

# Neighborhood Commercial (C-1/S-3) Zoning Regulations

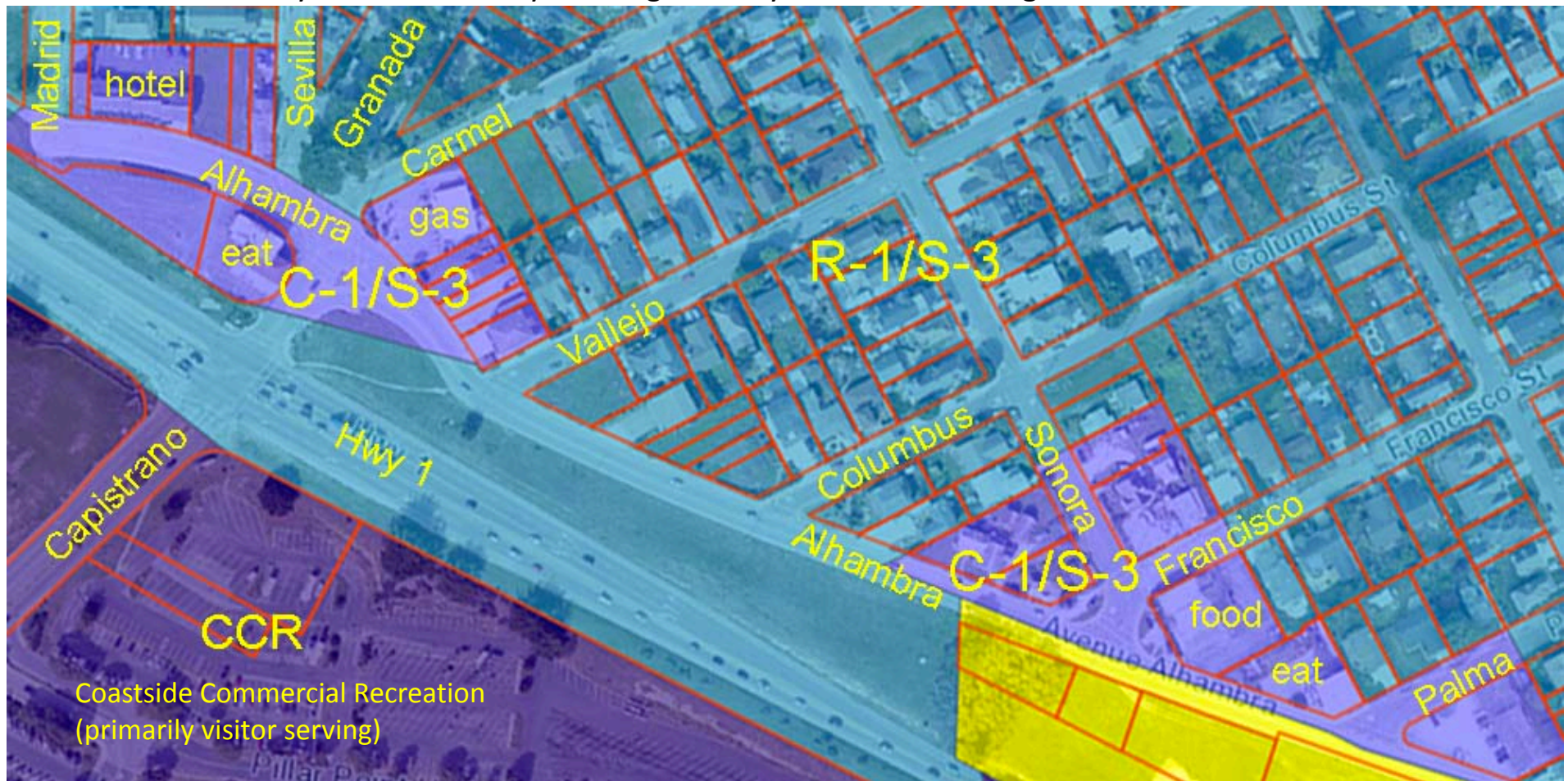
Need for updated ordinance  
specific for the Midcoast

Midcoast Community Council  
3/22/2017 letter attachment

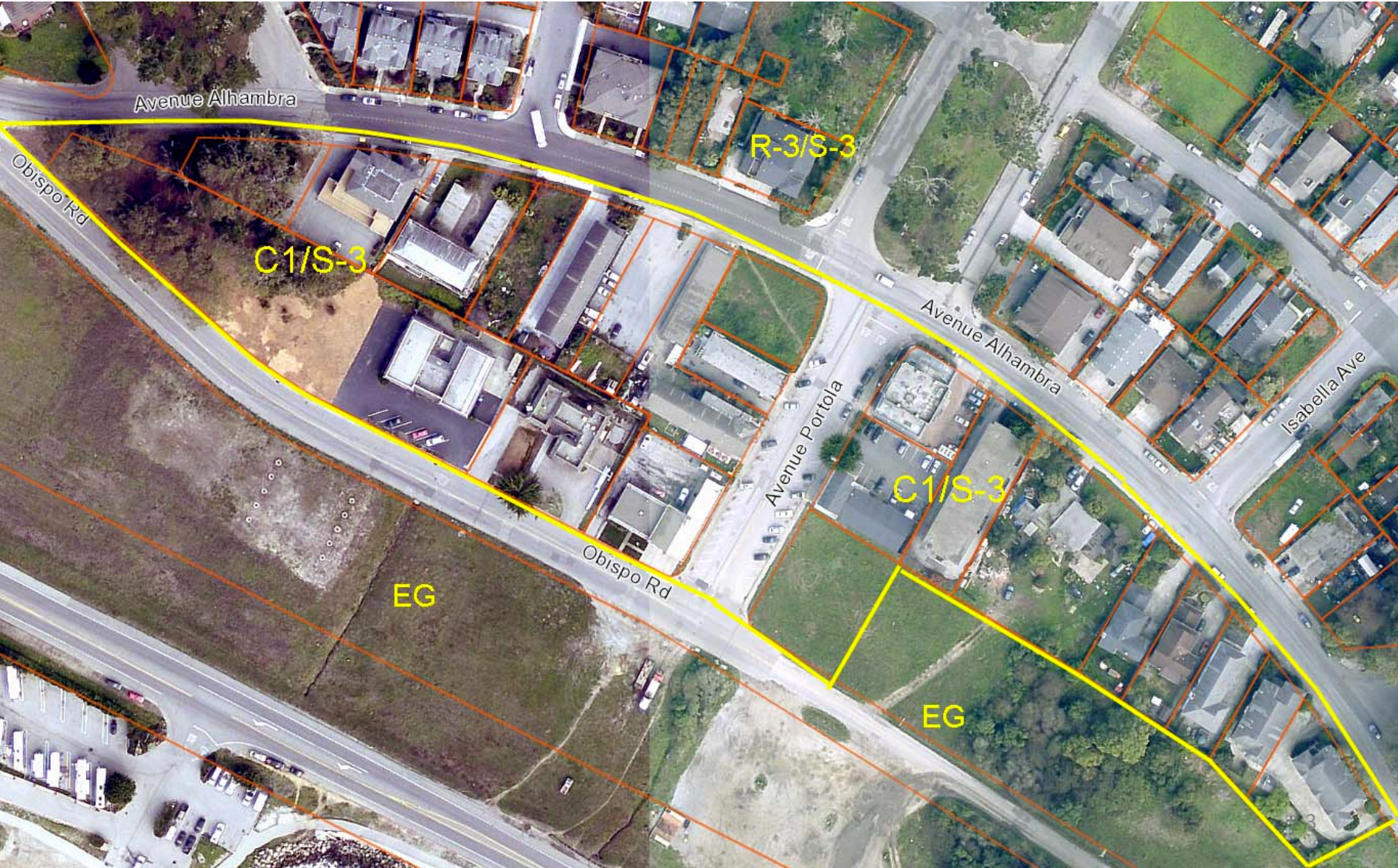
El Granada has 3 areas zoned Neighborhood Commercial (C-1/S-3).

Existing development in these northern 2 areas is mostly one-story and some two-story with generous setbacks.

They are bordered by R-1 single-family residential zoning.

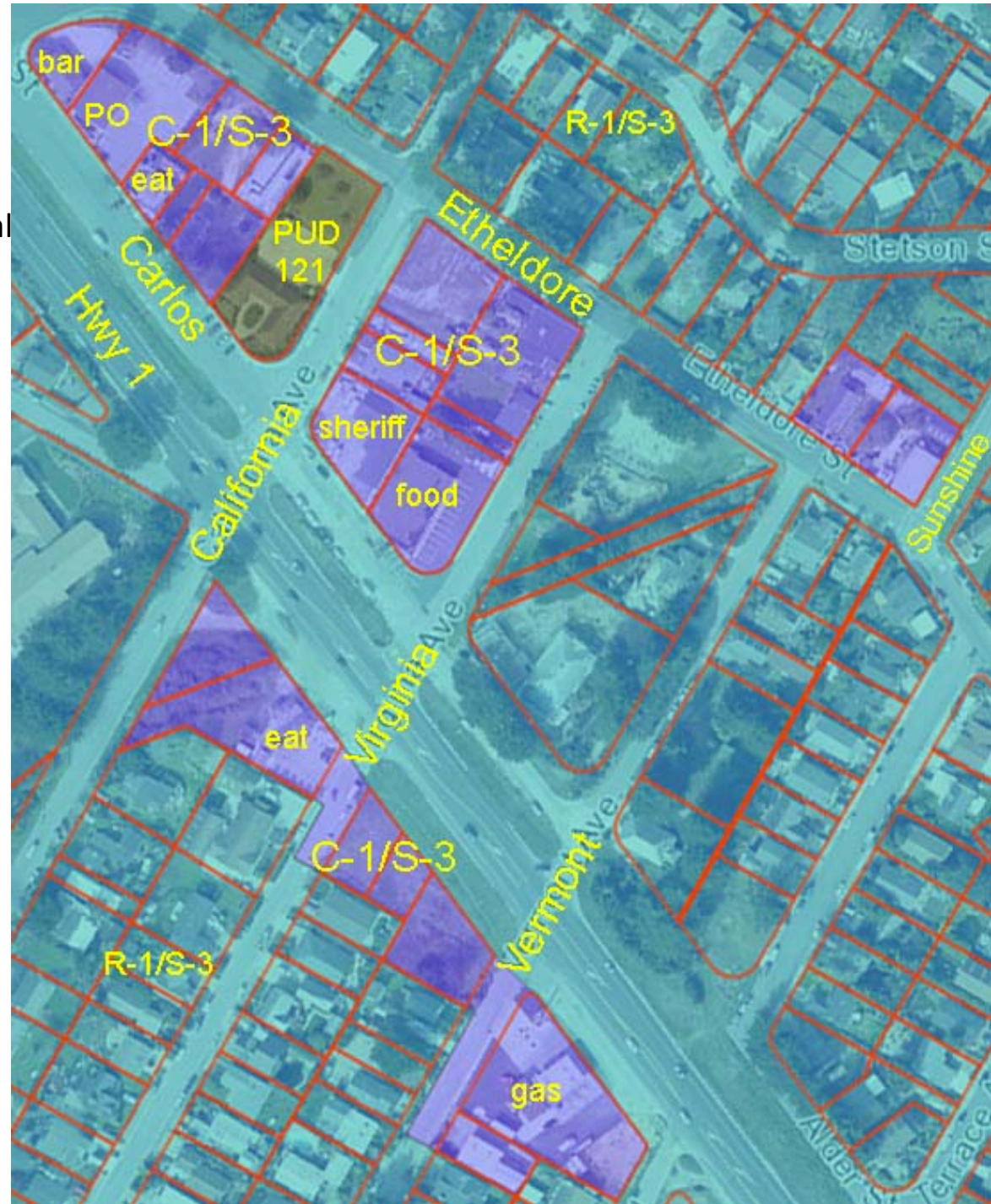


Central El Granada (Alhambra/ Portola/ Obispo) C1/S3 Neighborhood Commercial District is bordered on north and east by R-3 multiple family residential zoning.



Moss Beach  
Neighborhood Commercial  
C-1/S-3 Districts  
(in purple)

surrounded by R-1  
single-family residential





PUD-121

Neighborhood Commercial,  
Carlos St, Moss Beach





Neighborhood Commercial,  
Etheldore St, Moss Beach



## **C-1 zoning ordinance in Midcoast**

**Permitted uses:** Long list of typical neighborhood commercial (including hotels with Use Permit), and any residential use if located above first floor. Residential floor area shall not exceed area of commercial uses except when developed as affordable housing.

**Building height:** 28' maximum of average roof pitch and site grade (per S-3 combining district).

**Setbacks:** no front, side or rear setbacks required except adjoining any "R" District.

**Lot coverage** maximum: none, except 50% when building includes dwelling facilities (per S-3).

**Signs** not to exceed 150 sq/ft on one face or 300 sq/ft in total; not project above roofline; freestanding max 20' above sidewalk. (Additional requirements in 1976 Community Design Manual require architectural integration, harmonize with surroundings, prohibit brightly illuminated/colored, flashing, moving, etc.)

**C-1/WMP:** C-1 zoning customized for West Menlo Park, as **example of alternative building standards:**

**Building height:** max 2 stories, 30 ft, measured as vertical distance from any point on finished grade to topmost point of building immediately above.

**Setbacks:** front 32', side 0, rear 0, except next to residential zone: side 10', rear 20'.

**Lot coverage:** 70% maximum

**Building floor area:** max 70% of parcel area

**Signs** not to exceed 1 sign per use or establishment, or 1 sign per parcel, or per 200 ft of street frontage, whichever is greatest. Maximum display area per parcel frontage: 40-100 sq/ft, per table.

Freestanding signs max 15 ft height. Design to reflect building architecture with unifying colors, materials; no moving/flashing parts.

**Landscaping** required: 50 sq/ft or 1 tree per 30' of street frontage.

**Screening** required for outdoor storage

## CCR -- Coastside Commercial Recreation District

1980, modified 1991 (after approval of Harbor Village hotel/mall in 1989)

Areas zoned CCR are west of Highway 1 in the Midcoast: La Costanera, Moss Beach Distillery, Pillar Point Harbor area, portions of Princeton, Mirada Rd. shoreline

Purpose is to establish commercial areas which:

- Primarily meet service and recreational needs of visitors, boaters, and Coastside residents seeking recreation.
- Are active and pedestrian oriented, while meeting the need for safe and efficient automobile access and parking.
- Have an intimate, human scale.

Development standards include:

- 28-ft building height limit from natural or finished grade whichever is lower, measured from grade to highest point of roof. (Harbor Village was approved in 1989 under prior standards of 36 ft measured as average of grade/roof height.)
- Side yard setbacks: combined total of 15 ft with 5 ft minimum on any side.
- Lot coverage maximum: 50%
- Protection of coastal resources/views: Appropriate restrictions, such as increased setback, reduced height limits and reduced lot coverage, may be imposed as conditions of use permit approval.



Excess sign clutter can be self defeating and a serious detriment to our scenic highway.

Midcoast Local Coastal Program (LCP) requires the County to apply the design standards in the 1976 Community Design Manual in commercial areas, but these sign standards on p. 27 are not included in the C-1 zoning ordinance:

# SIGNS

- On-premise signs should be integrated with the architectural design of the structure and should not extend above the roof line of the structure.
- Signs should be simple, well designed and constructed of materials which harmonize with their surroundings.
- Brightly illuminated, colored, rotating, reflective, blinking, flashing or moving signs, pennants or streamers should not be permitted.



THIS

Signs are in scale with the structure and do not distract from it.



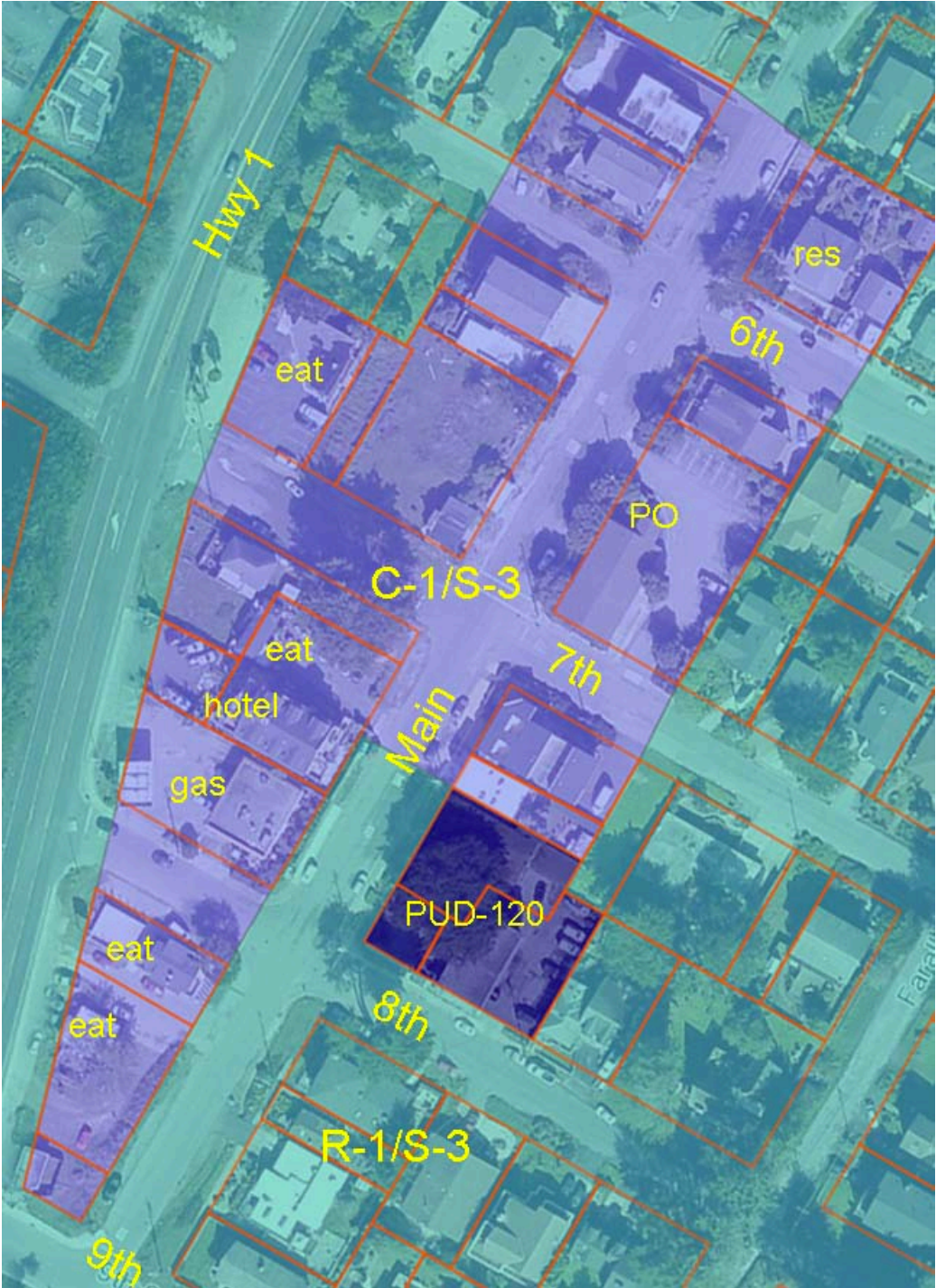
NOT THIS

Large, gaudy signs which are out of scale and do not relate to the structure are visually distracting.

Montara  
Neighborhood Commercial  
C-1/S-3 Zoning District

Surrounded by R-1  
single family residential

Main Street is CA Coastal Trail.





Main St,  
Montara,  
Neighborhood  
Commercial



Existing 1-story commercial development between 8<sup>th</sup> & 9<sup>th</sup>, Montara



Setbacks (front, side, or rear) are not generally required in C-1 zoning district. Lack of side setbacks results in a solid wall of buildings. No front setbacks means no landscaping.

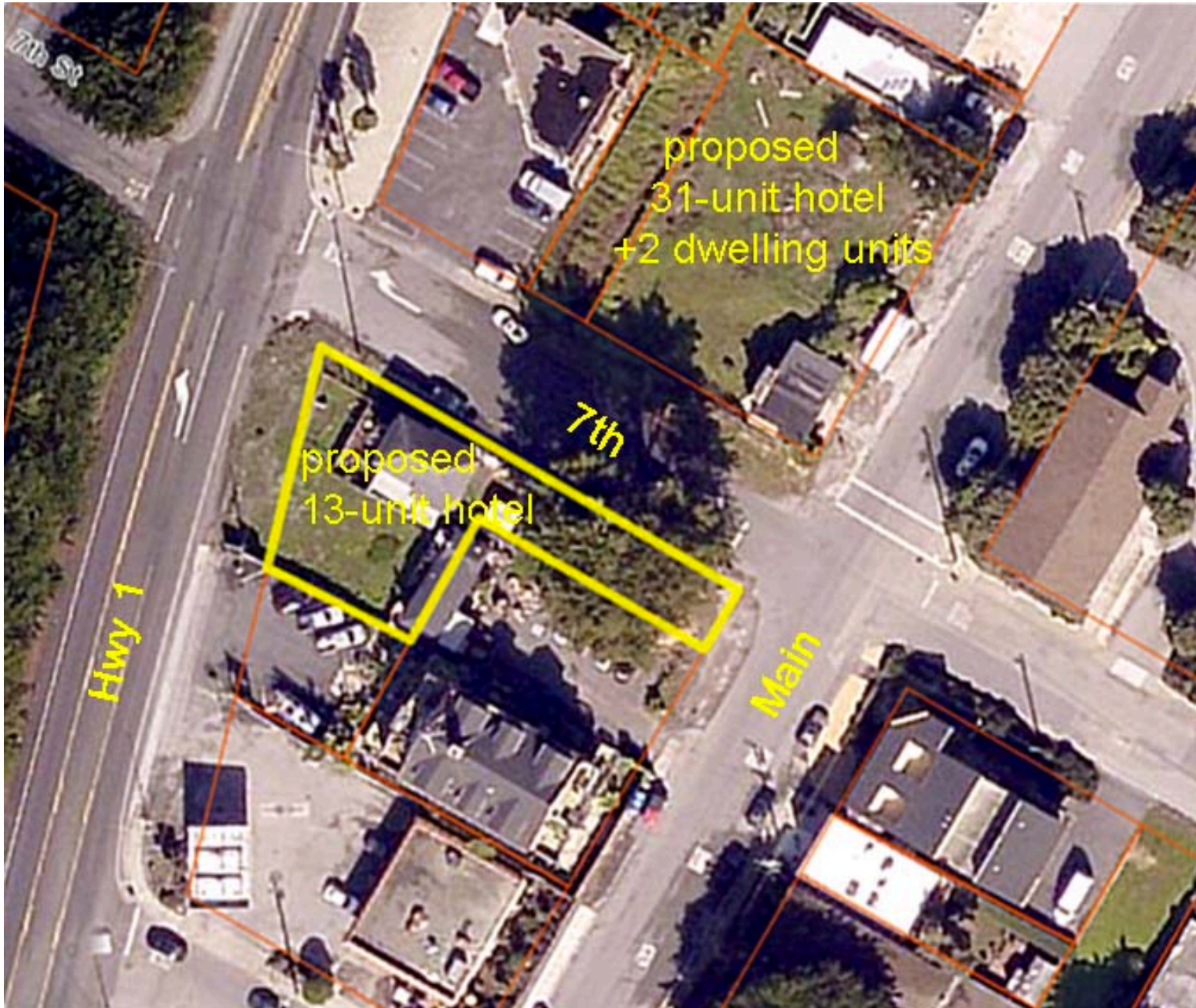


The historic Ocean View Inn (formerly Farallone Hotel c.1900) is not representative of neighborhood size and scale.

Its height and mass are unique in Montara and should not be used to justify large new development that would have a domino effect, and change the community character.



What invitation is our C-1 zoning ordinance sending to developers?





Building height of 28 ft is allowed in C-1/S-3 -- measured as an average of roof pitch and an average of existing grade.

That results in 36 ft from grade to roof peak at building front on Hwy 1.

Parking requirements per bedroom are 1:4 for hotels, but 1:1 for motels, even though Midcoast hotel guests can only realistically arrive by car.



proposed 3-story hotel



View from Hwy 1

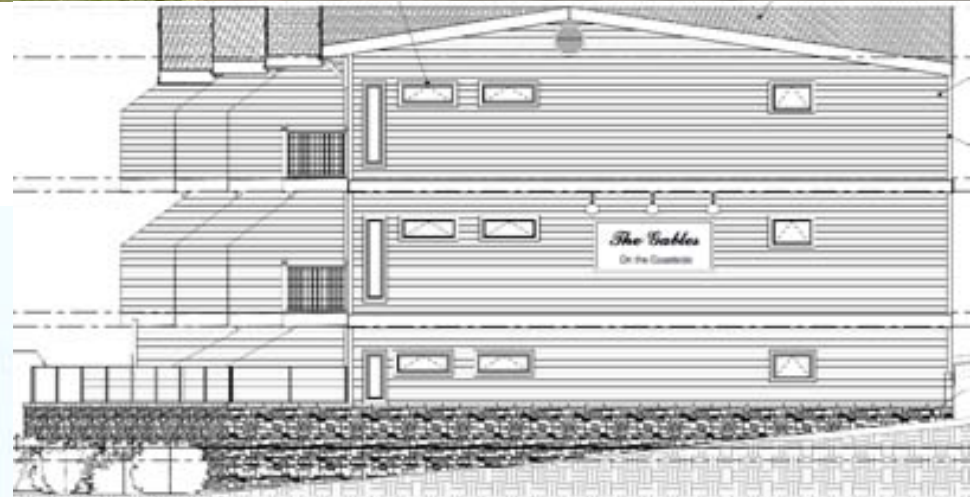
Existing 2-story building to be demolished was 1914 Montara post office.





Hwy 1

No setbacks (yards) means no landscaping.  
 (Pictured shrubs are in the highway right of way  
 or on the adjacent parcel.)



South elevation blank wall at property line,  
 in full view of northbound Hwy 1 travelers,  
 is designed to accommodate another zero  
 setback building next door.



Highway 1

1. C-1/S-3 zoning regulations should be updated with an ordinance specific for the Midcoast.
2. Consider the goals of the adopted Montara/ Moss Beach/ El Granada Community Plan.
3. Setback requirements and lot coverage limitations, regardless of use, should be established to allow for landscaping and stormwater percolation, and to preserve semi-rural community character, coastal views, and attractive bike/pedestrian-friendly streets.
4. Building height method of measurement should be consistent with other Midcoast districts to preserve community scale and character.
5. An aberrant grandfathered outsize building should not be used to justify large new development that would have a domino effect and change the community character.
6. Minimum standards are needed for street frontage landscaping and screening of parking and storage.
7. Signage regulations should be clearly defined and adequately limit size and number to preserve our scenic highway corridor.
8. Parking requirements for hotels and other visitor-serving uses should be adequate so that overflow parking does not impact the viability of the surrounding neighborhood commercial district.