

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

## Agenda for Wednesday, September 5, 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](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. 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 meeting is scheduled for Wednesday, September 19, 2001.

**Adjourn**

## Addendum for MCC P&Z Agenda for September 5, 2001

### Details of Consent Item for 9/5/01:

- 5a. PLN2001-00431:** Coastside Design Review for removal of existing 375 sq. ft. detached single car garage and replacement with new detached 560 sq. ft. 2-car garage on a 13,355.6 sq. ft. parcel with a 1477.5 sq. ft. house at 225 Isabella St. in El Granada. APN 047-126-300, 040

Owner: Leon Smith                      Applicant: Same                      County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 13,355.6 sq. ft.
Existing Lot Coverage: 1852.5 sq. ft. (13.9%)	Proposed: 2037.5 sq. ft. (15.3%)
FAR: 10.9% 1853 – 400)	Proposed: 12.3% (2038 – 400)
Actual FAR:13.9%	Proposed: 15.3%
Height: 16'	Proposed: same
Setbacks: F / R / LS / RS: 48 / 25 / 6 / 26*	Proposed: 48 / 25 / 6 / 18*

\* Corner lot of Isabella and Palma Ave. Garage entrance is from Palma (right side of property). House has actual right side setback of 70' – old garage is 26' from side (Palma Ave.), new garage would be 18' from side, 64 from front, 25 from rear, and 34.5' from house.

**Analysis:** Proposal removes decrepit old garage, and new garage maintains style and scale of existing one-story house, remains well within lot coverage and stays well under the FAR requirement. No trees are to be removed, no variances or exemptions required, no excessive grading proposed.

**Recommendation:** That the committee finds no issue with the project as proposed and that it conforms with the zoning and land use requirements for its area.

**5b. PLN2001-00454:** Coastside Design Review for a new 932 sq. ft. 2-story addition to an existing 2532 sq. ft. residence on a 9000 sq. ft. parcel at 226 Francisco St. in El Granada. APN 047-126-300, 040

Owner: Tim Martin                      Applicant: Phil Hyland                      County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 9000 sq. ft.
Existing Lot Coverage: 2384 sq. ft. (26.5%)	Proposed: 2915 sq. ft. (32.4%)
FAR: 23.7% (2532 – 400)	Proposed: 34% (3464 – 400)
Actual FAR: 28.1%	Proposed: 38.5%
Height: 26’	Proposed: same
Setbacks: F / R / LS / RS: 20.5 / 22.5 / 25 / 5.5	
Proposed: 20.5 / 22.5 / 9.5 / 5.5*	

\* Addition all on left side, setback in front 25’, 69’ in rear

**Analysis:** Proposed addition maintains style and scale of existing two-story house, is well articulated, does not increase height of structure, remains well within lot coverage and stays well under the FAR requirement. No trees are to be removed, no variances or exemptions required, no excessive grading proposed.

**Recommendation:** That the committee finds no issue with the project as proposed and that it conforms with the zoning and land use requirements for its area.

#### **Details of Continued / Resubmitted Items for 9/5/01:**

**6a. PLN2000-00253:** Redesign 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 and April 4, 2001. 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 – FAR regulations not applicable in the rural area.

## Details of New Applications for 9/5/01

- 8a. PLN2001-00270:** Coastal Development Permit and Coastside Design Review for a new 2521 sq. ft. 1-story single-family residence including garage on a 8824 sq. ft. parcel near a riparian corridor, at 190 Escalona Ave. in El Granada. APN 047-115-180

Owner: Janet Van Swoll      Applicant: William Churchill, AIA  
County planner: Sara Bortolussi

Zoning: R-1/S-17/DR	Parcel Size: 5097 sq. ft.
Lot Coverage: 3040 sq. ft. (34%)	FAR: 24.3% (2521 – 400)      Actual: 28.6%
Height: 27' max.	Setbacks: F / R / LS / RS: 20 / 28 / 7.5 / 7.5

- 8b. PLN2001-00355:** Variance to allow a 6 ft. rear setback where 20 ft. is the required minimum, Coastal Development Permit and Coastside Design Review for a new 4830 sq. ft. 3-story single-family residence including garage on a 12,158 sq. ft. triangular parcel at 270 Del Monte Rd. in El Granada. APN 047-143-400

Owner: Ronald Gemberling      Applicant: Tom Taylor      County planner: Damon DiDonato

Zoning: R-1/S-17/DR	Parcel Size: 12,158 sq. ft.
Lot Coverage: 2290 sq. ft. (18.8%)	FAR: 36.4% (4830 – 400)      Actual: 39.7%
Height: 28' Averaged (30' max.)	Setbacks: 20 / 20 / 6 (Triangular Lot)

- 8c. PLN2001-00387:** Coastal Development Exemption and Coastside Design Review for a new 2897 sq. ft. 2-story single-family residence including garage on a 5097 sq. ft. parcel on the west side of Stetson street, approximately 50 ft. north of Pearl St. in Moss Beach. APN 037-084-230

Owner: John Riddel      Applicant: Same      County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 5097 sq. ft.
Lot Coverage: 1491 sq. ft. (29.25%)	FAR: 49% (2897 – 400)      Actual: 56.8%
Height: 27.5' (averaged: 30' max.)	Setbacks: F / R / LS / RS: 20 / 34 / 10 / 5

- 8d. 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

- 8e. PLN2001-00430:** Coastal Development Permit, PAD Permit, RM Permit and Negative Declaration to replace an existing 6" raw water main with a new 4" above ground water main from Montara Creek Diversion to Storage reservoir at 714 Alta Vista Rd. in Montara. APN 036-180-030

Applicant: Citizens Water Resources      County Planner: Mike Schaller