

Seaside Inn

# MIDCOAST COMMUNITY COUNCIL

Serving the Communities of  
Princeton, El Granada, Moss Beach, Montara and Miramar

May 5, 1993

Valerie Barone  
San Mateo County Planning Division  
590 Hamilton Street  
Redwood City, CA 94063

Re: Seaside Inn

Dear Valerie:

At its meeting of April 27, 1993, the Council discussed the proposed Seaside Inn again. First, we greatly appreciate your requiring the applicant to erect story poles on the site indicating the ridgeline of the proposed motel.

As you will recall from our previous letter, the Council had concerns about the scale of the development, its visual impact from the public pathway along the western boundary of the site, and the lack of adequate screen landscaping in the parking lot and adjacent to the building. The story poles confirm that the building will be taller than anticipated when viewed from Highway 1 and from residences east of the highway. It is also apparant that the building will be very imposing from the public walkway. The visibility of the building, combined with its relationship with the lower scale adjacent restaurants and the inability to provide a reasonable amount of landscaping on the project site all suggest that the building is too large for its site.

We would suggest that there be attempts to:

1. Break up the roofline by varying the ridge height. While a two story building seems reasonable, it should have ceiling heights and a ridgeline as low as possible.
2. To the greatest degree feasible, provide views through the property. This might be accomplished by providing a separation between the building wings, or at a minimum reducing the lobby to a single story, or orienting the building more to one side of the property.
3. Provide more landscaping along the sides of the parking lot and building. If this results in loss of a room or two, so be it.
4. As we noted before, the cross sections provided by the applicant do not reflect

existing grades on the western portion of the property which slopes down to the public path. A grading plan and the cross section should be submitted showing existing and proposed grades.

As I've also mentioned to you earlier, we don't have a problem with the building materials or design style. A wood sided building is appropriate for the coast, and we believe that coastal development is characterized by a variety of styles. Thanks again for your careful review of this project and for requiring the story poles to assist in visualizing the proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Brown', with a long horizontal flourish extending to the right.

Robert Brown  
Council Member

cc: Midcoast Community Council  
Ed Mufiney

Chairman