

Planning & Zoning Committee of the MidCoast Community Council
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July 9, 2001

Fax: 2 Pages

To: Damon DiDonato
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
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re: PLN2000-00855: Use Permit Amendment to existing Use Permit # USE 86-01 to add a 1200 sf. storage structure behind the existing 6500 sf. Half Moon Bay Brewing Company Restaurant (formerly the Shorebird), include a 162 sq. ft. addition to the dining area and cover an existing 704 sq. ft. patio area on a 57,000 sf. parcel at 390 Capistrano Road in Princeton.
APN(s) 047-081-280/290/300/360/440/450

Damon:

At our meeting of 6/20/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed again the above referenced application. We had the following comments:

The committee had no issue with the proposed design and expansion. We did have some questions concerning the clarifications of the uses and the Use Permit application.

The applicant explained that the proposed storage & equipmnt building would also be eventually used for the brewing of beer. We did not find this clearly stated in any of the material supplied with the application, and we would like to ensure that:

- parking provided is adequate for this expanded use in connection with the already specified requirements, included those necessary to reserve for coastal access,
- that the use is permitted and compatible with the projects zoning, and
- that the use is clearly specified and conditioned as required in the Use Permit.

With the above comments, the committee finds the project as presented meets the zoning regulations and land use designations of its area.. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

A handwritten signature in black ink, appearing to read "Chuck Kozak". The signature is fluid and cursive, with the first name "Chuck" being more prominent than the last name "Kozak".

Chuck Kozak, MCC Planning and Zoning Committee Chair
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