

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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July 9, 2001

Fax: 2 Pages

To: **Ms. Miroo Brewer**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

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re: PLN2001-00189: Coastal Development Permit, Coastside Design Review and Amendment to Existing Use Permit # USE 92-0013 for a new 3-story, 12,151 sq. ft. building for a 12 unit addition to existing Bed & Breakfast facility with 6 covered and 9 uncovered parking spaces on a 21,000 sf. parcel at the south-east corner of Princeton & Columbia Avenues in Princeton.
APN(s) 047-024-330, 340, 350, 360, 370, 380, 390 & 400.

Miroo:

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

The committee generally appreciated the plan for the styling and design of the building as presented, although one committee member did not agree and thought that the design, especially the roof line, was incompatible with the surrounding community and presented a situation like the "Not This" example on the bottom of page 25 (Structural Shapes) of the Community Design Manual.

The applicant explained that they had been advised by County staff to describe this as a "Holstery", not a Bed & Breakfast. We would like clarification in the decision letter and Use Permit of the definitions and regulations pertaining to these terms, the conditions applied, and verification that the project conforms to the regulations of the definition used. We thought this item relevant, as the current operation is run as a Bed & Breakfast, while it seems that the new addition will not have the on-site facilities usually required for these operations, and we wondered how this would be resolved in the Use Permit amendment.

With the above comments, the committee finds no issue with the project as proposed and that it meets all the zoning regulation 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 larger and more prominent than the last name "Kozak".

Chuck Kozak, MCC Planning and Zoning Committee Chair

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