

Planning and Zoning Committee of the MidCoast Community Council

PO. Box 64, Moss Beach, CA 94038

Serving 12,000 Residents

January 2, 2001

FAX: 1 Page

To: **Ms. Miroo Brewer**

San Mateo County Planning and Building Division
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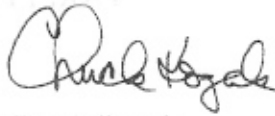
re: **PLN 2000-00773: Submittal for Design Review, Coastal Development Permit and Use Permit to allow an addition for internet-based fine art sales, distribution and storage & allow an office use to the main storage unit immediately east of 369 Harvard in Princeton. APN 047-022-220.**

Miroo:

On 12/6/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced permit application. We had the following comments:

- 1) Our committee had reviewed this project in a pre-application session on April 3, 2000. The comment letter dated May 14, 2000 still stands, as there has been no change in the project since that time that addressed our comments. Specifically, we would like to stress again the need to preserve space for Marine and Harbor related uses in Princeton, and to repeat the two main points of our earlier letter:
 - As a condition of approval for the Use Permit, require that it be determined that the need for office space for permitted uses is being filled by existing development, and that the subject parcel is not contributing to a shortage of needed office space by these uses. This condition should be reviewed as regularly as possible, perhaps within the yearly compliance check cycle.
 - Add a separate entrance for the office space, that it might be accessed independently of the ground-level storage area, so that if it is used in the future for regular permitted use, it would not interfere with the operations of the downstairs area.
- 2) As before, we remain concerned about the viability of future uses for this building, especially considering the current volatility of the internet-sales business. Further review of the plan for this project shows that the supplied parking for the project would be completely inadequate for any other use, especially if the office and the storage area is split up in the future. The lack of adequate parking would limit the future usefulness of this structure for other uses, and worsen the current tight on-street parking situation in this part of Princeton. We feel that any approval of this project should be conditioned with the requirement to supply parking equivalent to that needed for regular permitted uses in the W district.

The committee would like the above comments to be considered in further review and action on this application. 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
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May 14, 2000

Fax: 1 page

To: **Ms. Miroo Brewer**
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re: **APN 047-022-200, 240** - Pre-application for the Use Permit for the proposed fine art sales, distribution and storage facility on Harvard Avenue in Princeton immediately east of residence at 369 Harvard.

Miroo:

On 5/3/00, the Planning and Zoning committee of the MidCoast Community Council reviewed the above referenced pre-application. We had the following comments:

The committee was concerned about a variance that moved outside the immediate uses permitted and encouraged for the Waterfront District. Specifically, concerns centered on how this project might start to degrade the preservation of the area as a center for the industries and activities essential to the maintenance of a working harbor, and the potential cumulative effect of individual project approvals that may undermine the fishing industry.

The committee noted the introductory section of Zoning Regulation 6285.0:

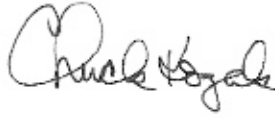
"The purposes of the Waterfront District are to:

1. Provide a "working waterfront" area intended primarily for the location of marine related trades and services and manufacturing land uses that support commercial fishing and recreational boating activities.
2. Accommodate a compatible mix of recreational, resource management and waste management land uses.
3. Protect the functional and economic viability of the "working waterfront" area by restricting incompatible land uses.
4. Support and strengthen the Coastside economy by providing trade and employment opportunities.
5. Encourage architectural design and site planning that will, as much as possible, enhance the appearance of a "working waterfront."
6. Implement the policies of the San Mateo County General Plan, especially those concerning protection and development of coastal resources."

With these concerns in mind, we offer the following two suggestions, both of which seemed agreeable to the applicant:

1. As a condition of approval for the Use Permit, require that it be determined that the need for office space for permitted uses is being filled by existing development, and that the subject parcel is not contributing to a shortage of needed office space by these uses. This condition should be reviewed as regularly as possible, perhaps within the yearly compliance check cycle.
2. Add a separate entrance for the office space, that it might be accessed independently of the ground-level storage area, so that if it is used in the future for regular permitted use, it would not interfere with the operations of the downstairs area.

We appreciate the opportunity to participate in this review. Thank you for your help, and please keep us informed of further submissions, redesigns, developments, approvals, or appeals concerning this application.



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