

# Midcoast Community Council

*representing Montara, Moss Beach, El Granada, Princeton, and Miramar*  
P.O. Box 248, Moss Beach, CA 94038-0248 - [www.MidcoastCommunityCouncil.org](http://www.MidcoastCommunityCouncil.org)

Claire Toutant . Len Erickson . Dave Olson . Barbra Mathewson . Dan Haggerty . Tamar Powell . Michelle Weil  
Chair Vice Chair Secretary Treasurer

Date: May 8, 2019

To: Steve Monowitz, Community Development Director  
Camille Leung, Senior Planner

cc: Supervisor Don Horsley  
Coastside Design Review Committee

From: Midcoast Community Council/ Claire Toutant, Chair

Subject: **Moss Beach 8-Unit Apartment Project – PLN2019-00143**  
**Request for Pre-Application Public Workshop**

The Midcoast Community Council requests a Pre-Application Public Workshop for the proposed 8-unit apartment project on the northwest corner of California & Etheldore in Moss Beach. MCC would be pleased to host the workshop as was done for the Vallemar Bluff 6-house proposal in 2015. In addition, MCC requests a hearing-level CDP, rather than staff level as proposed in the project description.

The parcel is zoned PUD-121, approved in 1973 for office/retail commercial up to 2400 sq.ft., and multi-family residential up to 10 units. 1975 building permit included 4-units residential, but only the 1-story commercial building at 2385 Carlos was built.

PUD-121 allows 36 ft maximum building height, whereas the surrounding commercial and residential districts of Moss Beach limit height to 28 ft. Midcoast residential height limit was first reduced from 36 ft by urgency ordinance in 1999. The 2012 LCP update reduced allowed height to 28 ft. in the commercial, agricultural, and open space districts within the Midcoast Urban Boundary, but overlooked adding the key more conservative definition of how building height is measured, for Midcoast consistency. MCC and CDRC have requested amendments to add this sentence.

The antiquated pre-LCP zoning of PUD-121 provides the potential for development significantly out of scale with the character of the surrounding neighborhood, setting precedent for future development in the Moss Beach neighborhood commercial district.

Early community input per County Zoning Regulations Section 6415 would be beneficial to the project approval process.

Thank you for your consideration.

Attachment: Project description and parcel map

**Project Description – PLN2019-00143 – APARTMENTS**

2385 Carlos St., owner Coastside Market LLC

Applicant/Architect: Ed Love

Major Development Pre-Application for a 3-level, 2-building Multiple-Family Housing Project, containing 8 units and 15 residential parking spaces and maintaining 16 commercial/guest parking spaces, provided on the ground/1st level under the apartment structures. The project would likely require a Staff-Level CDP, Design Review, and a Grading Permit. PUD-121 requires plans to be approved by the Planning Commission. The project appears to comply with the PUD-121 Zoning District (approved in 1973; allows for a maximum of 10 units). Two structures will be located behind the existing U-shaped Carlos Street commercial building. The rear building will be accessed from Etheldore Street and the front building will be accessed from California Avenue. Site is located in the County Hwy 1 Scenic Corridor.

