 2b. PLN1999-00642:** Coastside Design Review for modification from a previously approved plan to now construct a 3172 sf. single-family residence and detached 900 sf. 3-car garage with 927 sf. second unit above and the merger of two legal lots to create a 10,000 sf. parcel located at 137 Orval Ave. in Moss Beach. APN 037-223-210

Zoning: R-1/S-17/DR	Parcel Size: 10,000 sf.
Lot Coverage: 2731 sf. (27.3%)	
FAR: 46% after 400 sf. garage allowance (4999 – 400)	
Height: 28'	Setbacks (F/R/S/S): 20/20/10/5

2c. PLN2000-00863: Coastside Design Review to replace a fire-damaged 2732 sf. single-family residence including attached garage and the merger of two legal lots to create a conforming 5000 sf. parcel located at 471 Lancaster in Moss Beach. APN 037-171-410

Zoning: R-1/S-17/DR

Parcel Size: 5000 sf.

Lot Coverage: 1699 sf. (34%)

FAR: 46.6% after 400 sf. garage allowance (2732 – 400)

Height: 24'

Setbacks (F/R/S/S): 20/40/5/5

2d. PLN2000-00887: Coastside Design Review to construct a new 2466 sf. single-family residence and a 400 sf. detached garage on a 5000 sf. parcel located at 1201 Main St. (at 3rd). APN 036-016-180

Zoning: R-1/S-17/DR

Parcel Size: 5000 sf.

Lot Coverage: 1746 sf. (35%)

FAR: 49.3% after 400 sf. garage allowance (2866 – 400)

Height: 27.5'

Setbacks (F/R/S/S): 29/28/5/10 *

* detached garage setback 3' from the rear and 12.5' & 17.5' from the sides