

**Planning & Zoning
Committee of the
Midcoast
Community Council**
PO Box 64, Moss Beach
CA 94038
Serving 12,000 residents

April 28, 2002

Mr. Terry Burnes
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
FAX: 650.363.4849

**RE: Request to allow an additional use in PUD-121,
for a massage and yoga use permit at 2385 Carlos St.
Moss Beach.**

*Attendance: Karen Wilson, Paul Perkovic, Chuck Kozak, Kathryn Slater Carter
Applicant and Owners Present*

Dear Terry:

The Planning and Zoning Committee reviewed the above project during our 4/17/2002 meeting. We unanimously agreed that we are pleased to review a business coming to the Moss Beach commercial area.. We encourage the development of business in our commercial areas and hope that the County can make every effort possible to assist the applicant in the most expedient fashion.

After careful review of the Zoning Regulations; PUD 121 section 2.c.12 permits an addition or change to the allowed uses if the Planning Commission and the Board of Supervisors approve. We will support the County in allowing a change in uses for this business and see no reason to deny the proposal as one of the proposed uses is included in the allowed uses for the adjacent "C-1" District. The Planning and Zoning committee reviewed only the two proposed uses and the associated parking needs. We were informed that the classes would have no more than 15 participants thus the parking needs were reviewed upon that basis - there appears to be adequate parking as this is a corner location and participants can use both street and on-site parking areas. The owner of the property was in attendance and guaranteed that that the necessary off-street parking for this business would be reserved in the lot behind the building. The proposed business hours and amount of employees appears to have a minimal impact on the surrounding business's or neighbors.

We did not review the existing signage for conformance with County sign regulations, but the signs as constructed would seem to have minimal impact as long as they are not lighted at night after business hours.

Thank you for your time and attention to this matter, and please keep us informed of any developments concerning this case.

Sincerely,

Karen Wilson
Chair, MCC Planning and Zoning Committee
Post Office Box 371273
Montara, CA 94037
650-728-3292 - Montara100@attbi.com

cc: Supervisor Rich Gordon
Ms. Dana Ross