

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, August 29, 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 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 meeting is scheduled for Wednesday, September 5, 2001.

Adjourn

Addendum for MCC P&Z Agenda for August 29, 2001

Details of Consent Item for 8/29/01:

- 5a. PLN2001-00363:** Coastside Design Review for demolition of an existing 242 sq. ft. shed and the construction of a 817 sq. ft. addition to an existing single-family residence on a 6250 sq. ft. parcel at 230 Paloma Ave. in El Granada. APN 047-064-050

Owner: Jason Briggs Applicant: Same County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 6250 sq. ft.
Existing Lot Coverage: 1570 sq. ft. (25.2%)	Proposed: 2145 sq. ft. (34.3%)
FAR: 18.7% (1570 – 400)	Proposed: 27.9% (2145 – 400)
Actual FAR: 25.1%	Proposed: 34.3%
Height: 16'	Proposed: 16'
Setbacks: F / R / LS / RS: 20 / 39 / 4 / 12*	Proposed: 20 / 39 / 5 / 12*

* Detached garage/workshop has 4' setbacks from left side and rear of parcel. Existing shed (to be demolished is setback only 4' from right side.

Analysis: Proposed addition maintains style and scale of existing one-story house, remains within lot coverage with removal of shed, and stays well under the FAR requirement. Removal of shed corrects non-conforming setback on right side. Existing workshop area of garage would need to be opened up to provide 2nd required covered parking space. No trees are to be removed, no variances or exemptions required, no excessive grading proposed.

Recommendation: That the project as proposed, with the addition of the 2nd covered parking space, conforms with the zoning and land use requirements for its area.

Details of Continued / Resubmitted Items for 8/29/01:

- 6a. 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 250 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

6b. PLN2001-00313: Coastal Development Exemption and Coastsides Design Review for a new 1707 sq. ft. single-family residence including garage and a domestic well on a non-conforming 4000 sq. ft. parcel on the northwest corner of 6th and East streets in Montara. APN 036-021-010

Owner: Lane Lees Applicant: Same County planner: Farhad Mortazavi

Zoning: R-1/S-17/DR Parcel Size: 4000 sq. ft.
Lot Coverage: 1320 sq. ft. (33%) FAR: 49.9% (2397 – 400) Actual: 60%
Height: 25' Setbacks: F / R / LS / RS: 20 / 20 / 6 / 12

6c. PLN2001-00339: Coastsides Design Review and Home Improvement Exemption for a new 96 sq. ft. kitchen addition that encroaches 44 sq. ft. into the required 9 ft. right side yard and the removal of 35 sq. ft. of deck on a 10,183.1 sq. ft. parcel at 321 El Granada Blvd. in El Granada. APN 047-181-600

Owner: Nicholas Damer Applicant: Same County planner: Gabrielle Hudson

Zoning: R-1/S-17/DR Parcel Size: 10,183 sq. ft.
Existing Lot Coverage: 2663 sq. ft. (26.15%) Proposed: 2724 sq. ft. (26.8%)
FAR: 41.4% (4616 – 400) Proposed: 42% (4677 – 400)
Actual FAR: 45.3% Proposed: 45.9%

Details of New Applications for 8/29/01

8a. PLN2001-00368: Lot Merger, CDX and Coastsides Design Review for a new 3-story, 2483 sq. ft. house including garage and a second unit on a 5617 sq. ft. parcel at the southwest corner of 9th and East in Montara. APN 036-025-160 & 290.

Owner: DEVX 120, Inc. Applicant: Chris Ridgeway County planner: Adam Gilbert

Zoning: R-1/S-17/DR Parcel Size: 5617 sq. ft.
Lot Coverage: 1565 sq. ft. (27.9%) FAR: 37% (2483 – 400) Actual: 44.2%
Height: 28' Setbacks: F / R / LS / RS: 20 / 32.5 / 10 / 5
Allowed second unit area: 700 sq. ft. Proposed second unit area: 695 sq. ft.

Note: Main unit has 1 bedroom and a 1 car covered garage (13x20 – 260 sq. ft.) and second unit has two bedrooms and a single carport space (9x22 – 198 sq. ft.)

8b. PLN2001-00377: CDX and Coastside Design Review for a new 2-story, 3147 sq. ft. house including garage on a 6229 sq. ft. parcel on San Carlos Avenue approx. 260 ft. south-east of Alcatraz Ave. in El Granada. APN 047-056-140.

Owner: David & Susan Freeberg Applicant: Greg Ward County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 6229 sq. ft.
Lot Coverage: 1565 sq. ft. (27.9%)	FAR: 44.1% (3147 – 400) Actual: 50.5%
Height: 27.25'	Setbacks: F / R / LS / RS: 20 / 42.3 / 16.5 / 5

8c. PLN2001-00429: Coastal Development Permit and Negative Declaration to construct a pedestrian bridge over the top of the failing Mirada Road bridge over Arroyo de en Medio Creek.

Applicant: SMC Co DPW County Planner: Mike Schaller