

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

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| <b>Agenda for Wednesday, April 18, 2001</b><br><b>7:30 PM at the 3-0 Café at the HMB Airport</b><br>Hwy. 1 between Moss Beach and El Granada<br><br>P&Z Agendas and other materials are available on-line at:<br><a href="http://mcc.sanmateo.org">http://mcc.sanmateo.org</a> | Chair: Chuck Kozak<br>MCC Members: Ric Lohman<br>Community Members: Dennis Doherty<br>Chris Mickelson<br>Kathryn Slater-Carter<br>Karen Wilson |
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All members of the MCC P&Z Committee may be emailed at [p&z@lists.sanmateo.org](mailto: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](mailto: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, May 2, 2001.

**Adjourn**

## Addendum for MCC P&Z Agenda for April 18, 2001

### Details of Consent Items for 4/18/01:

5. **PLN2001-00190:** Coastside Design Review to construct a new 230 sf. addition to an existing 2465 sf. single-family residence and lot merger on a 12511 sf. parcel at 178 Escalona Ave. (at Navarra Ave.) in El Granada. APN 047-112-010

Owner: Diane Johnson      Applicant: Jacobsen & Associates      County planner: Lily Toy

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|---|---|
| Zoning: R-1/S-17/DR                     | Parcel Size: 12511 sf.                  |
| Existing Lot Coverage: 1931 sf. (15.4%) | Proposed Lot Coverage: 2161 sf. (17.3%) |
| Existing FAR: 16.5% (2465 –400)         | Proposed FAR: 18.3% (2695 –400)         |
| Existing Height: 21’                    | Proposed Height: Same                   |
| Setbacks (F/S/S): 20/15/5 *             | Proposed Setbacks: Same                 |

\* Lot is triangular in shape – siting equivalent to rear setback of approx. 20 – 100 ft.

**Analysis:** Proposed addition involves no variances, exemptions, tree removal or excessive grading; FAR and lot coverage will remain well below regulated limits; no increase in height is proposed. Addition will be finished to match exiting structure. Location of addition on parcel, because of triangular lot shape and area topography, will present no immediate visual impact to surrounding homes or neighborhood.

**Recommendation on Consent:** That the committee find no issue with the application as proposed, and that the project meets the Zoning requirements and Land Use designations of its area.

### Details of Continued / Resubmitted Applications for 4/18/01:

- 6a. **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.

Applicant would like to present some design revisions based on comments received at last (4/4/01) P&Z meeting and from neighbors.

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

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|---|---------------------------------|
| 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         |

**Details of New Applications for 4/18/01**

**8a. PLN2001-00018:** Coastside Design Review to construct a new 1120 sf. second-story addition and a new 840 sf. detached garage at an existing 2197.5 sf. single-family residence on a 9000 sf. parcel at 504 8th St (southeast corner of 8th and LeConte) in Montara. APN 036-095-370

Owner: Harold Gragg                      Applicant: Ronald Patton      County planner: Lily Toy

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|---|---|
| Zoning: R-1/S-17/DR                       | Parcel Size: 9000 sf.                     |
| Existing Lot Coverage: 2197.5 sf. (24.4%) | Proposed Lot Coverage: 3025.6 sf. (33.6%) |
| Existing FAR: 20% (2197.5 –400)           | Proposed FAR: 41.6% (4145.6 –400)         |
| Existing Height: 15’ (approx.)            | Proposed Height: 26’                      |
| Setbacks (F/S/S): 15/56/20/5 *            | Proposed Setbacks: Same **                |

\* To be verified

\*\* Detached garage to be 4.8’ from rear, 3’ and 33.3’ feet on the sides, and 16.2’ from rear of house

**8b. PLN2001-00115:** Coastal Development Permit and Coastside Design Review for a new 2531 sf. single-family residence including attached garage on a 5000 sf. parcel on the corner of Cortez and 5th Ave. in Miramar. APN 048-046-010

Owner: Mary Colter McDonald                      Applicant: Same      County planner: Miroo Brewer

|                                |                                 |
|--------------------------------|---------------------------------|
| Zoning: R-1/S-9/DR/CD          | Parcel Size: 5000 sf.           |
| Lot Coverage: 1739 sf. (34.8%) |                                 |
| FAR: 42.7% (2531 –400)         |                                 |
| Height: 27.5’                  | Setbacks (F/R/S/S): 20/20/10/10 |

**8c. PLN2001-00130:** Coastside Design Review to construct a new 85 sf. deck addition with new spa on deck, and a new 46 sf. pump house for the spa, at an existing 2955 sf. single-family residence on a 7500 sf. parcel at 8701 Cabrillo Hwy (west side of Highway 1, south of 12th St.) in Montara. APN 037-011-100

Owner: Betsy Fairbanks                      Applicant: Randy Whitney      County planner: Lily Toy

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|---|---|
| Zoning: R-1/S-17/DR                     | Parcel Size: 12511 sf.                  |
| Existing Lot Coverage: 2955 sf. (39.4%) | Proposed Lot Coverage: 3086 sf. (41.1%) |
| Existing FAR: 34.51% (2955 –400)        | Proposed FAR: 35.8% (3086 –400)         |
| Existing Height: 15’                    | Proposed Height: Same                   |
| Setbacks (F/S/S): 20/18/1.5/37          | Proposed Setbacks: 20/18/1.5/30         |

**8d. PLN2001-00170:** Coastal Development Permit, Zoning Nonconformity Use Permit and Coastsides Design Review for a new 1476 sf. manufactured single-family residence including attached 462 sf. site-built garage on a 5429 sf. parcel on Purisima Way between Hermosa and Miramar Dr. in Miramar. APN 048-062-090

Owner: Joe Gibson                      Applicant: Joe Irizarry  
County planner: Farhad Mortazavi

Zoning: R-1/S-9/DR/CD                      Parcel Size: 5429 sf.  
Lot Coverage: 1941 sf. (35.8%)  
FAR: 28.4% (1941 –400)  
Height: 14'                                      Setbacks (F/R/S/S): 20/20/10/6

**8e. PLN2001-00192:** Coastsides Design Review to construct a new 156 sf. sunroom addition at the rear of an existing 2436 sf. single-family residence on a 8125 sf. parcel at 1121 Date St. (between George and Franklin) in Montara. APN 036-081-280

Owner: Jacobs & Reeves              Applicant: Bay Area Sunrooms              County planner: Lily Toy

Zoning: R-1/S-17/DR                      Parcel Size: 8125 sf.  
Existing Lot Coverage: 1600 sf. (19.7%)      Proposed Lot Coverage: 1756 sf. (21.6%)  
Existing FAR: 25% (2436 –400)      Proposed FAR: 27% (2592 –400)  
Existing Height: 23'                      Proposed Height: Same  
Setbacks (F/R/S/S): 60/50.5/5/5              Proposed Setbacks: 60/38.5/5/5

**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.