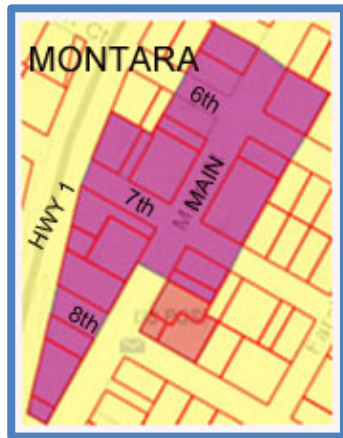


Midcoast Neighborhood Commercial Districts Existing Uses & Development Standards

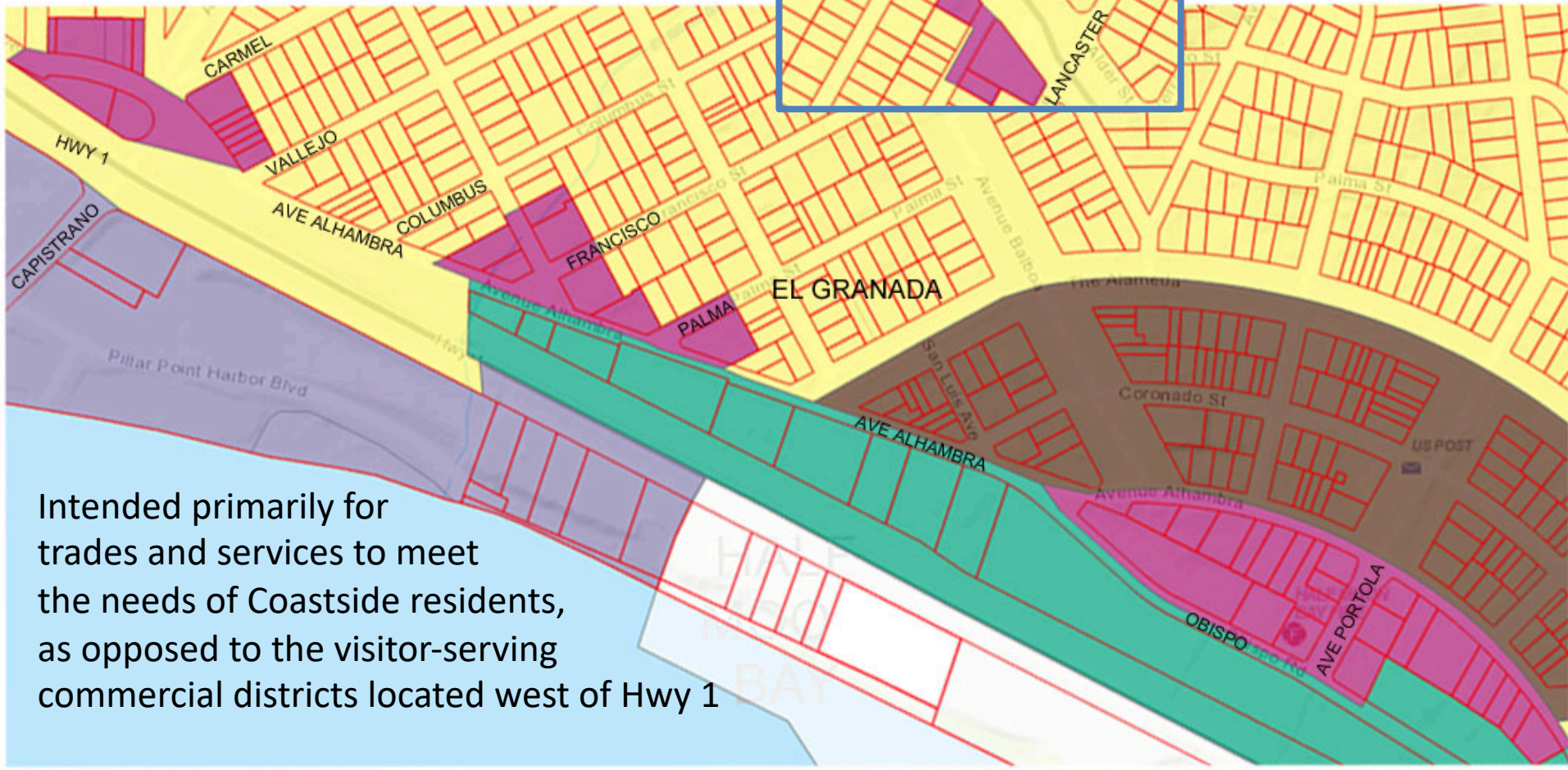
Vision for the Future?

Midcoast Community Council
9/25/2019

Neighborhood
Commercial Districts
in the Midcoast
(C-1)
in purple



All are adjacent to residential districts, and east of Hwy 1 (except 3-block section in Moss Beach).



Intended primarily for trades and services to meet the needs of Coastside residents, as opposed to the visitor-serving commercial districts located west of Hwy 1

Other non-residential Midcoast zoning districts

Plan Princeton zoning update project (green area on map) will include Midcoast industrial and visitor-serving commercial districts. These are:

W – Waterfront (marine-related industrial) -- Princeton

M-1 – Light industrial (Airport St -- existing warehouses and Big Wave Project)

CCR -- Coastside Commercial Recreation District -- Purpose primarily **visitor serving**.

CCR zones are west of Hwy 1:

- Pillar Point Harbor area
- portions of Princeton
- La Costanera (Montara)
- Moss Beach Distillery
- Mirada Rd. on shoreline (Miramar)



2017 -- Montara 7th St hotel proposals raised awareness of what the antiquated countywide C-1 development standards allow.

MCC advocated for an updated C-1 ordinance specific for the Midcoast.



Coastside Design Review Committee (CDRC)

2018

CDRC initiated project to update Midcoast Design Review Standards:

- Expand CDRC purview to non-residential structures in the Midcoast.
- Combine & update residential and commercial design review standards.
- CDRC presentation at MCC 10/24/18

2019

CDRC prioritized updated Neighborhood Commercial ordinance:

- Sub-committee held monthly open study sessions May-Oct.
- Study materials posted on MCC website include:
 - comparison tables with other ordinances
 - background
 - existing uses inventory maps & lists

<http://www.midcoastcommunitycouncil.org/neighborhood-commercial/>

Midcoast Neighborhood Commercial

Purposes (draft)

(generic C-1 ordinance has no Purposes section)

- Provide commercial areas intended primarily for the location of trades and services to meet the needs of Coastside residents.
- Establish limits for use, size, location, and design of structures to create neighborhood commercial districts that are visually harmonious, and bicycle and pedestrian-oriented, while meeting the need for safe and efficient automobile access and parking.
- Preserve and enhance the visual qualities of the small-town Midcoast communities which give them a unique character and distinguish them from other places.
- Implement the policies of the Local Coastal Program, the Montara-Moss Beach-El Granada Community Plan, and the San Mateo County General Plan.

Vision for the future of our neighborhood commercial districts?

- Community involvement & input is needed for this update process.
- How to craft development standards that will protect community character and encourage successful businesses that serve local residents?
- Inventory of existing uses in Midcoast C-1 is sobering – neighborhood commercial districts are being lost to residential use.
- What local retail/trades do residents want?
- How to encourage and support local neighborhood businesses?
- More questions?

Appendix

Inventory of existing uses in Midcoast C-1 Districts – maps

<http://www.midcoastcommunitycouncil.org/neighborhood-commercial/>

MOSS BEACH - east side

C-1/Midcoast District Inventory

Bar (Wine Room) → 2308
 Post Office → 2315
 Pizzeria (Odyssey Pizza) → 2300
 Residential 1 unit (Historical PO/office) → 2305
 PUD-121 Commercial 2385 sf → 2385
 Pilates
 Yoga, massage
 Music school
 House → 533
 Sheriff sub-station → 500
 Grocery, liquor, U-haul (Coastside Market) → 501
 Telephone switching station - bldg. not shown
 Proposed 2-bldg, 8-unit apartments
 Residential: # units? (former restaurant)
 Houses (2) → 870, 867
 Former grocery Residential? 2 units
 Restaurant (El Gran Amigo) → 2448
 Proposed commercial 2340 sf, Residential above: 2 units

[This map rotated to fit on page]

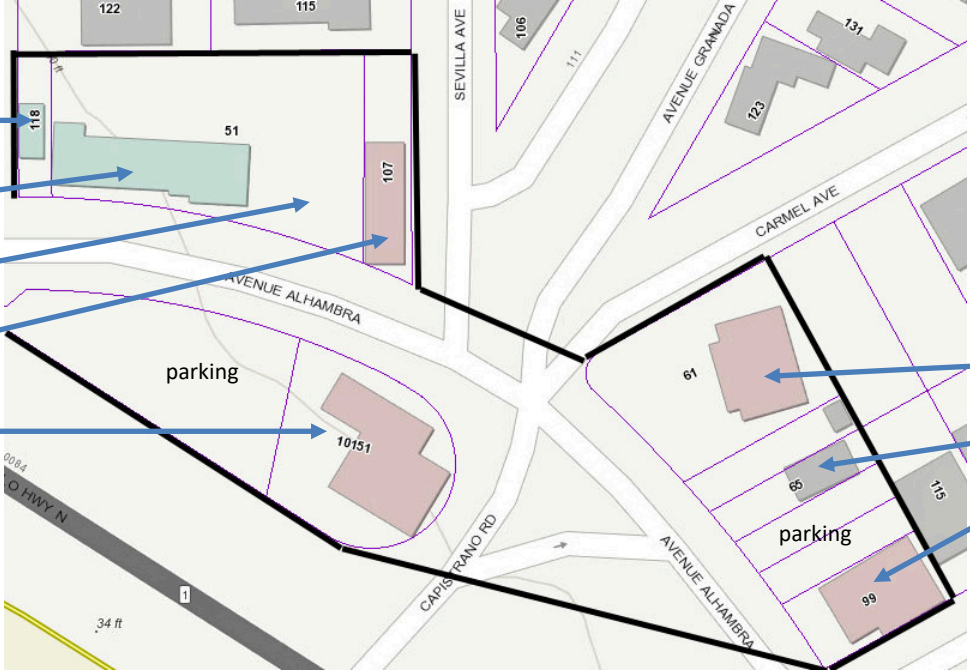
Restaurant (El Gran Amigo) → 2448
 Gas station, sundries, propane → 9400
 Unidentified storage bldgs → 471

MOSS BEACH - west side

EL GRANADA – north

C-1/Midcoast District Inventory

- Hair salon (A&M Hair)
- Motel (Harbor View Inn)
18 rooms (2-story)
proposed 15-room expansion
- Restaurant (The Press)
- Restaurant (Monster Chef)
2nd floor office or residential?



- Gas/food/liquor (Easy Mart)
- Pizzeria (Harbor Pizza)
- Coastside Hope: social services
Residential above: 2 units

- Restaurant– take-out only (Panificio Pizza)
- House & antique furniture store
- Grocery (Spangler's)
2nd floor office or residential?



- Restaurant (India Beach)
- Commercial:
Cabinet maker
Yoga studio
Chiropractor
Vacancy
2nd floor office or residential?

EL GRANADA- south

C-1/Midcoast District Inventory

