



Please reply to: Matt Seubert  
363-1829

March 3, 2005

Mark Macy  
Jensen & Macy Architects  
55 Sumner Street  
San Francisco, CA 94103

**ENVIRONMENTAL  
SERVICES  
AGENCY**

**Subject:** PLN2004-00275  
**Location:** One Johnson Pier, El Granada  
**APN:** 047-083-060

Agricultural  
Commissioner/ Sealer of  
Weights & Measures

On March 3, 2005, the Zoning Hearing Officer considered your request for a Use Permit Amendment, a Coastal Development Permit, and Design Review, pursuant to 6267, 6500, 6328.4, and 6565.3, respectively, of the County Zoning Regulations to construct, at Pillar Point Harbor, a 2,336 sq ft building that will include handicapped accessible public restrooms, as well as laundry and restroom facilities for harbor users. This project is appealable to the California Coastal Commission.

Animal Control

Cooperative Extension

The Zoning Hearing Officer continued this item to April 7, 2005, in order to allow sufficient time for staff to evaluate the proposed project against the applicable Local Coastal Program criteria, and prepare an updated staff report. The report should include a section that responds to key points in Karen Wilson's February 23, 2005 letter (attached).

Fire Protection

If you have any questions concerning this item, please contact the project planner above.

LAFCo

Very truly yours,

Library


George Bergman  
Zoning Hearing Officer

Parks & Recreation

Planning & Building

**PLANNING AND BUILDING**

455 County Center, 2<sup>nd</sup> Floor • Redwood City, CA 94063 • Phone (650) 363-4161 • FAX (650) 363-4849



cc: Public Works Department  
Building Inspection  
Assessor's Office  
California Coastal Commission  
MCCC, Sara Bassler  
City of Half Moon Bay  
Half Moon Bay Fire Protection District  
Coastside County Water Department  
Granada Sanitary District  
Peter Grenell, San Mateo County Harbor District  
Princeton Citizens Advisory Council  
Karen Wilson  
Kathryn Slater-Carter  
Leonard Woren

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**February 23, 2005**

**5 pages**

**To:** Matt Seubert, Planner 363-1829  
George Bergman, Zoning Hearing Officer

**From:** Karen Wilson

**RE:** Harbor District Restroom Facility  
PLN2004-00275

After reading the online permit file, I am very concerned that the design is unchanged from the original re-submittal. Design revisions were dependent on the applicant's willingness to make changes, and they have not taken into account the County's Design Review Standards, LCP policies, Zoning Regulations, and the Montara - Moss Beach - El Granada Community Plan.

Below I have outlined the items pertaining to a full review and the design changes necessary for this project to conform to existing regulations and fit the community now and into the future.

The proposed project ignores the Design Guidelines, and does not enhance the general area in any way - as presented, the project will have a negative impact as it is simply a square grey concrete BOX. Such a structure is inconsistent with all applicable guidelines.

A previous version of this project was a two story building with a blend of block and siding. This building may attract graffiti and since concrete cannot be cleaned, it is at significant risk of becoming an eyesore, and will require painting in the future.

Relevant sections of the various guiding documents follow: specifically 8.13 Special Design Guidelines for Coastal Communities

Section: (1) Commercial Development

**Design buildings which reflect the nautical character of the harbor setting, are of wood or shingle siding, employ natural or sea colors, and use pitched roofs.**

**Montara -- Moss Beach--El Granada Community Plan of 1977:**

Commercial page16. Policies:

- Employ the design guidelines of the Community Design Manual in all new commercial development.
- Upgrade and enhance commercial centers, through landscaping within the public right-of-way and the installation of street furniture (i.e., benches, planter boxes, signs, trash receptacles etc.).

### Zoning Regulations:

#### **Section 6565.7 Standards for Review**

The Design Review Administrator and, on appeal, the Planning Commission and Board of Supervisors, in reviewing proposals under this Chapter, shall find that the proposal conforms with the following guidelines and standards before approving issuance of a permit.

Proposed structures are designed and situated so as to retain and blend with the natural vegetation and landforms of the site and to insure adequate space for light and air to itself and adjacent properties;

#### **A concrete block building does not blend with natural landforms.**

Trees and other vegetation land cover are removed only where necessary for the construction of structures or paved areas in order to reduce erosion and impacts on natural drainage channels, and maintain surface runoff at acceptable levels.

1.the design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent buildings in the community;

#### **Nearly all building exteriors on the Coastsides are some form of wood.**

#### **Concrete block is not in harmony with most other Coastsides buildings.**

2. In making such findings, the Design Review Administrator and, on appeal, the Planning Commission and the Board of Supervisors shall apply the following principles:
  - a. regulation of design should not be so rigidly enforced that individual initiative is precluded in the design of any particular building or substantial additional expense incurred; rather the regulation exercised should only be the minimum necessary to achieve the overall objectives as set forth in Section 6565.3;
  - b. appropriate design is based upon the suitability of a building for its purposes, upon the appropriate use of sound

materials and upon the principles of harmony and proportion in the elements of the building;

c. appropriate design is not based on economic factors alone.

**The Harbor District has stated that the current design is all they can afford. Subsection c) disallows this being used as an excuse for bad design. Material cost differences are negligible, and if the regulations and guidelines had been consulted before starting, a conforming structure could have been developed at no additional cost.**

#### Community Design Review Manual (San Mateo County)

##### Siting (page 6)

- Structures and accessory structures should be located, designed, and constructed to retain and blend with the natural vegetation and natural land forms of the site (i.e., topography, rock out-croppings, ridgelines, tree masses, etc.) and should be complementary to the adjacent neighborhood structures.

##### View Preservation (Page 12)

- Public views within and from scenic corridors should be protected and enhanced, and development should not be allowed to significantly obscure, detract from, or negatively affect the quality of these views. Visual screening or increased setbacks may be used to mitigate such impacts.

**This building will be visible from State Route 1, a designated Scenic Highway. A concrete block building will certainly negatively affect the quality of the view.**

Structures should be located to retain views of prominent scenic features, i.e., bodies of water, mountains, valleys, etc

##### Open Space Preservation (page 14)

- Where conditions permit, minimum side yard requirements may be reduced or increased as long as the total required setback is maintained.

##### Scale (page 26)

- Structures should relate in size and scale to adjacent buildings and to the neighborhood in which they are located.

#### 8.5 Location of Development

a. Require that new development be located on a portion of a parcel where the development (1) is least visible from State and County Scenic Roads, (2) is least likely to significantly impact views from public viewpoints, and (3) is consistent with all other LCP requirements, best preserves the visual and open space qualities of the parcel overall. Where conflicts in complying with this requirement occur, resolve them in a manner which on balance most protects significant coastal resources on the parcel, consistent with Coastal Act Section 30007.5.

Public viewpoints include, but are not limited to, coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches.

This provision does not apply to enlargement of existing structures, provided that the size of the structure after enlargement does not exceed 150% of the pre-existing floor area, or 2,000 sq. ft., whichever is greater.

This provision does not apply to agricultural development to the extent that application of the provision would impair any agricultural use or operation on the parcel. In such cases, agricultural development shall use appropriate building materials, colors, landscaping and screening to eliminate or minimize the visual impact of the development.

### 8.13 Special Design Guidelines for Coastal Communities

The following special design guidelines supplement the design criteria in the Community Design Manual:

#### a. Montara-Moss Beach-El Granada

(1) Design structures which fit the topography of the site and do not require extensive cutting, grading, or filling for construction.

**(2) Employ the use of natural materials and colors which blend with the vegetative cover of the site.**

(3) Use pitched, rather than flat, roofs which are surfaced with non-reflective materials except for the employment of solar energy devices.

**(4) Design structures which are in scale with the character of their setting and blend rather than dominate or distract from the overall view of the urban landscape.**

(5) To the extent feasible, design development to minimize the blocking of views to or along the ocean shoreline from Highway 1 and other public viewpoints between Highway 1 and the sea. Public viewpoints include coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches. **This provision shall not apply in areas west of Denniston Creek zoned either Coastsides Commercial Recreation or Waterfront.**

(6) In areas east of Denniston Creek zoned Coastsides Commercial Recreation, the height of development may not exceed 28 feet from the natural or finished grade, whichever is lower.

#### b. Princeton-by-the-Sea

##### **(1) Commercial Development**

**Design buildings which reflect the nautical character of the harbor setting, are of wood or shingle siding, employ natural or sea colors, and use pitched roofs.**

**A concrete block building of this style, size and shape is not nautical, and this proposed building does not use wood or shingle siding as required.**

##### **(2) Industrial Development**

Employ architectural detailing, subdued colors, textured building materials, and landscaping to add visual interest and soften the harsh lines of standard or stock building forms normally used in industrial districts.

### 8.30 Designation of County Scenic Roads and Corridors

a. Expand existing County Scenic Corridors to include the visual limits of the landscape abutting the scenic road.

b. Designate County Scenic Roads and Corridors as shown on the Scenic Roads and Corridors Map for the Coastal Zone. These are: Coast Highway north of Half Moon Bay city limits (State Route 1), Half Moon Bay Road (State Route 92), La Honda Road (State Route 84), Higgins-Purisima Road, Tunitas Creek Road, Pescadero Road, Stage Road, Cloverdale Road, and Gazos Creek Road (Coast Highway to Cloverdale Road).

### 8.32 Regulation of Scenic Corridors in Urban Areas

a. Apply the regulations of the Design Review (DR) Zoning Ordinance.

b. Apply the design criteria of the Community Design Manual.

c. Apply specific design guidelines for Montara, Moss Beach, El Granada, Princeton-by-the-Sea, Miramar, San Gregorio, and Pescadero as set forth in Urban Design Policies of the LCP.

To clarify, in no way does wood trim around the windows qualify as a replacement for wood or lap siding, landscaping plans and final design revisions including transom windows are not enough to avoid building articulation, wood siding and good design.

As I write these comments, it appears many items have not been completed. Submitting changes just prior to the Zoning Hearing Officers decision and review, does not allow for public input, review, or accurate comments. This project has a high profile location and site, as the Harbor District has additional plans for development in Princeton. Starting this process with a building that does not meet the current Standards above, will make for a long process for everyone and will lead to long term negative impacts into the future.

I am requesting that the plans as presented be denied, unless this project can be continued with the applicant willing to make the appropriate changes that apply the regulations.

Princeton is a gem to the Coastside and County.

Sincerely,

  
Karen Wilson  
1256 Cedar St.  
Montara, CA 94037