

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Dave Olson **Chris Johnson** **Lisa Ketcham** **Dan Haggerty** **Erin Deinzer** **Laura Stein**
Chair Vice-Chair Secretary Treasurer

Date: October 28, 2015
To: Summer Burlison, Project Planner
From: Midcoast Community Council/ Dave Olson, Chair
Subject: **Plan Princeton Development Standards**

Building Height Limit (existing: CCR: 28' or 36'; W: 36'; M-1: 75')

As new zoning regulations are being drafted for the Princeton area, the MCC requests a uniform 28-foot building height limit throughout the CCR, W and M-1 districts. The vast majority of existing Princeton development already meets this standard.

The community vision for Princeton is small scale -- specifically not the scale of the new 36-foot-high hotel/shopping complex on Capistrano Road. A significant issue in the lengthy process for approval of the Big Wave Project was the out-of-scale size of the buildings, which were eventually reduced to 28 feet for the Wellness Center and 33 feet for the Business Park with generous 65-foot setback from adjacent smaller scale residential development.

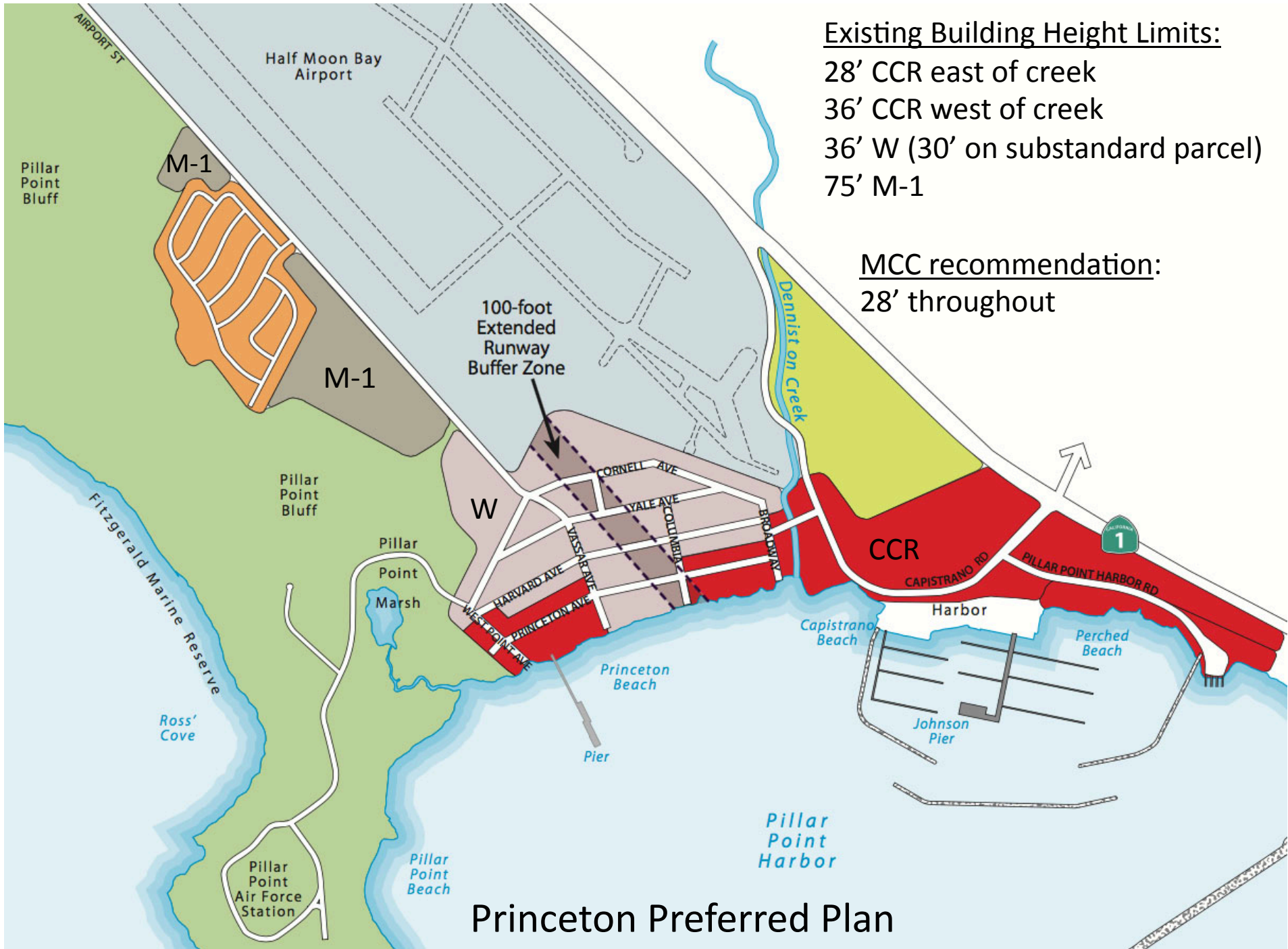
M-1 Light Industrial District – west of Airport St.

The attached 5/27/2009 letter from MCC to then-Supervisor Rich Gordon details MCC efforts to initiate an update of the M-1 zoning regulations in the Midcoast. The letter includes specific suggestions for an M-1/CZ that would provide a comprehensive update specific for the Midcoast, such as was done for Edison/North Fair Oaks, which we continue to support.

Setbacks: There are no existing M-1 setback requirements next to the H-1 zoning of the adjacent Pillar Ridge Manufactured Home Community, which is designated medium-high density residential use. The industrial and residential land uses occupy almost equal acreage, with the industrial surrounding the residential on three sides. In order to minimize impacts from industrial uses, setbacks from adjacent residential land uses comparable to those in the M-1 Edison/NFO would be appropriate: 15 feet side & rear for buildings not exceeding 28 feet in height.

In terms of permanence, it should be noted that Pillar Ridge, built in 1965, is designated in LCP Policy 3.11 as an affordable housing site, not to be demolished or displaced. The County went to considerable effort 2002-2004 to preserve this 227-home community by enacting mobilehome rent control and then facilitating transfer to non-profit ownership.

Thank you for your consideration of our comments.



Princeton Preferred Plan

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

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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