

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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Agenda for Wednesday, April 4, 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:** No Items
- 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 8:45 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 18, 2001.

Adjourn

Addendum for MCC P&Z Agenda for April 4, 2001

Details of Continued / Resubmitted Applications for 4/4/01:

- 6a. PLN2000-00253:** Request for variance to front yard setback (20' where 50" is required) for a previously reviewed single-family dwelling in the Planned Agricultural District, in the rural area on the east side of Vallecitos Road, north of Alta Vista Road, in Montara. This item originally reviewed by P&Z on June 6, 2000. APN 036-175-080

Owner: Chip Hoover Applicant: Max Beaumont County Planner: Dave Holbrook

Zoning: PAD/CZ Parcel/Lot Size: 42,362 sf.
Lot Coverage: 2491 (5.8%)
Floor Area: 3791 sf (including garage - FAR 9%)*
Height: 28' 8" (averaged:
Setbacks (F/R/S/S): 50/27.5/135/127.5

* For information only - Interim Ordinance not applicable in the rural area.

- 6b. PLN2000-00389:** Review of new design for a new 1-story 3202 sf. modular single-family residence including site-built attached garage on a 11,298 sf. parcel on the north-west* corner of Cortez and Highway 1 in Miramar. This item originally reviewed by P&Z on July 19, 2000, August 16, 2000, and February 7, 2001. APN(s) 048-023-090/170

Owner: James and Marieange Johnson Applicant: Grant Denmark, Advantage Homes
County Planner: Miroo Brewer

Zoning: R-1/S-9/DR Parcel Size: 11,298 sf.
Lot Coverage: 3496 sf. (31%) **
FAR: 25% (3202 – 400 sf. garage allowance) **
Height: 15' Setbacks (F/R/S/S): 20/20/10/10 **

* - This would normally be referred to as the "north" (toward Montara) and "east" (inland) corner, but Highway 1 runs almost east-west at this point, so north-west is the true description.

** - to be verified – 30% (3389 sf.) lot coverage allowed

6c. PLN2000-00902: Coastside Design Review to allow a 246 sf. enclosure to structurally attach a 2,541 sf. existing house to an existing 650 sf. studio/greenhouse, renovation of existing studio and addition of new 1/2 bath on a 30,650 sf. parcel at 8322 Cabrillo Hwy (southwest corner of Highway 1 and 5th) in Montara. Originally reviewed by P&Z on March 7, 20001. APN(s) 036-046-210, 420

Owner: Ivy Rosequist
County Planner: Lily Toy

Applicant: Ivy Rosequist

Zoning: R-1/S-17/DR
Existing Lot Coverage: 3191 sf. (10.4%)
Existing FAR: **To Be Determined** *
Existing Height: 23'
Setbacks (F/R/S/S): 66/28/0/84

Parcel Size: 30,650 sf.
Proposed Lot Coverage: 3437 sf. (11.2%)
Proposed FAR: **To Be Determined** *
Proposed Height: 28'
Proposed Setbacks: Same

* FAR of existing/proposed structures not determined from supplied plans, but could not be more than lot coverage doubled: 20.8%/22.4%

6d. 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. Continued from March 21, 2001 P&Z meeting. 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

Details of New Applications for 4/4/01

8a. PLN2001-00098: Coastside Design review for a new 3-level 3,914 sf. single-family residence including attached garage on a 7,500 sf. parcel at 562 8th St. (south side of 8th between Audubon & Le Conte) in Montara. APN 036-095-420

Owner: Austin Harkin
County planner: Lily Toy

Applicant: Same

Zoning: R-1/S-17/DR
Lot Coverage: 1966.32 sf. (26%)
FAR: 47% (3914 –400)
Height: 27.5 (averaged: 31 max)

Parcel Size: 7500 sf.
Setbacks (F/R/S/S): 58/30/9/6

8b. PLN2001-00127: Coastal Development Permit for a domestic well on a non-conforming (4,324 sf.) parcel on the east side of Sierra St., approx. 150' south of California Ave., in Moss Beach. APN 037-147-030.

Owner: Richard Bloss Applicant: Wilkinson Enterprises County Planner: Erin Mayer

Zoning: R-1/S-17/DR Parcel Size: 4324 sf.

8c. PLN2001-00145: Coastal Development Permit and Design Review for a 272.25 sf. office addition above the garage of a 2483 sf. existing single-family residence on a non-conforming 5000 sf. parcel at 55 Precita Ave. in Moss Beach. APN 037-276-140

Owner: Gerald E. Martuscelli Applicant: Tom Hamacher County planner: Farhad Mortazavi

Zoning: R-1/S-10/DR/GH	Parcel Size: 5000 sf.
Existing Lot Coverage: 1559.5 sf. (31.2%)	Proposed Lot Coverage: Same
Existing FAR: 41.7% (2483 –400)	Proposed FAR: 47.1% (2755 –400)
Existing Height: 23'	Proposed Height: Same
Setbacks (F/R/S/S): 20/27.5/10/10	Proposed Setbacks: Same

8d. PLN2001-00155: Coastal Development Permit and Coastsides Design Review to construct a new 3-story, 2507 sf. single family residence including attached garage on a 6056 sf. parcel at 234 Nevada (on the southerly side of Nevada, approx. 87 ft west of Beach St.) in Moss Beach. APN 037-113-130

Owner: David Klausen Applicant: Elsbeth Newfield County planner: Stephanie Willsey

Zoning: R-1/S-17/DR	Parcel Size: 6056 sf.
Lot Coverage: 1407.4 sf. (23.2%)	
FAR: 47% (3914 –400)	
Height: 28	Setbacks (F/R/S/S): 29/20/5/10

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 cases & permit applications, recent notices of violation and County actions, review of removal permit consideration procedures, and consideration of request to County for tracking information on removal permits and required replacement.