

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

<p><b>Agenda for Wednesday, Nov. 7, 2001</b> <b>7:30 PM at the 3-0 Café at the HMB Airport</b> Hwy. 1 between Moss Beach and El Granada P&amp;Z Agendas and other materials are available on-line at: <a href="http://mcc.sanmateo.org">http://mcc.sanmateo.org</a></p>	<p>Chair: Chuck Kozak MCC Members: Ric Lohman Community Members: Dennis Doherty Chris Mickelson Kathryn Slater-Carter Karen Wilson</p>
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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 7:40 PM.
- 7. Special Considerations & Pre-Application Review:** No items
- 8. New Applications:** see addendum. Estimated start time 8:30 PM.
- 9. Any emergency items that arrived after the posting of this agenda.**
- 10. Set future agendas and meeting dates.** Discussion of holiday meeting schedule, assignment of received applications for review, and discussion of other agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, December 5, 2001.

## Addendum for MCC P&Z Agenda for November 7, 2001

### Details of Consent Items for 11/7/01

- 5a. PLN2001-00572:** Coastside Design Review and Lot Merger to enclose 200 sq. ft. of an existing 260 sq. ft. deck, rebuild and replace footings & rear retaining wall for an existing 260 sq. ft. deck and add a new 260 sq. ft. deck. to existing 1960 sq. ft. 2-story house on a 5000 sq. ft. parcel at 711 Lancaster in Moss Beach. APN 037-156-100.

Owner: Lynn Lybeck                      Applicant: David Hirzer                      County planner: Lily Toy

Zoning: R-1/S-17/DR	Parcel Size: 5000 sf.
Lot Coverage: 1440 sf. (28.8%)	Proposed: No Change
Actual FAR:39.2% (1960 sq. ft.)	Proposed: 43.2% (2160)
Height: 28'	Proposed: No Change
Existing Setbacks: F/R/LS/RS: 25 / 34 / 12.5 / 11.5	Proposed: No Change

Proposed addition would enclose an existing top floor deck to extend a great room that sits above finished area of first level. Existing first floor deck would be rebuilt to same size, and a second deck off the new addition would be added above it. Style of house is preserved and extended in addition. Lot Coverage is unchanged and FAR well below maximum allowed. Existing single slope roof design and articulation of corner of house is retained and extended. No variances, exemptions or non-conformities involved, no grading, no new main foundation work, no tree removal.

**Recommendation:** Approve as presented.

### Details of Continued/Resubmitted Items for 11/7/01

- 6a. PLN 1999-00082:** COSC Use Permit and Coastal Development Permit for a new 3,324 sq. ft. single-story single family residence, Certificate of Compliance (COC) type B, and a Coastal Development Permit to allow 3 test wells and 1 domestic well for the residence on the south side of Avenue Alhambra at Coronado (between Avenue Alhambra and Highway 1). APN 047-251-100. This project is under appeal to Board of Supervisors and County planning Staff has asked for additional input from the MCC P&Z Committee regarding the COC and well applications.

Owner: Wayne Impink                      Applicant: Same                      County planner: Lily Toy

Zoning: COSC/DR	Parcel Size: 0.83 ac.(approx. 36,155 sq. ft.)
Lot Coverage: 3324 sf. (9.2%)	Actual FAR: 9.2% (3324 sf.)
Height: 16'	Setbacks (F/R/S/S): 50/185/20/20 *

\* Front of the parcel is considered Alhambra Ave. Well would be setback 20' from rear of house (toward Highway 1)

**6b. PLN 2000-00385:** Submission of redesign for Coastal Development Permit and Coastside Design Review to construct a new 2790 (formerly 3150) sq. ft. single-family residence including attached garage on a 5500 sf. parcel located on the west side of Valencia Avenue, approximately 100 feet north of Columbus Street in El Granada. APN 047-095-090.

First reviewed by P&Z Committee on 01/03/01. Approval of the original project by the Zoning Hearing Officer was appealed to the Planning Commission where it was denied, and is now under appeal to the Board of Supervisors.

Owner: Nick Ceschin                      Applicant: Same                      County Planner: Dave Holbrook

Zoning: R-1/S-17/DR  
Lot Coverage: 1660 sf. (30.2%)  
Height: 27.25' averaged

Parcel Size: 5500 sf.  
Actual FAR: 50.7% (2790)  
Setbacks (F/R/S/S): 20/32/6/9

**6c. PLN2001-00598:** Coastal Development Permit to drill a well on a 3 acre parcel at 50 Hermosa Rd in Montara. APN 036-243-020. Continued from 10/17/01.

Owner: Ned Brasher                      Applicant: Same                      County planner: Miroo Brewer

Zoning: RM/CZ

Parcel Size: 3 acres

#### **Details of New Applications for 11/7/01**

**8a. PLN2001-00388:** Coastside Design Review for a new 2,336 sq. ft. (including attached garage) 2-story single family residence on a 4875 sq. ft. parcel at 231 Ave, Balboa. (between Palma St. and The Alameda) in El Granada. APN 047-127-490.

Owner: Bernard McCavitt              Applicant: Geoffrey McCavitt  
County planner: Adam Gilbert

Zoning: R-1/S-17/DR  
Lot Coverage: 1685.25 sq. ft. (34.6%)  
Height: 28' (averaged - 32 max)

Parcel Size: 4875 sq. ft.  
Actual FAR: 47.9% (2336 sq. ft.)  
Setbacks: F / R / LS / RS: 20 / 20 / 10 / 5

**8b. PLN2001-00523:** Coastside Design Review for a new 3,286 sq. ft. (including attached garage) 2-story single family residence on a merged 11,032 sq. ft. parcel at 759 Francisco St. (between Isabella Ave. and Santa Maria Ave.) in El Granada. APN 047-275-380.

Owner: Bryan Falvey                      Applicant: Same                      County planner: Lily Toy

Zoning: R-1/S-17/DR  
Lot Coverage: 1722 sq. ft. (15.6%)  
Height: 25'

Parcel Size: 11032 sq. ft.  
Actual FAR: 29.8% (3286 sq. ft.)  
Setbacks: F / R / LS / RS: 20 / 37.5 / 18 / 34

**8c. PLN2001-00576:** Coastside Design Review for a new 4,028 sq. ft. (including attached garage) 3-story single family residence on a 8,500 sq. ft. parcel at 119 Highland Ave. (off of El Granada Blvd. to the north) in El Granada. APN 047-161-100.

Owner: John Boggs

Applicant: Same

County planner: Lily Toy

Zoning: R-1/S-17/DR

Lot Coverage: 1750 sq. ft. (20.6%)

Height: 33.75'\* (averaged – 41 max)

Parcel Size: 8500 sq. ft.

Actual FAR: 47.4% (4028 sq. ft.)

Setbacks: F / R / LS / RS: 5(20)\* / 95 / 9 / 3

\* As measured from plans - Garage is setback 5' from street because of slope, house is at 20' from street.

**8d. PLN2001-00618:** Coastside Design Review for an 256 sq. ft. addition to an existing legal non-conforming\* 1726 sq. ft. one-story residence on a 6250 sq. ft. parcel at 761 Franklin St. (between Cedar and Birch) in Montara. APN 036-123-350.

Owner: Demetrius Nogara

Applicant: Same

County planner: Lily Toy

Zoning: R-1/S-17/DR

Lot Coverage: 1726 sf. (10.8%)

Actual FAR: 10.8% (1726 sq. ft.)

Height: 22'

Existing Setback: F / R / LS / RS: 26 / 46 / 5 / 4.95

Parcel Size: 6250 sf.

Proposed: 1982 sf. (31.7%)

Proposed: 31.7% (1982 sq. ft.)

Proposed: Same

Proposed: 26 / 30 / 5 / 5

\* Existing non-conformity of less than 15' combined side setbacks with a building height of 22'.

**8e. PLN2001-00631:** Coastal Development Permit and Coastside Design Review for a new 1,804 sq. ft. (including attached garage) 2-story single family residence on a non-conforming 3,417 sq. ft. parcel at 431 Sonora Ave. (between Carmel and Ave Granada) in El Granada. APN 047-062-170.

Owner: Guido Cordova

Applicant: Same

County planner: Sara Bortolussi

Zoning: R-1/S-17/DR

Lot Coverage: 922.6 sq. ft. (27%)

Height: 24.25'

Parcel Size: 3417 sq. ft.

Actual FAR: 52.8% (1804 sq. ft.)

Setbacks: F / R / LS / RS: 20 / 20 / 10 / 5