

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, May 16, 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
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------

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. Special Considerations & 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, June 6, 2001.

Adjourn

Addendum for MCC P&Z Agenda for May 16, 2001

Details of Consent Items for 5/16/01:

- 5a. PLN2001-00259:** Lot merger and Coastside Design Review for a new one-story 324 sf. family room addition to an existing porch and the covering of the porch area (48 sf.) for an existing 1167.5 sf. single-family residence on a 10000 sf. parcel at 451 7th St. in Montara. APN 036-091-090, 100.

Owner: Kenneth Elling

Applicant: Same

County planner: Lily Toy

Zoning: R-1/S-17/DR

Parcel Size: 10000 sf.

Existing Lot Coverage: 1167.5 sf. (11.7%)

Proposed Lot Coverage: 1719.5 sf. (17.2%)

Existing FAR: 7.7% (1167.5 –400)

Proposed FAR: 13.2% (1719.5 –400)

Existing Height: 12'

Proposed Height: Same

Setbacks (F/R/S/S): 26/39.5/10.5/24

Proposed Setbacks: 26/39.5/10.5/16

Analysis: Addition is small one on side and front of house. Would be finished to match rest of single-story house. Would not increase height, setbacks, FAR and lot coverage far below limitations. No trees to be removed, no variances or exceptions involved. All forms filled out properly and completely.

Recommendation: That the committee finds no issue with the project as proposed and that it meets all the zoning regulation and land use designations of its area.

- 5b. PLN2001-00234:** Coastside Design Review for a 144 sf. family room expansion to an existing 1916 sf. single-family residence on a 7500 sf. parcel at 1148 Acacia St. in Montara. APN 036-071-340.

Owner: Norman Warkentin

Applicant: Michael Ryan

County planner: Lily Toy

Zoning: R-1/S-17/DR

Parcel Size: 7500 sf.

Existing Lot Coverage: 1916 sf. (25.5%)

Proposed Lot Coverage: 2060 (27.5%)

Existing FAR: 20.2% (1916 –400)

Proposed FAR: 22.1% (2060 –400)

Existing Height: 10.5'

Proposed Height: Same

Setbacks (F/R/S/S): 20/40/7.5/5

Proposed Setbacks: Same

Analysis: Addition is small one on side entrance of house – barely visible from street. Would be finished to match rest of house and would help “dress up” single-story modular home unit. Would not increase height, FAR and lot coverage far below limitations. No trees to be removed, no variances or exceptions involved. All forms filled out properly and completely.

Recommendation: That the committee finds no issue with the project as proposed and that it meets all the zoning regulation and land use designations of its area.

Details of Continued / Resubmitted Items for 5/16/01:

- 6a. PLN2000-00557:** Reconsideration of application of a Coastside Design Review for a new 1,772* sf. single-family residence, a 700 sf. second dwelling unit, a 405 sf. attached garage and a 470 2nd level clearstory on a 5,895 sf. parcel located on the corner of Jordan and Hill streets in Montara. APN 036-284-190. Originally reviewed 9/20/00

Owner: Cheryl Kuhn Applicant: Same County planner: Miroo Brewer

Zoning: R-1/S-17/DR Parcel Size: 5895 sf.
Lot Coverage: 1825 sf. (31%)
FAR: 43.1% (2942 –400) *
Height: 28' Setbacks (F/R/S/S): 20/20/5/10

* To be confirmed and verified with plans – inclusion of clearstory gives FAR of 51%

- 6b. 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. Originally reviewed 4/4/01.

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

- 6c. PLN2001-00206:** Reconsideration of completed application and possible redesign of a Coastside Design Review for a new 3277.5 sf. single-family residence including attached garage and the removal of three significant trees on a 6,700 sf. parcel on the north side of Palma St. between Del Oso and Ferdinand in El Granada. APN(s) 047-214-090, 100, & 200. Originally reviewed 5/2/01

Owner: Steve Conran Applicant: Same County planner: Lily Toy

Zoning: R-1/S-17/DR Parcel Size: 6700 sf.
Lot Coverage: 1909 sf. (28.5%)
FAR: 42.9% (3277.5 –400)
Height: 26' Setbacks (F/R/S/S): 20/50/7.5/7.5

Details of New Applications for 5/16/01

8a. PLN2001-00226: Coastal Development Permit and Resource management Permit for “after the fact” tree removal of 24 Eucalyptus trees at 1441 Alamo in Montara. APN 036-270-080

Owner: David Kovar Applicant: Same County planner: Miroo Brewer

8b. PLN2001-00241: Coastal Development Permit, Coastsides Design review and Lot Line Adjustment to construct a new 3,048 single-family residence including attached garage on a 7,427.5 sf. parcel at 198 14th St. (west of Highway 1) in Montara. APN(s) 037-011-140, 150.

Owner: Knute Kleinin Applicant: same County planner: Farhad Mortazavi

Zoning: R-1/S-17/DR

Existing Parcel Sizes (APN 037-011-140 & 150): 4427.5 sf., 11700 sf.

Proposed Parcel Sizes: 7427.5 sf. & 8700 sf. **Note:** New house to be on 037-011-140.

Lot Coverage: 3048 sf. (41%)

FAR: 35.65% (3048 –400)

Height: 15.5’

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

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.