

## Planning & Zoning Committee of the Midcoast Community Council

PO Box 64, Moss Beach CA 94038

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**RE: 5a. PLN 2003-00379** (P&Z meeting 12-17-03)

Amendment to Use Permit and CDP to allow a 816 s/f conference meeting room facility, 1,500 s/f support facilities and an 1,170 s/f roof top patio in a 2,428 s/f building with 35 parking spaces and second stage of residential, conference center and B&B development on a 8.9 ac parcel

**Location:** 333 Cypress St., Moss Beach

**Attendance:** Karen Wilson, Paul Perkovic, Kathryn Slater Carter, Charles Gardner, Sara Bassler

The committee would like to thank Sara for all of her hard work on this project and follow through with regards to the "staging" of this permit and her through work.

After reviewing the Zoning Regulations, the committee found that this permit fell under "Public and Private Clubs" the proposed uses presented to us would fit under this definition (see attachment dated 8-27-03). If there is a portion of the regulation we failed to identify, please let us know.

The above application was reviewed by the Planning and Zoning Committee last night. The committee had the following comments and recommendations:

**Second Story Roof Top Patio-**

1. Permitted as unconditioned pace
2. No Live or recorded music on the Second story patio
3. There was also a concern about future window on the open patio, it was agreed that if any are propose, they are only used as a temporary wind or weather break

**Parking-**

1. No off site parking (cypress or adjacent streets)
2. Uses are limited to available parking spaces provided on site

The committee felt there would be little impact on cypress or HWY 1 because of the limited 35 parking spaces. The areas north of Princeton have no other services business of this kind and the impact should be minimal especially because of the grid lock that exists in the El Granada area that slows down traffic considerably. A service center of this kind would be beneficial to residents of the northern MidCoast, as access to HMB is becoming more restricted due to traffic impacts.

Please let us know if you need further assistance or have any questions.

Sincerely,

Karen Wilson  
Chair Planning and Zoning committee  
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