

# Neighborhood Commercial (C-1) Zoning Regulations in the Midcoast

Development standards can serve as an invitation  
to build for maximum profit.

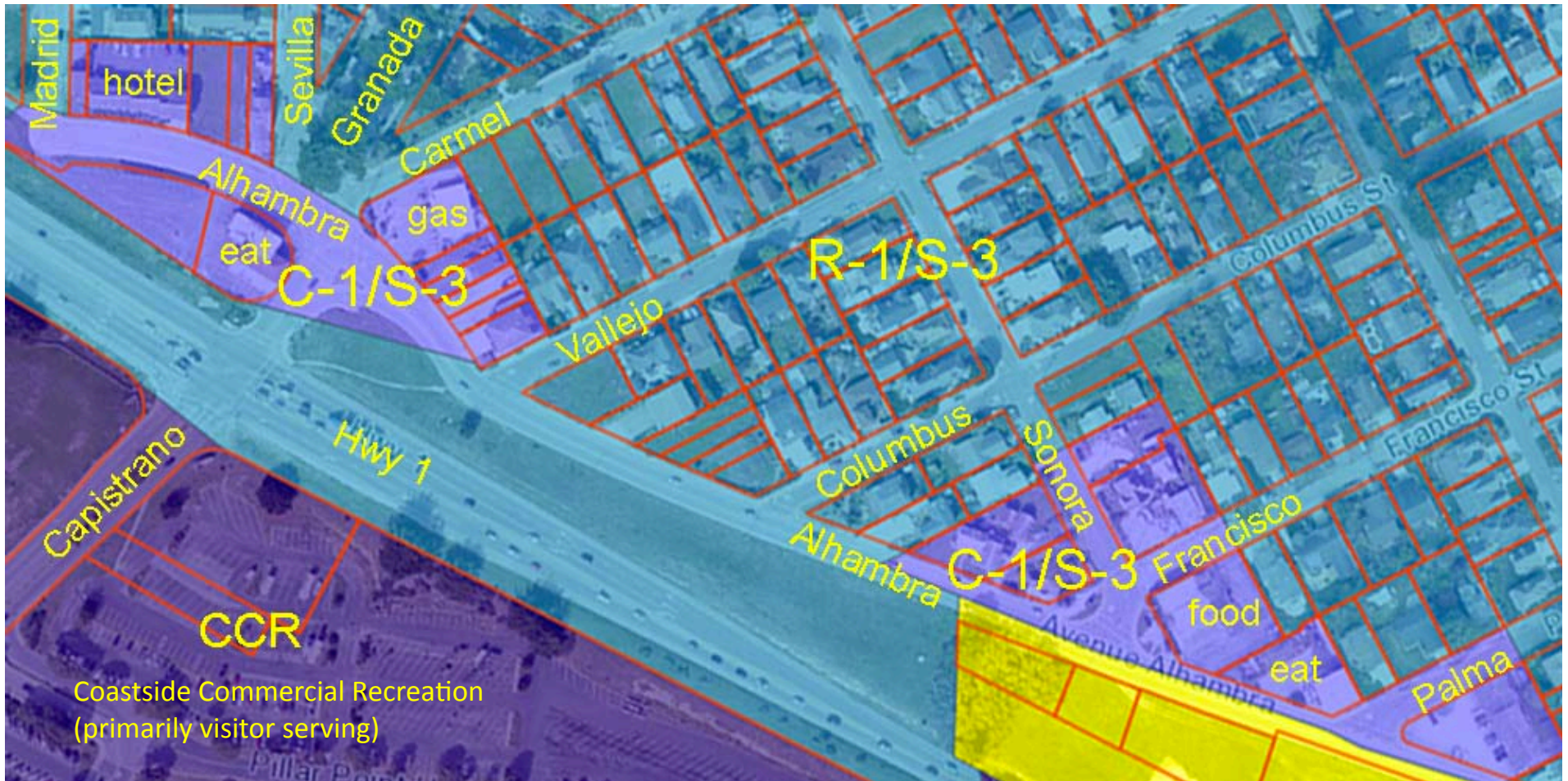
Does the generic countywide C-1 ordinance  
serve the unique communities of the Midcoast?

Midcoast Community Council  
presentation 3/8/2017  
by L. Ketcham

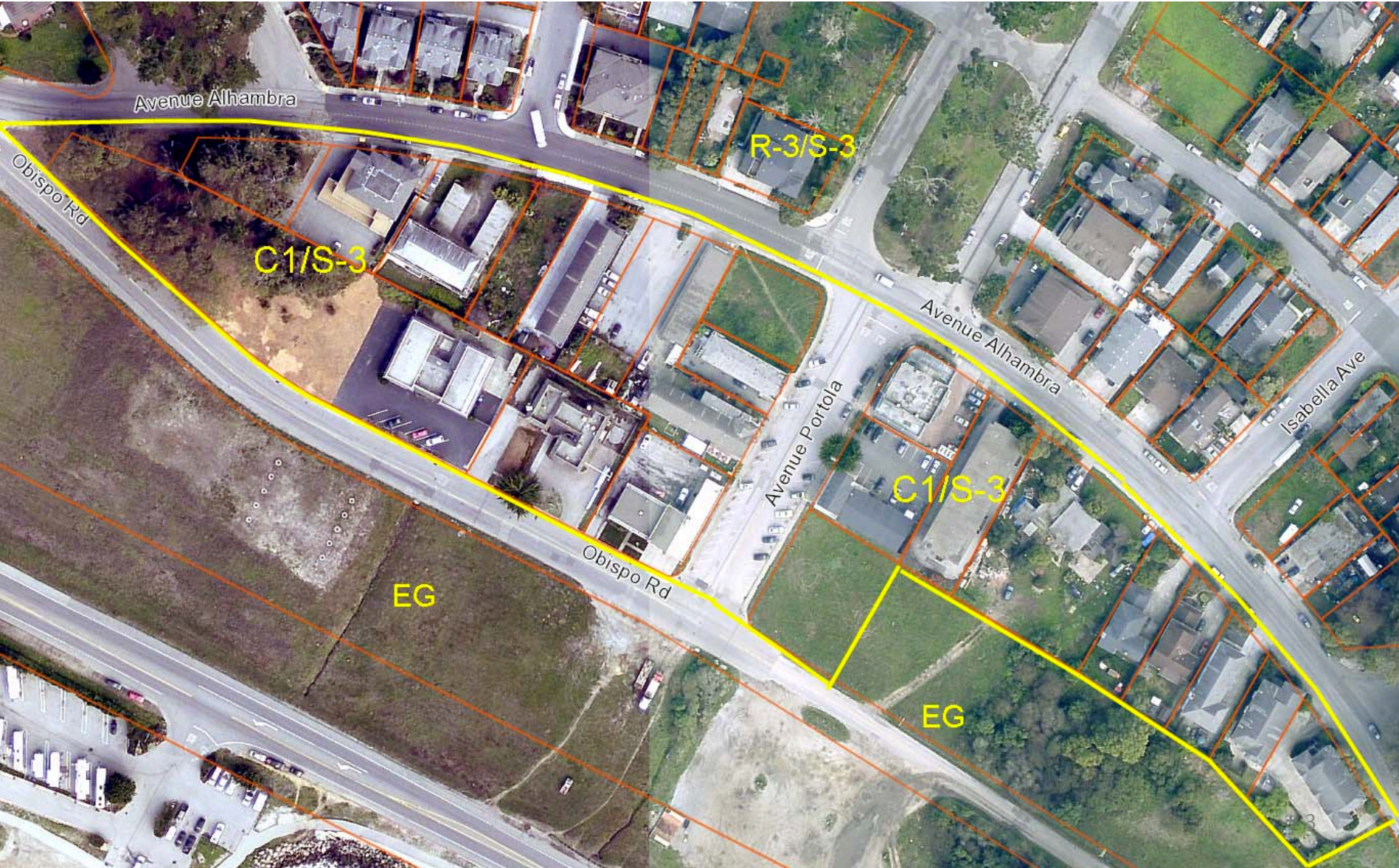
El Granada has 3 areas of C-1 zoning.

Existing development in these northern 2 areas is mostly one-story and some two-story with generous setbacks.

They are bordered by R-1 single-family residential zoning.



Central El Granada (Alhambra/ Portola/ Obispo) is zoned C-1 for neighborhood commercial. It is bordered on north and east by R-3 multiple family residential zoning.



Moss Beach  
C-1 Districts (in purple)

Surrounded by R-1  
single-family residential





PUD-121

Neighborhood Commercial,  
Carlos St, Moss Beach





Neighborhood Commercial,  
Etheldore St, Moss Beach



## **C-1 zoning ordinance in Midcoast**

**Permitted uses:** Long list of typical neighborhood commercial (including hotels with Use Permit), and any residential use if located above first floor. Residential floor area shall not exceed area of commercial uses except when developed as affordable housing.

**Building height:** 28' maximum of average roof pitch and site grade (per S-3 combining district).

**Setbacks:** no front, side or rear setbacks required except adjoining any "R" District.

**Lot coverage** maximum: none, except 50% when building includes dwelling facilities (per S-3).

**Signs** not to exceed 150 sq/ft on one face or 300 sq/ft in total; not project above roofline; freestanding max 20' above sidewalk. (Additional requirements in 1976 Community Design Manual require architectural integration, harmonize with surroundings, prohibit brightly illuminated/colored, flashing, moving, etc.)

**C-1/WMP:** C-1 zoning customized for West Menlo Park, as **example of alternative building standards:**

**Building height:** max 2 stories, 30 ft, measured as vertical distance from any point on finished grade to topmost point of building immediately above.

**Setbacks:** front 32', side 0, rear 0, except next to residential zone: side 10', rear 20'.

**Lot coverage:** 70% maximum

**Building floor area:** max 70% of parcel area

**Signs** not to exceed 1 sign per use or establishment, or 1 sign per parcel, or per 200 ft of street frontage, whichever is greatest. Maximum display area per parcel frontage: 40-100 sq/ft, per table.

Freestanding signs max 15 ft height. Design to reflect building architecture with unifying colors, materials; no moving/flashing parts.

**Landscaping** required: 50 sq/ft or 1 tree per 30' of street frontage.

**Screening** required for outdoor storage

C-1/WMP begins with section on **Purposes**, which generic C-1 lacks.

Excerpts:

- Provide commercial areas intended primarily for the location of trades and services to serve the needs of neighboring residential areas.
- Preserve the scale of existing commercial development in the district.
- Control use, size, location, and design of structures to create an attractive and pedestrian/bicycle-oriented neighborhood commercial district.
- Support and strengthen the local economy by providing trade and employment opportunities.
- Encourage uses that minimize traffic impacts.

## CCR (Coastside Commercial Recreation District)

Located west of Highway 1: La Costanera, Moss Beach Distillery, Pillar Point Harbor area, portions of Princeton, Mirada Rd. at Miramar shoreline.

**Purpose:** Primarily to meet service and recreational needs of visitors, boaters, and Coastside residents seeking recreation.



Excess sign clutter can be self defeating and a serious detriment to our scenic highway.

Midcoast Local Coastal Program (LCP) requires the County to apply the design standards in the 1976 Community Design Manual in commercial areas, but these sign standards on p. 27 are not included in the C-1 zoning ordinance:

# SIGNS

- On-premise signs should be integrated with the architectural design of the structure and should not extend above the roof line of the structure.
- Signs should be simple, well designed and constructed of materials which harmonize with their surroundings.
- Brightly illuminated, colored, rotating, reflective, blinking, flashing or moving signs, pennants or streamers should not be permitted.



THIS

Signs are in scale with the structure and do not distract from it.

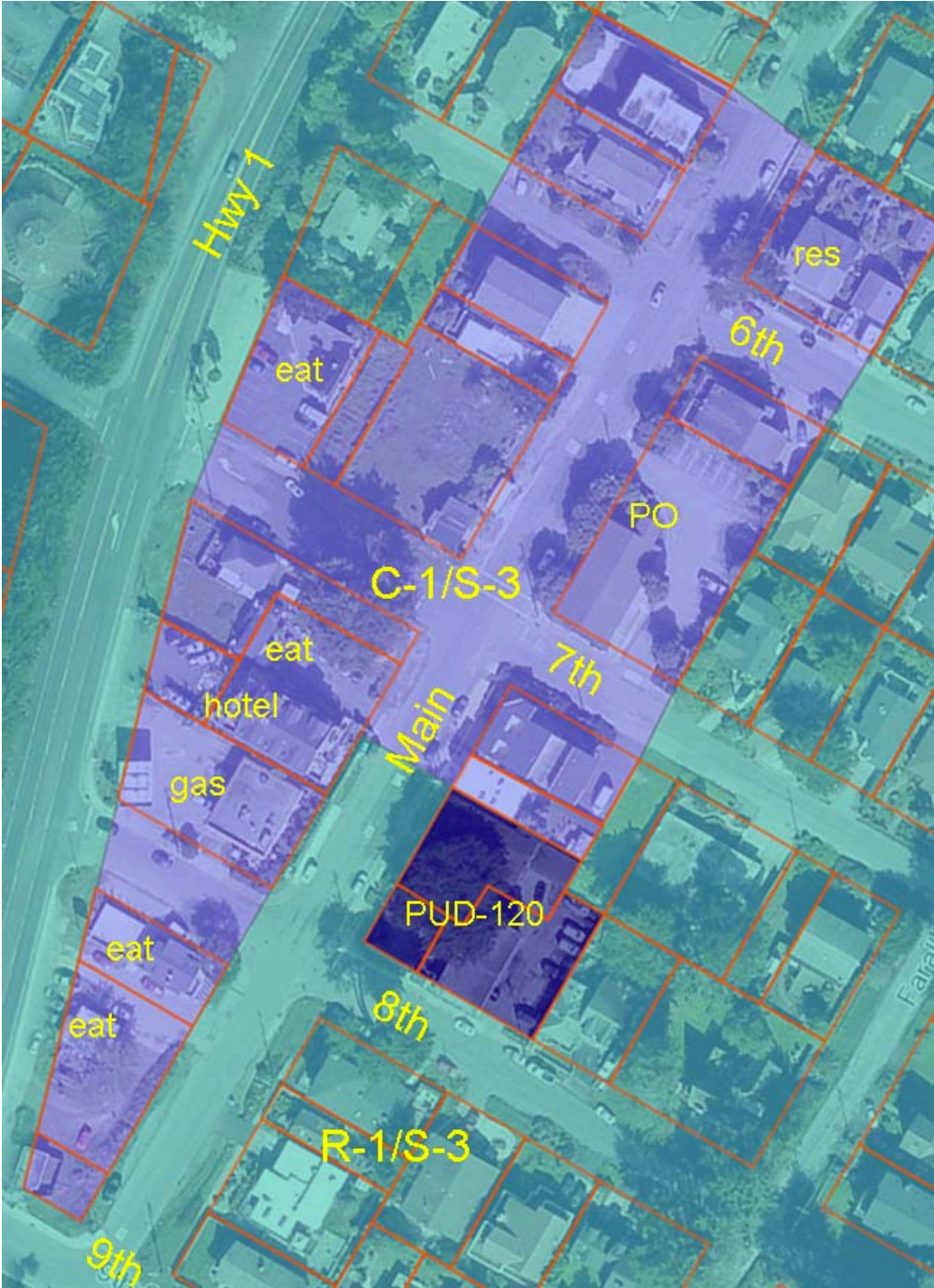


NOT THIS

Large, gaudy signs which are out of scale and do not relate to the structure are visually distracting.

Montara  
Neighborhood Commercial  
C-1 Zoning District

Surrounded by R-1  
single family residential





Main St,  
Montara,  
Neighborhood  
Commercial



Existing 1-story commercial development between 8<sup>th</sup> & 9<sup>th</sup>, Montara



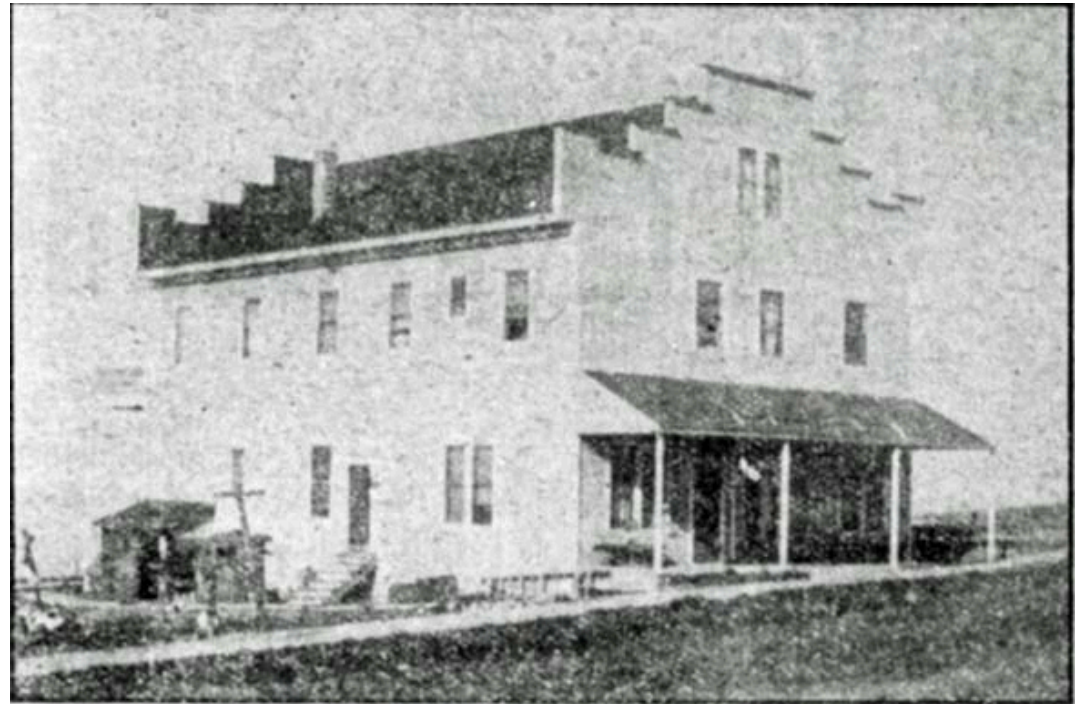
Setbacks (front, side, or rear) are not generally required in C-1 zoning district. No side setbacks can result in a solid wall of buildings. No front setbacks means no landscaping.



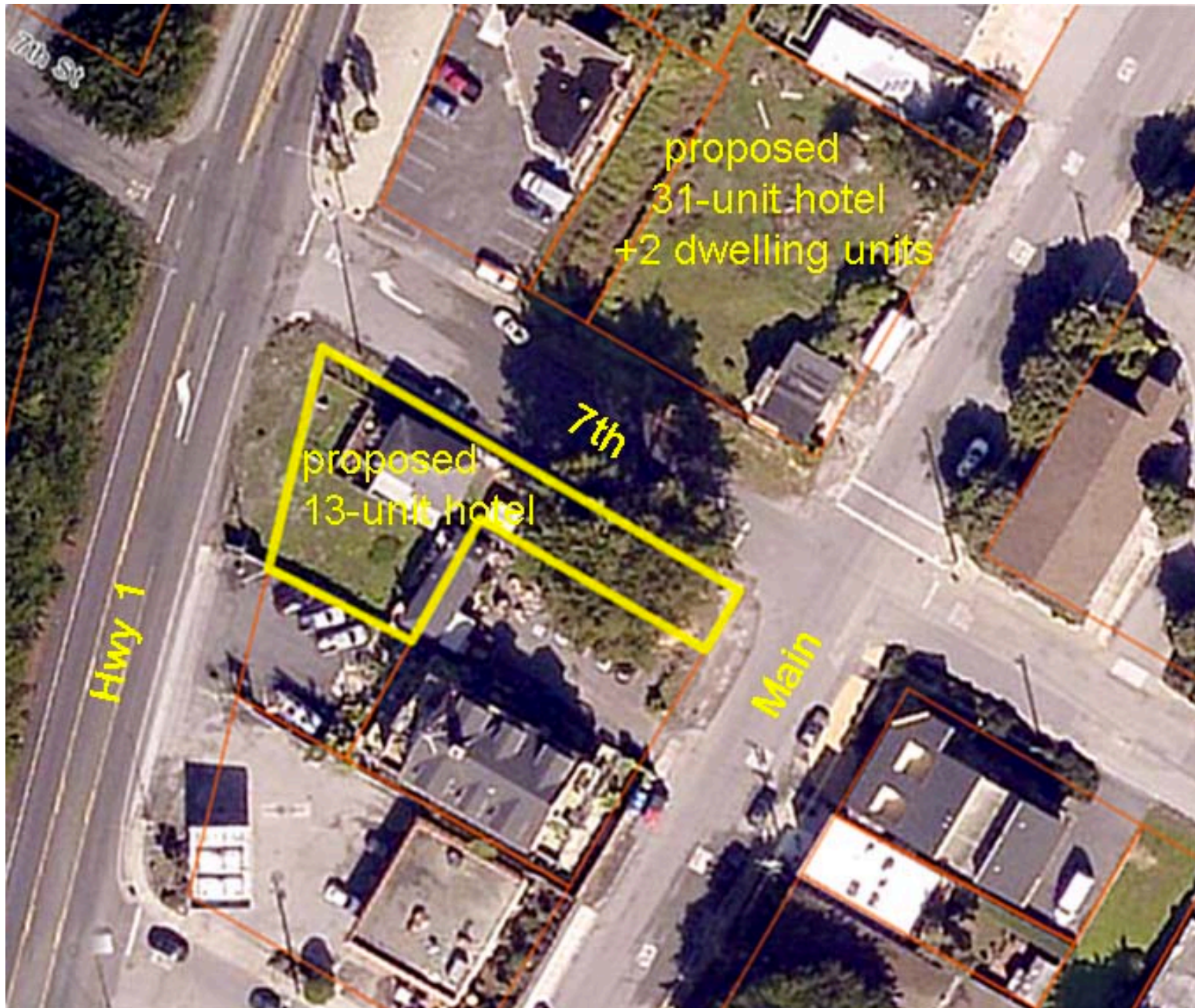
View from Main St, the route of the Coastal Trail

Ocean View Inn (formerly Farallone Hotel) was built around 1900. Its height and mass are unique in Montara.

Developers will attempt to use this historic building to justify new development that is out of scale with the surrounding community.



What invitation is our C-1 zoning ordinance sending to developers?





Proposed 3-story, 13-unit hotel:

Building height of 28 ft is allowed in C-1 zone -- measured as an average of roof pitch and an average of existing grade.

That results in 36 ft from grade to roof peak at building front on Hwy 1.

Off-street parking requirements for hotels are 1 space for every 4 hotel rooms (whereas 1 for each unit for motels (defined as each room having separate outside entrance)).





proposed 3-story hotel



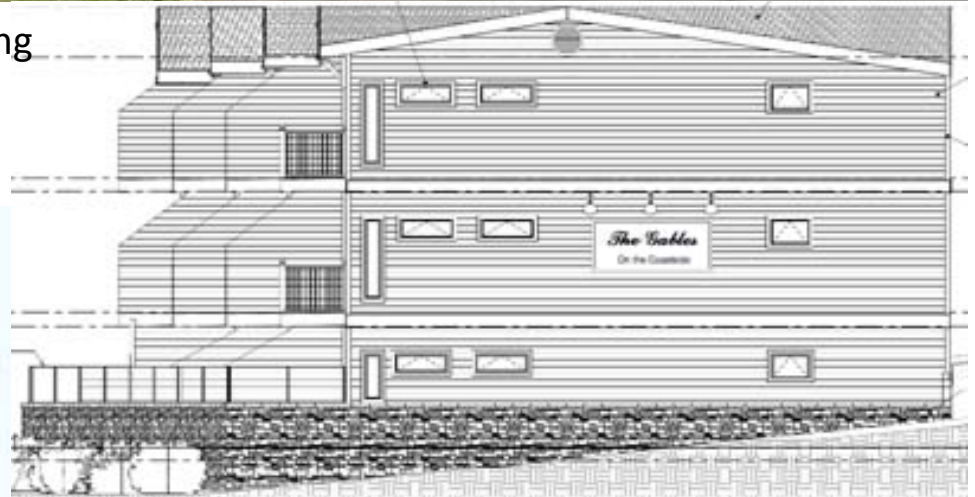
View from Hwy 1

Existing 2-story house to be demolished was 1914 Montara post office.





No landscaping is proposed onsite since the building and paving extend to the property lines. Pictured bushes are in the highway right of way or on the adjacent parcel.



south elevation – in full view of northbound Hwy 1 travelers



1. Should the C-1 zoning regulations be updated with an ordinance specific for the Midcoast?
2. Should the purpose be primarily to serve the needs of neighboring residential areas?
3. Do Midcoast neighborhood commercial districts need setback requirements and lot coverage limitations, regardless of use, to allow for landscaping and stormwater percolation, to preserve semi-rural community character, coastal views, and attractive bike/pedestrian-friendly streets?
4. Are stricter height (and/or story) limits needed, particularly from street frontage?
5. Should the historic Ocean View Inn in Montara, be used to justify new development that is out of scale with the surrounding community?
6. Should there be minimum standards for street frontage landscaping and screening of parking and storage?
7. Should sign standards be more clearly defined and enforced to prevent sign clutter and blight in our commercial areas?
8. Hotels:
  - a) Are 3 hotels with a total of 53 rooms too many for Montara’s neighborhood commercial district? Hotels in C-1 District require a Use Permit – the use is not allowed by right.
  - b) Are off-street parking requirements for hotels adequate at 1 space per 4 hotel rooms? Consider that overflow visitor street parking will impact neighborhood commercial functions.