

Planning & Zoning Committee of the MidCoast Community Council

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Fax: 3 Pages

- To: George Bergman, Zoning Hearing Officer**
San Mateo County Planning and Building Division
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- Cc: 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. APN 047-083-060.**

George, Miroo:

At our meeting of 5/7/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed again the above referenced application in light of the Harbor District's decision to proceed with their original design for this project. We had the following comments:

The group consensus is that this building site is a valuable public view, the primary entrance to the Harbor and a busy tourist location that includes many restaurants. A friendly design is important to the Character of the Harbor.

We are very much in favor of a bathroom facility being provided to the fishermen as quickly as possible. To avoid the lengthy appeal process and delay facilities, we feel it is imperative that the building has a charming and friendly design. The cost concerns of the Harbor District have been recognized and taken into consideration with our suggestions. We feel these design improvements will enhance the beauty of the design submitted and are within the budget constraints of the San Mateo Harbor District.

We realize the Harbor District would like to build rental space above the public and private restroom facilities to create future revenue; however, there is no guarantee of revenues in a failing economy. (Rental Space availability in San Francisco is up 20% in the last 6 weeks) We would like to encourage the Harbor District to thoroughly look at restoring the existing Bathroom Facilities to eliminate any time delays related to appeals,

and we offer our cooperation in providing on-going input on plans for the rental space in this location at a time when the harbor has a budget to do so.

We feel the Planning and Zoning Committee was not provided with adequate information regarding other concerns and previous suggestions prior to our review of these plans for us to provide enough comments on the design prior to the Harbor District's decision. We would like to ask the County what their recommendation would be regarding rental space located above a Public Restroom facility, and whether this would meet all zoning and building requirements for public health and safety.

Suggestions (see attachments)

- 1 **Roof:** 30 year Composition Shingle
- 2 **Roof Style:** All hipped with large eyebrow feature at the north elevation on each section. West Elevation on the Smaller Section.
- 3 **Roof Pitch:** 3.5 rise and 12 run
- 4 **Roof Color:** Dark Gray
- 5 **Gable Vents:** We suggest a ½ round or full round (See Attachment)
- 6 **Siding Top Floor:** Beaded Hardi-plank lap Siding (See Attachment)
- 7 **Siding Bottom Floor:** Cement Block-Split and Sealed
- 8 **Bottom Floor:** Should be articulated to add character rather than flat walls, taking into consideration Safety and Lighting.
- 9 **Window Material:** White Vinyl or Aluminum, with Grid to be specked by Architect
- 10 **Window Size:** All windows on the South Elevation West Wing and South. Elevation of the East Wing should be increased in size to 4' x 6'. This will provide the benefit of passive solar heating and make the interior views more appealing to any future tenants and the building more attractive on the two story side from Sailor/Fisherpeople entering the harbor.
- 11 **Building Height First floor side** 15'6 above plate line, or less is highly suggested
- 12 **Entrance Feature:** Diagonal entry halls connect the Large and Small Wings. Provided on main entrance for both wings.
- 13 **Hand Rail:** White Powder Coated Steel
- 14 **Restrooms Top Floor:** New ADA required facilities to be provide on Top Floor, providing bathroom facilities for future tenants.

- 15 **Restrooms Bottom Floor:** Should be reconfigured for safety of users divided by gender. This area of the building will not be visible by the general public. Given this feature, safety should be given highest priority.
- 16 **Laundry Facility:** Will be unisex, well lit and provided easy accessibility to the Harbor Residents.
- 17 **Exterior Colors:** We would like to see soft warm tones, in possibly grays with soft white trim details on the eaves, hand rails, soffits, brackets, and trim
- 18 **Exterior Detail:** Eave Brackets should be added, to tie in the eaves and wall trim
- 19 **Entrance:** Should be centrally located to provide the most flexibility of the upper floor for single or joint tenancy. Future tenants, minimizing confusion to the public, and tenants can configure additional entry walls on the interior of the building.
- 20 **Stairwell:** Minimize landings in stair well; this is a public building and stairs should provide rhythm and be uniform in size to avoid injury to the public.
- 21 **Parking Requirements:** Have not been addressed, *we would like the Harbor District to specify*
- 22 **Lighting:** Has not been addressed, *we would like the Harbor District to specify*
- 23 **Landscaping:** Has not been addressed, *we would like the Harbor District to specify*
- 24 **Health and Safety:** According to Harbor Commissioner Sally Campbell there have been many safety issues at other harbors within the district; we suggest that specification for safety are defined in the plans for this project.

The Committee would like the above comments entered into the record in the review of this project. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.



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