

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, January 31, 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

Regular Agenda:

1. New Applications: Details may be found in the attached addendum.

Estimated start time: 7:45 PM.

- 1a. PLN2000-00173:** Lot Merger, Coastal Development Permit, Resource Management District Permit, Grading Permit, Coastside Design Review and conversion of an existing agricultural well to domestic use to build a 3-story, 4203 sf. single-family residence with attached 3-car garage and a detached 2-story 2096 sf. garage/storage/personal office structure on a 35,142 sf. parcel on Alta Loma in the RM/CZ district in Montara. APN(s) 036-142-030, 020, & 110.
- 1b. PLN2000-00833:** Resource Management District Permit, Coastal Development Permit and Coastside Design Review for the construction of a new 4,353 sf. single-story single-family residence with attached garage on a 11,603 sf. parcel located at 10 Juliana Ave. (at the Strand) in Moss Beach. APN 037-086-260
- 1c. PLN2000-00889:** Coastside Design Review for a new 2-story 3517 sf. single-family residence including attached garage and the merger of three legal lots to create a single 7500 sf. parcel located at 665 Stetson (between Pearl and Comus) in Moss Beach. APN(s) 037-091-080, 190

- 1d. **PLN2000-00887:** Coastside Design Review, Staff-level Coastal Development Permit and Home Improvement Exemption (for 3.5' side setback) to construct a 1500 sf. 2-story addition to an existing 882 sf. single-family residence with an existing 464 sf. detached garage on a 6000 sf. parcel located at 377 13th St. in Montara. APN 037-013-440
- 1e. **PLN2001-00027:** Coastal Development Exemption and Lot Line Adjustment to merge one 8800 sf. parcel and three 4400 sf. parcels to create two 11,000 sf. parcels on the north side of Cortez (above 6th St.) in the S-9 district in East Miramar. APN(s) 048-025-150, 160, 170, 180.
2. **Committee review, discussion and possible action regarding techniques of neighborhood analysis for community scale and character.**
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 31, 2001

Details of New Applications for 1/31/01:

- 1a. PLN2000-00173:** Lot Merger, Coastal Development Permit, Resource Management District Permit, Grading Permit, Coastsides Design Review and conversion of an existing agricultural well to domestic use to build a 3-story, 4203 sf. single-family residence with attached 3-car garage and a detached 2-story 2096 sf. garage/storage/personal office structure on a 35,142 sf. parcel on Alta Loma in the RM/CZ district in Montara. APN(s) 036-142-030, 020, & 110.

Zoning: RM/CZ

Parcel Size: 35,142 sf.

Lot Coverage: 3360 sf. (10.5%)

FAR: 18% including garage, but not applicable in RM zoning.

Height: main: 35' – garage/office: 25.5'

Setbacks (F/R/S/S): 50/20/20/80

- 1b. PLN2000-00833:** Resource Management District Permit, Coastal Development Permit and Coastsides Design Review for the construction of a new 4,353 sf. single-story single-family residence with attached garage on a 11,603 sf. parcel located at 10 Juliana Ave. (at the Strand) in Moss Beach. APN 037-086-260

Zoning: RM/CZ

Parcel Size: 11,603 sf.

Lot Coverage: To be determined

FAR: 37.5%, including garage, but not applicable in RM zoning district.

Height: 19'

Setbacks (F/R/S/S): 50/20/20/20

- 1c. PLN2000-00889:** Coastsides Design Review for a new 2-story 3517 sf. single-family residence including attached garage and the merger of three legal lots to create a single 7500 sf. parcel located at 665 Stetson (between Pearl and Comus) in Moss Beach. APN(s) 037-091-080, 190

Zoning: R-1/S-17/DR

Parcel Size: 7500 sf.

Lot Coverage: 2616 sf. (34.8%)

FAR: 41.6% after 400 sf. garage allowance (3517 – 400)

Height: 28'

Setbacks (F/R/S/S): 20/22/15/

1d. PLN2000-00887: Coastside Design Review, Staff-level Coastal Development Permit and Home Improvement Exemption (for 3.5' side setback) to construct a 1500 sf. 2-story addition to an existing 882 sf. single-family residence with an existing 464 sf. detached garage on a 6000 sf. parcel located at 377 13th St. in Montara. APN 037-013-440

Zoning: R-1/S-17/DR

Parcel Size: 6000 sf.

Existing Lot Coverage: 1346 sf. (22.4%)

Proposed Lot Coverage: 1599 sf. (26.7%)

Existing FAR: 16% after 400 sf. garage allowance (1346 – 400)

Proposed FAR: 41% after 400 sf. garage allowance (2846 – 400)

Existing Height: not known

Proposed: 26'

Existing Setbacks (F/R/S/S): 16/28/23.5/3.5 * Proposed: same

* proposed 2nd floor addition to be set back 21' in the front – existing detached garage setback 4' from the rear and 13.67' & 18' from the sides