

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, August 1, 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 8:15 PM.

9. Continued discussion and possible action regarding existing tree ordinances, removal permit applications & 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, August 15, 2001.

Adjourn

Addendum for MCC P&Z Agenda for August 1, 2001

Details of Consent Items for 8/1/01:

- 5a. PLN2001-00266:** Lot Merger, Coastal Development Exemption and Coastside Design Review for a new 576 sq. ft. detached accessory building and the demolition of two existing sheds (661 sq. ft. total) on a 10,000 sq. ft. parcel at 624 Farallone Ave (west side, between 3rd and 4th) in Montara. APN 036-015-090 & 280

Owner: Joan A. Fernandez Applicant: Thomas Hamacher County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 10,000 sq. ft.
Existing Lot Coverage: 2131 sq. ft. (21.3%)	Proposed: 2046 sq. ft. (20.5%)
FAR: 17.3% (2131 – 400)	Proposed: 16.5% (2046 – 400)
Actual FAR: 21.3%	Proposed: 20.5%
Height: 19' *	Proposed: Same
Setbacks: F / R / LS / RS: 17 / 20 / 52 / 6 **	Proposed: 17 / 20 / 52 / 6 **

* 19' height is for main house – proposed shed is 12' tall.

** Setbacks shown for existing house – new shed would be 3' from rear, 12' from left side of house, and 16' from side of property.

Analysis: Project is replacing two existing sheds with one that would be in conformance with regulations for detached accessory structures. Lot coverage and FAR on the parcel would decrease. Proposed shed is shorter than main house, no trees would be removed, no visual impact presented, no variances or exemptions required.

Recommendation: That the committee find no issue with the project as presented and that it meets the zoning regulations and land use designations of its area.

Details of Continued / Resubmitted Items for 8/1/01:

- 6a. PLN2000-00494:** Coastal Development Exemption and Coastside Design Review for a new 2614 sq. ft. 2-story single-family residence including garage on a 4875 sq. ft. parcel at 539 Santiago Ave in El Granada. APN 047-291-350

Owner: Bret Bliss Applicant: Corazon Meterparel County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 4875 sq. ft.
Lot Coverage: 1431.5 sq. ft. (29.3%)	FAR: 45.4% (2614 – 400) Actual FAR: 53.6%
Height: 27'	Setbacks: F / R / LS / RS: 20 / 24.75 / 10 / 5

Details of New Applications for 8/1/01

8a. PLN2000-00585: Revised application for a Lot Merger, a Coastal Development Permit and an Home Improvement Exemption to allow a 37.9% lot coverage with a new 25 0 sq. ft. addition to the garage of an existing non-conforming 3951 sq. ft. residence on a 8260 sq. ft. parcel at 101 Niagra in Moss Beach.

Owner: Dell Williams Applicant: Same County planner: Miroo Brewer

Zoning: R-1/S-17/DR	Parcel Size: 8260 sq. ft.
Lot Coverage: 2880 sq. ft. (34.8%)	Proposed: 3130 sq. ft. (37.9%)
FAR: 42.9% (3951 – 400)	Proposed: 46% (4201 – 400)
Actual FAR: 47.8%	Proposed: 50.9%
Height: 24	Proposed: Same
Setbacks: F / R / LS / RS: 20 / 5 / 20 / 5	Proposed: Same

8b. PLN2001-00062: Lot Merger, CDP and Coastsides Design Review for a new 2453 sq. ft. duplex on a ~4450 sq. ft. lot at Ave Balboa and the Alameda in El Granada. APN 047-207-040 & 050.

Owner: Helen Carey Applicant: Bruce Stebbins County planner: Miroo Brewer

Zoning: R-3/S-3/DR	Parcel Size: ~ 4450 sq. ft.
Lot Coverage: 1482 sq. ft. (33.3%)	* FAR: 46.1% (2453 – 400) Actual: 55.1%
Height: 24	Setbacks: F / R / LS / RS: 20 / 20 / 5 / 5

* For comparison – FAR regulations not in effect in the R-3/S-3 district.

8c. PLN2001-00071: Coastal Development Exemption and Coastsides Design Review for the conversion of 418 sq. ft. of existing interior space into a 2nd dwelling unit on a 8575 sq. ft. parcel at 859 Stetson St. (between California and Sunshine Valley) in Moss Beach. APN 037-145-370.

Owner: Patricia Mitchnick Applicant: Same County planner: Adam Gilbert

Zoning: R-1/S-17/DR	Parcel Size: 8575 sq. ft.
Lot Coverage: ~2320 sq. ft. (27%)	Proposed: Same
FAR: 34.3% (3338 – 400)	Proposed: Same
Actual FAR: 38.9%	Proposed: Same
Height: XX	Proposed: Same
Setbacks: F / R / LS / RS: 65 / 40 / 5 / 5	Proposed: Same

Allowed second unit area (35% of 2363 sq. ft. heated living area): 827 sq. ft.
Proposed second unit area: 418 sq. ft.

8d. PLN2001-00253: Coastal Development Exemption and Coastside Design Review for a new 5050 sq. ft. single-family residence including detached garage and the removal of an undetermined number of trees on a 9447 sq. ft. parcel on San Pedro Ave in El Granada. APN 047-181-860

Owner: Patricia Dillon Applicant: Max Beaumont County planner: Lily Toy

Zoning: R-1/S-17/DR

Parcel Size: 9447 sq. ft.

Lot Coverage: 3008 sq. ft. (31%)

FAR: 49.2% (5050 – 400) Actual FAR: 53.5%

Height: 28' (averaged: 37' max)

Setbacks: F / R / LS / RS: 23 / 48 / 10 / 5 *

* Detached garage has 0' setback to "front" of lot because of steep slope.