

**Midcoast Community Council**

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July 8, 1998

Dave Holbrook  
San Mateo County Planning & Building Division  
590 Hamilton St. Mail Drop PLN122  
Redwood City, CA 94063  
(650) 363-1837

Re: Applications for Primary Permit #USE98-0020,  
Grading Permit GRD97-0022, TRT97-0109,  
Lot Line Adjustment LLA98-0005, ENV98-0129  
APNs 048-062-040 / 048-062-050

Dear Dave:

The MidCoast Community Council Planning and Zoning Subcommittee has reviewed the above referenced project applications at its two most recent meetings, and after meeting with the applicant and subsequent discussions, we would like you to consider the following recommendations, comments and concerns:

The project as described to us is a roadside stand east of Highway 1 on Purisima Way near Hermosa in Miramar. The stand would be a retail outlet for Blue Sky Designs, a local nursery owned and operated by the applicant just up Purisima Way from the parcels. The site consists of two residentially-zoned (S-9) parcels, approx. 5,000 sq. ft each, currently oriented toward a "paper street" section of Alto Ave.

We would typically have many concerns with a proposal of this sort: Use of residential property for commercial highway businesses outside the designated commercial areas, potential traffic and visual impacts on Highway 1, questions of how water and sewer might be obtained for this project and how they might be used in the future, impacts on the surrounding residential neighborhood, and concerns of precedents set in all these areas for future land use throughout the MidCoast.

After discussions with the applicant, we feel that all these issues have been properly addressed, and that the applicant's plans will successfully mitigate any potential impacts in these areas. We recommend the permits be approved with the following conditions and considerations:

- 1) The tree removal permits should be processed at the earliest possibility. Currently, the parcels are a hazard and an eyesore, and the applicant would like to get the remaining stumps removed and the property cleaned up. The neighbors would probably like that, too.
- 2) The Use Permit should carry the following conditions in additions to any others planned by staff:

- a) The project must adhere to the submitted landscaping plan, calling for dense box plantings of 10 -12' cypress along the highway to shield the site from Highway 1 and planting along the borders to separate the site from the neighbors. The trees along the highway will be maintained to create a 15' tall hedge shield between the project and the highway.
  - b) Access to the site must be only from Purisima way, and direct access from Highway 1 should not be allowed.
  - c) No signage other than a small ownership sign may be visible from Highway 1.
  - d) The project must be planned as a community-oriented nursery outlet, not as a visitor attraction or Highway 1 business.
  - e) If the project is deemed eligible for priority water and/or sewer connections (eligibility was not clear to the Midcoast Community Council), because of its visitor serving or floriculture nature such connections may not be transferable to any future residential development on the site that did not meet the criteria for priority status.
  - f) This project must be specifically designed to have minimal impact on Highway 1 traffic and is not planned to be a Highway 1 roadside business. Therefore the project must not be a precedent for future land use decisions regarding extending commercial businesses into residential areas along Highway 1 or any considerations of traffic control construction (stoplights, turn lanes, road expansions, etc.) on Highway 1.
  - g) The Use Permit renewal after 1 year must be referred for further review to the MCC P&Z Subcommittee.
- 3) The Lot Line Adjustment should be conditioned on Mr. Coverdell's success of acquiring the adjacent land parcels from the County and from Caltrans so that the resultant parcels would meet the required parcel size for the area (10,000 sq. ft or greater). As the parcels are currently near or below the minimum size (5,000 sq. ft), it would be our recommendation that these two be merged to create a standard sized lot if the additional surrounding land were not successfully acquired.

The Council and the Planning and Zoning Subcommittee would like to express its appreciation to both the applicant and the County Planner for bringing this project to the community for review and discussion. We would encourage this process be the norm rather than the exception, and offer our assistance to help the planning process in the MidCoast be productive and beneficial to the community. We would also like to thank Mr. Coverdell for his work to design a community-serving business that will be an enhancement to the MidCoast.

Thank you for your time and attention to this matter.

Sincerely,



David Spiselman, Chair, MidCoast Community Council

c.c.:

Laura Stein, Chair, MCC Planning and Zoning Subcommittee  
Supervisor Richard Gordon  
Director Paul Koenig