

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

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| <b>Agenda for Wednesday, October 17, 2001</b><br><b>7:30 PM at the 3-0 Café at the HMB Airport</b><br>Hwy. 1 between Moss Beach and El Granada<br>P&Z Agendas and other materials are available on-line at:<br><a href="http://mcc.sanmateo.org">http://mcc.sanmateo.org</a> | Chair: Chuck Kozak<br>MCC Members: Ric Lohman<br>Community Members: Dennis Doherty<br>Chris Mickelson<br>Kathryn Slater-Carter<br>Karen Wilson |
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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 7:45 PM.

7. **Special Considerations & Pre-Application Review:** no items.

8. **New Applications:** see addendum. Estimated start time 8:10 PM.

9. **Compilation of Planning & Zoning Committee's recommendations for Standards of Review for Residential Development to be forwarded to the SMC Co Coastsides Design Review Committee after review by the MidCoast Community Council.**

10. **Consideration of recommendation to establish a position for a "floating" citizen alternate for the SMC Co Coastsides Design Review Committee to represent all Communities when regular members and alternates are unavailable.** This recommendation will be forwarded to the MidCoast Community Council for consideration to forward to the Board of Supervisors.

11. **Any emergency items that arrived after the posting of this agenda.**

12. **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, November 7, 2001.

## Addendum for MCC P&Z Agenda for October 17, 2001

### Details of Consent Items for 10/17/01

- 5a. PLN2001-00571:** Coastal Development Permit, Coastsides Design Review and Lot Merger for a 346 sq. ft. addition of an enclosed porch of existing 2239 sq. ft. house on a 10290 sq. ft. parcel at 106 Los Banos in Moss Beach. APN 037-255-200, 010, 260.

Owner: Ed Bierdeman                      Applicant: David Hirzer                      County planner: Miroo Brewer

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|--|------------------------|
| Zoning: R-1/S-17/DR/GH                               | Parcel Size: 10290 sf. |
| Lot Coverage: 1274 sf. (23.5%)                       | Proposed: Same         |
| Actual FAR: 25.1% (2585 sq. ft.)                     | Proposed: Same         |
| Height: 27'  | Proposed: No Change    |
| Existing Setbacks: F / R / LS / RS: 20 / 40 / 5 / 50 | Proposed: No Change    |

Proposed addition would add walls to an existing covered porch that sits above attached garage, and as such is well incorporated into design and style of existing house, Lot Coverage and FAR well below maximum allowed. Existing sloped roof and articulation of corner of house is retained. No variances, exemptions or non-conformities involved, no grading, no new foundation work, no tree removal.

**Recommendation:** Approve as presented upon certification and acceptance of required geological report.

### Details of Continued/Resubmitted Items for 10/17/01

- 6a. PLN2001-00542:** Renewal of Use Permit for operation of community facility at Montara Gardens, 496 6th St in Montara. APN 036-091-070. Continued from 10/3/01.

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

### Details of New Applications for 10/17/01

- 8a. PLN2001-00461:** Coastsides Design Review for a 111 sq. ft. demolition and a 3,414 sq. ft. addition to an existing 1198.25 single family residence on a 12,000 sq. ft. parcel at 350 13th St. in Montara. APN 037-014-420, 430.

Owner: Gabrielle Peterson                      Applicant: Same                      County planner: Lily Toy

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|---|---------------------------------|
| Zoning: R-1/S-17/DR                       | Parcel Size: 12000 sq. ft.      |
| Existing Lot Coverage: 1198 sq. ft. (10%) | Proposed: 2731 sq. ft. (22.76%) |
| Existing Actual FAR: 10% (1198 sq. ft.)   | Proposed: 42.5% (5099 sq. ft.)  |
| Existing Height: na                       | Proposed: 28'                   |
| Existing Setbacks: F / R / LS / RS: na    | Proposed: 20 / 28.5 / 44 / 5    |

**8b. PLN2001-00540:** Lot Merger and Coastal Design Review for an addition of 382 sq. ft. to an existing non-conforming 1708 sq. ft. two-story residence to expand one bedroom, Expand and reconstruct two bathrooms, rebuild and enlarge porch and add laundry room on a 8,928 sq. ft. parcel at 1306 Columbus in El Granada. APN 047-291-050.

Owner: Lily & Steve Terry      Applicant: Same      County planner: Lily Toy

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| Zoning: R-1/S-17/DR                                   | Parcel Size: 8928 sf.          |
| Lot Coverage: 1424 sf. (15.9%)                        | Proposed: 1806 sf. (20.2%)     |
| Actual FAR: 19.1% (1708 sq. ft.)                      | Proposed: 23.4% (2088 sq. ft.) |
| Height: 19.5'   | Proposed: Same                 |
| Existing Setback: F / R / LS / RS: 26 / 20 / 17.5 / 4 | Proposed: Same                 |

**8c. PLN2001-00526:** Coastal Development Permit to drill a well on a 3 acre parcel at 50 Hermosa Rd in Montara. APN 036-243-020.

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

Zoning: RM/CZ      Parcel Size: 3 acres

**8d. PLN2001-00611:** Coastside Design Review for an 466 sq. ft. addition of a detached garage with an elevator shaft and bridge connecting to a previously-approved 2640 sq. ft. two-story residence on a 5849 sq. ft. parcel at 115 Dolphine in El Granada. APN 047-163-590.

Owner: Richard Kays      Applicant: Same      County planner: Lily Toy

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|---|--------------------------------|
| Zoning: R-1/S-17/DR                                 | Parcel Size: 5849 sf.          |
| Lot Coverage: 1424 sf. (15.9%)                      | Proposed: 1806 sf. (20.2%)     |
| Actual FAR: 45% (2640 sq. ft.)                      | Proposed: 53.1% (3106 sq. ft.) |
| Height: 19.5'                                       | Proposed: Same                 |
| Existing Setback: F / R / LS / RS: 26 / 20 / 25 / 4 | Proposed: 26 / 20 / 17.5 / 4   |

**8e.** Resource Management Permit and Coastal Development Exemption for demolition of existing 100 sq. ft. pump house and construction of a 450 sq. ft. pump house/tractor storage building on a 1.87 acre parcel at 1619 Sunshine Valley Road in Montara. APN 037-053-070

Owner: Glen Eastman      Applicant: Same      County planner: Gabrielle Hudson