

Planning and Zoning Committee of the MidCoast Community Council
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October 8, 2000

FAX: 2 Pages

To: **Ms. Miroo Brewer**

San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1853 - FAX: 650.363.4849

re: **PLN2000-00472** - Use Permit amendment to construct a new 2-story building with public restrooms on the 1st floor and Marine Commercial uses on the 2nd floor, at Pillar Point Harbor across from the main Harbor office at the foot of Johnson Pier. APN 047-083-060.

Miroo:

On 9/20/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application. We had the following comments:

1) We would agree that there is a need for this facility, as the current bath arrangements are becoming run-down and there is always a need for more marine commercial space. But we are concerned that this project is being proposed outside the structure of any overall plan for the Harbor. Buildings with similar functions appear in the 1991 draft Master Plan, but not this one in this location, and there is no explanation of how this would fit into and complement the other planned-for buildings.

LCP Policy 12.5 discusses the investigation and accommodation of the needs of Harbor users, and the evaluation of these accommodations of the County in light of Policy 2.5 (Review of Public Works Projects). The development of a Master Plan by the Harbor was meant to satisfy these requirements. This plan was never (to our knowledge) formalized from its draft form, and this project would seem to be a deviation from the proposed plan without any supplied background analysis. The Harbor District should have supplied the County with a 5 year Capital Improvement Program (CIP) against which this project should be evaluated, and we would like to ascertain that this project at least conforms to the supplied CIP.

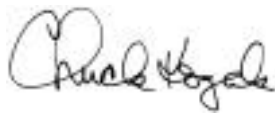
2) The design and architecture of the proposed building is very different from anything else in the Harbor area, and we think it would present a very disconcerting visual effect to the Harbor Area. The prominent location at the entrance to the Harbor area would accentuate this discontinuity with existing harbor buildings. We would recommend that the structure be redesigned to more closely match the "Harbor-like" style of the existing buildings.

The draft Master Plan (Page 12, Chapter 4 - The Planning Process) refers to the developed and adopted Architectural Design Guidelines for the Harbor. We do not think the proposed design meets these guidelines, or the general County LCP design guidelines, in terms of siting, design compatibility, rooflines, and mass.

3) We would like to see a distinct delineation of uses for sections of the building, especially to help separate any commercial business space from the public facilities (restrooms, laundry, shower facilities, etc.) We think that office areas that are above these facilities, or had their access mixed with that of these facilities, would not be very attractive to potential business users.

Although the Harbor District had been informed that the application would be reviewed at our meeting, No one from the District was able to attend due to a scheduling conflict with their regular Board meeting. We would be happy to reschedule review of this project, even on a special day to avoid schedule conflicts, should the applicant wish to respond to any of our comments or submit a redesign of the project.

Thank you for your help, and please keep us informed of any further redesigns, developments, approvals, or appeals concerning this application.



Chuck Kozak
MCC Planning and Zoning Committee Chair
POB 370702, Montara CA 94037
Voice/FAX: 650.728.8239
Note: new Day/cell phone number: 650.996.8998
cgk@montara.com