

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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FAX: 2 Pages

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re: Pre-application review of new design for a new 9,896 sf. 3-level, 10-unit Motel/B&B with manager's unit on a 7,922 sf. parcel in the C-1/S-3/DR district on Alhambra Avenue immediately east of Obispo Road. APN 047-204-070.

Mr. Strathdee:

Sorry for the delay on getting these notes out. On 2/7/01, the Planning and Zoning Committee of the MidCoast Community Council reviewed the above referenced project on a pre-application basis. The following is a compilation of comments from that review, meant to reflect the views of the committee members and the attending public in regards to the project, and does not replace the formal review of this project when it is submitted to the County and referred back to us.

1. As presented, the overall view of the project is that it is well designed, and has been scaled down from an earlier version that we had looked at, but the general impression was that the building was still too large for the area in which it will sit, especially in comparison with the residential areas immediately across the street. The reduction of the number of units was discussed, along with ideas for reconfiguration of the project to minimize the building size.
2. The new access, which is now off the corner of the lot and moved up Alhambra, is better, but the general view is that the project would work much better if access from Obispo could be arranged. Efforts to acquire access to the project from Obispo road were discussed – these included outright acquisition, land swaps, and easement agreements. At this time, the project owners have not been able to make any sort of arrangement. It was pointed out that access from this side could beneficially affect the design and layout of the project to minimize visual effect and potential traffic problems, and the applicant was urged to continue efforts to acquire this alternative access.

It was pointed out that this parcel is adjacent to residential (R-1 & R-3) and COSC zoning districts, both of which feature much smaller and less imposing structures. The

wish was that the project would be able to remain in character with these areas instead of presenting an abrupt change in mass and scale to surrounding development.

3. A major concern was the location of this type of business in this section of El Granada. To reach the project from Highway 1 would require a number of turns through different residential and business areas of the town and maneuvering through confusing intersections, making it very difficult and frustrating for customers to reach the inn. There is also concern about the effects the level of traffic and times of access that the project would generate on the surrounding residential neighborhoods.
4. Signs and lighting were discussed extensively. The applicant states that there would be no advertisement signage for this project either on site or along Highway 1. They were encouraged to keep signs and lighting subtle, especially paying attention to the effects of lighting on the surrounding neighborhoods.
5. The project would require the removal of a number of tall and mature trees on the parcel. Although most of these are Eucalyptus, the general concern was to the loss of the local tree canopy and loss of screening of the area from Highway 1. The applicant was encouraged to develop a complete landscaping plan for the project, including the planting of as many mature trees as possible for the project, and to screen the bulk of the proposed building, and especially the parking area, as much as possible.

The MCC P&Z committee would like to thank Mr. Strathdee for his efforts on this project, and the active inclusion of the MCC and the community as this project as developed. Please keep us informed of any further designs, developments, or applications concerning this project.



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