

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, October 3, 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: no items.

6. Continued / Resubmitted Items: see addendum.

7. Special Considerations & Pre-Application Review: see addendum. Estimated start time 7:45 PM.

8. New Applications: see addendum. Estimated start time 8:20 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, October 17, 2001.

Adjourn

Addendum for MCC P&Z Agenda for October 3, 2001

Details of Consent Items for 10/3/01

- 5a. PLN2001-00521:** Use Permit renewal for existing antenna installation at 9850 Cabrillo Highway (HMB Airport). APN 037-292-030. No change or expansion planned.

Owner: County of San Mateo Applicant: Alaris Group County planner: Sara Bortolussi

Recommendation: Approve as presented with conditions for co-location.

- 5b. PLN2001-00545:** Coastside Design Review and Lot Merger for a 9.5' high, 400 sq. ft. deck expansion that will also act as a carport in front of existing 2474 sq. ft. house on a 5425 sq. ft. parcel at 863 Buena Vista in Moss Beach. APN 037-072-080.

Owner: Robert Swezey Applicant: Same County planner: Lily Toy

Zoning: R-1/S-17/DR

Lot Coverage: 1274 sf. (23.5%)

Actual FAR: 45.6%

Height: 28

Existing Front Setback: 48.32'

Parcel Size: 5425 sf.

Proposed: 1674 sf. (31%)

Proposed: Same

Proposed: Same

Proposed: 28.32'

Does not extend into front setback, does not exceed lot coverage, built out over existing driveway, would articulate existing front wall of house. No grading or tree removal involved. Would not block views or daylight of structures from either side which are built out to 20' front setback line – to south is a detached garage, house to the north has no windows facing the subject property.

Recommendation: Approve as presented.

Details of Continued/Resubmitted Items for 10/3/01

6a. PLN2001-00155: Coastal Development Permit and Coastside Design Review to construct a new 3-story, 2365 sf. single family residence including attached garage on a 6056 sf. parcel at 234 Nevada (on the southerly side of Nevada, approx. 87 ft west of Beach St.) in Moss Beach. APN 037-113-130. Originally reviewed April 4, 2001.

Owner: David Klausen Applicant: Elsbeth Newfield County planner: Sara Bortolussi

Zoning: R-1/S-17/DR	Parcel Size: 6056 sf.
Lot Coverage: 1407.4 sf. (23.2%)	
FAR: 32% (2365 –400)	Actual FAR: 39%
Height: 28	Setbacks (F / R / S / S): 35 / 20 / 5 / 10

Details of New Applications for 10/3/01

8a. PLN2001-00462: Coastside Design Review and Lot Merger for a new 3,019 sq. ft. single family residence on a 6,000 sq. ft. parcel at 349 8th St. in Montara. APN 036-023-040.

Owner: Ethan Miller Applicant: Same County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 6000 sq. ft.
Lot Coverage: 2100 sq. ft. (35%)	FAR: 43.65% (3019 – 400) Actual: 50.3%
Height: 27.5'	Setbacks: F / R / LS / RS: 20 / 28 / 5 / 10

8b. PLN2001-00522: Home Improvement Exemption, Coastside Design Review and Coastal Development Permit to allow a 52% FAR where maximum 50% is permitted for a 99 sq. ft. addition to an existing non-conforming 3 floor 2900 sq. ft. residence on a 5000 sq. ft. lot at 511 4th St. in Montara. APN 036-065-120.

Owner: Collin Gordon Applicant: Turner Construction County planner: Gabrielle Hudson

Zoning: R-1/S-17/DR	Parcel Size: 5000 sq. ft.
Existing Lot Coverage: 1915 sq. ft. (38%)	Proposed: 1771 sq. ft. (35%)
Existing FAR: 50% (2900 – 400)	Proposed: 52% (2999-400)
Existing Actual FAR: 58%	Proposed: 60%
Existing Height: 28' averaged (29.9 max)	Proposed: 28' averaged (30.5 max)
Setbacks: F / R / LS / RS: 24.4 / 20 / 5 / 5	Proposed: 24.4 / 22 / 5 / 5

8c. PLN2001-00526: Coastal Development Permit and Coastside Design Review for a 224 sq. ft. living addition, new 420 sq. ft. garage, new 198 sq. ft. deck and new sloped roof for an existing 1800 sq. ft. house in GH zone on a 6900 sq. ft. parcel at 105 San Lucas Ave. in Moss Beach. APN 037-258-240.

Owner: Barbara Hobbs Applicant: Douglas Snow County planner: Sara Bortolussi

Zoning: R-1/S-17/DR/GH	Parcel Size: 6900 sq. ft.
Existing Lot Coverage: Unknown	Proposed: Unknown
Existing FAR: 20.3% (1800 – 400)	Proposed: 29.6% (2444-400)
Existing Actual FAR: 26.1%	Proposed: 35.4%
Existing Height: 23’	Proposed: Same
Setbacks: F / R / LS / RS: 29.67 / 38 / 10 / 5	Proposed: Same

8d. PLN2001-00538: Coastal Development Permit to allow installation of culvert along Date St. to allow access for an approved, new SFR located at the southeast corner of Edison and Date in Montara. APN 036-152-270.

Owner: Larry Ross Applicant: Same County planner: Mike Schaller

8e. PLN2001-00542: Renewal of Use Permit for operation of community facility at Montara Gardens, 496 6th St in Montara. APN 036-091-070.

Owner: Susan Hayward Applicant: Same County planner: James Singleton