

Midcoast Community Council

An elected Municipal Advisory Council to the San Mateo County Board of Supervisors

Serving 12,000 coastal residents

Post Office Box 248, Moss Beach, CA 94038-0064

<http://mcc.sanmateo.org>

Council Members

Deborah Lardie
Chair

Kathryn Slater-Carter

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Leonard Woren

Sabrina Brennan

May 26, 2009

Supervisor Richard Gordon
San Mateo County Board of Supervisors
455 County Center,
Redwood City, CA 94063

Re: Midcoast M-1 Zoning Request

Dear Supervisor Gordon:

The Midcoast Community Council formed an M-1 Zoning subcommittee made up of business owners living and working in or adjacent to the M-1 zoned area, residents living near the M1 zoned area, interested citizens, and MCC members. The subcommittee held several public meetings and developed the following recommendations.

Background: Existing Midcoast industrially zoned land includes:

- Half Moon Bay Airport (345 acres) zoned M-1 (airport & light industrial)
- West of Airport St. (47 acres) zoned M-1 (light industrial) adjacent to medium density residential (Pillar Ridge Manufactured Home Community).
- Most of Princeton (39 acres), zoned W (marine-related manufacturing/service)

Recommendations:

A revised height limit for M1 in the Coastal Zone should be included in the proposed amendments as part of the current LCP Update.

We recommend a reduction in the maximum building height to 36 ft to be consistent with the Princeton waterfront "W" zone. M-1 zoning currently allows a 75-foot height limit

We recommend a 28-foot height limit west of Airport St. and larger setback requirements to support the residents of Pillar Ridge and protect the neighborhood from being walled off behind much taller buildings. This would also protect the sensitive environment of this strip of land. The current M-1 zoning allows no setbacks (except 3 ft side and 6 ft rear next to residential zones) and the current H-1 zoning is not considered to be residential. All existing development in the Coastside M-1 zone is less than 28 feet in height.

We recommend the Pillar Point Bluff property, owned by POST, be rezoned from M-1 to RM/CZ to reflect its open space and sensitive habitat status.

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We believe the best way to implement these recommendations, in the long run, is with the creation of an M-1/CZ zoning district, and rezoning of all M-1 land in the Coastal Zone to M-1/CZ.

The M-1 zoning regulations allow many uses that are outdated or unsuitable for the Coastsides, such as manufacturing steam engines or automobiles.

The M-1/Edison/NFO District includes the following language which we recommend be included in the proposed new M-1/CZ zoning;

"Provide industrial areas intended primarily for the location of light manufacturing land uses that minimize the impact on and are adequately scaled and set back from adjacent residential land uses."

We recommend that the M-1/CZ zoning district require that projects be sensitive to coastal views from Highway 1, not create polluted runoff that can adversely affect wetlands resources, and be sited and designed with respect for safety, noise, and views of the adjacent community.

Thank you for your assistance and consideration.

Deborah Lardie
Chairperson
Midcoast Community Council
415-864-0770

Cc: Supervisors Mark Church, Adrienne Tissier, Rose Jacobs Gibson, Carole Groom
Steve Markowitz

Base map is portion of
Midcoast LCP Update, 5/02

Midcoast Industrial zoning:

- M-1 Airport, 345 acres
- M-1 west of Airport St, 47 acres
- W Princeton, 39 acres

