

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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Agenda for Wednesday, March 21, 2001 7:30 PM at the 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	Chair: Chuck Kozak MCC Members: Ric Lohman Community Members: Dennis Doherty Chris Mickelson Kathryn Slater-Carter Karen Wilson
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All members of the MCC P&Z Committee may be emailed at p&z@lists.sanmateo.org.

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

- 1. Call to Order and Introductions**
- 2. 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.*
- 3. Updates, Notices and Announcements**
- 4. Review of Agenda**

REGULAR AGENDA: Details of items may be found in the supplied addendum.
- 5. Consent Items** – see addendum
- 6. Continued / Resubmitted Items:** see addendum. Estimated start time 7:45 PM.
- 7. Pre-Application Review:** No Items
- 8. New Applications:** see addendum. Estimated start time 8:00 PM.
- 9. Continued discussion and possible action regarding existing tree ordinances, removal permit procedures, and urban reforestation plans in the MidCoast area.**
- 10. Any emergency items that arrived after the posting of this agenda.**
- 11. 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, April 4, 2001.

Adjourn

Addendum for MCC P&Z Agenda for March 21, 2001

Details of Consent Items for 3/21/01:

5. **PLN2001-00092:** Coastal Design Review for 209 sf. addition to an existing 2512 sf. single-family residence on a 5500 sf. parcel at 215 Madrid Ave. (northwest corner of Madrid and Sonora) in El Granada. APN 047-048-100

Owner: Doug Tolar
Toy

Applicant: Margaret Williams

County planner: Lily

Zoning: R-1/S-17/DR

Parcel Size: 5500 sf.

Existing Lot Coverage: 1650 sf. (30%)

Proposed Lot Coverage: Same

Existing FAR: 38.4% (2512 –400)

Proposed FAR: 42.2% (2721 –400)

Existing Height: approx. 24'

Proposed Height: Same

Setbacks (F/R/S/S): 20/34/5/10

Proposed Setbacks: Same

Analysis: Addition would be to front of existing second story, matching existing roof lines and materials. Style of “tall single-story” would be maintained (roof slope cuts into side wall on second level) – house well articulated and fits in well of area of mixed one and two story homes. No change to lot coverage. Proposed FAR is well under allowable limit. No variances, exemptions or tree removal involved.

Recommendation on Consent: That the Committee finds no issue with the project as proposed, and that it meets the zoning regulations and land use designations of its area.

Details of Continued / Resubmitted Applications for 3/21/01:

6. **PLN2000-00881:** Coastside Design Review for a new 1-story pre-manufactured 1504 sf. single-family residence with a site-built 480 sf. attached garage and the merger of two legal lots to create a single 6200 sf. parcel located at 720 Edison (between Birch and Cedar) in Montara. Continued from 2/7/01. APN 036-123-260

Owner: Everett and Lucille Zenor

Applicant: Same

County Planner: Lily Toy

Zoning: R-1/S-17/DR

Parcel Size: 6,250 sf.

Lot Coverage: 31.7% (1984 sf.)

FAR: 25.3% (1984 – 400 sf. garage allowance)

Height: 14 '

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

Details of New Applications for 3/21/01

- 8a. PLN2001-00064:** Coastside Development permit and Non-conforming Use Permit to allow a 517 sf. 2nd story addition that encroaches into the required front yard setback to an existing 1632 sf, house on a 5,000 sf. parcel at 722 Valencia Ave. in El Granada. APN 047-073-070, 420

Owner: Pamela & Peter Fisher
County planner: Mike Schaller

Applicant: Lisa Conrad

Zoning: R-1/S-17/DR
Existing Lot Coverage: 1632 sf. (32.6%)
Existing FAR: 24.6% (1632 –400)
Existing Height: approx. 14’
Setbacks (F/R/S/S): 16/32/5/5

Parcel Size: 5000 sf.
Proposed Lot Coverage: 1720 sf. (34.4%)
Proposed FAR: 35% (2149 –400)
Proposed Height: 22.25’
Proposed Setbacks: Same

- 8b. PLN2001-00096:** A Home Improvement Exemption for remodeling of an existing deck and addition of 109 sf. for relocating stairs on a legal nonconforming 2,172 sf. house on a 5,417.28 sf. parcel at 304 14th St. in Montara. APN 037-015-110

Owner: Noah & Adrian Mallinger

Applicant: Same

County planner: Farhad Mortazavi

Zoning: R-1/S-17/DR
Existing Lot Coverage: 2042 sf. (37.7%)
Existing FAR: 32.7% (2172 –400)
Existing Height: approx. 23’
Setbacks (F/R/S/S): 12/24/10/10

Parcel Size: 5417 sf.
Proposed Lot Coverage: 2113 sf. (39%)
Proposed FAR: 35.7% (2333 –400)
Proposed Height: Same
Proposed Setbacks: Same

- 8c. PLN2001-00112:** Coastal Development Permit for the conversion of an existing Agricultural well to a domestic well on a 3.05 ac. parcel to serve an existing house at 801 June Hollow Road in Montara. This application is part of a larger project proposal involving a Lot Line Adjustment to create a new 1.03 ac. parcel with proposed construction of a new residence (PLN2000-00266) that would utilize the existing residential well. APN(s) 037-044-030, 040, 050. Zoning: RM/CZ.

Owner: Diane Burr

Applicant: Sierra West

County Planner: Stephanie Willsey

8d. PLN2001-00129: Coastal Design Review and Lot Merger for a 1881 sf. addition to an existing legal non-conforming 942 sf. single-family residence on a 6000 sf. parcel at 265 11th St. (between Hwy 1 and Farallone Ave) in Montara. APN 036-032-210

Owner: Mark McGregor Applicant: Same County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 6000 sf.
Existing Lot Coverage: 942 sf. (15.7%)	Proposed Lot Coverage: 2061.22 sf. (34.4%)
Existing FAR: 12.4% (942 –200)	Proposed FAR: 40.4% (2823 –400)
Existing Height: approx. 24’	Proposed Height: 25.5 (averaged – 28 max.)
Setbacks (F/R/S/S): 8.75/49/4/21	Proposed Setbacks: 8.75/40.5/4/11*

* New addition sections will be setback 20’ in front, 5’ & 11’ on sides

9. Continued discussion and possible action regarding existing tree ordinances, removal permit procedures, and urban reforestation plans in the MidCoast area.

Focus will be on (but not limited to) recent tree removal case s, review of removal permit consideration procedures, and consideration of request to County for tracking information on removal permits and required replacement.