

Midcoast Community Council

representing Montara, Moss Beach, El Granada, Princeton, and Miramar
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Claire Toutant . Len Erickson . Dave Olson . Barbra Mathewson . Dan Haggerty . Tamar Powell . Michelle Weil
Chair Vice Chair Secretary Treasurer

Date: June 26, 2019

To: Renée Ananda, Project Planner

cc: Steve Monowitz, Community Development Director
Coastside Design Review Committee c/o Camille Leung

From: Midcoast Community Council/ Claire Toutant, Chair

Subject: **Moss Beach 8-Unit Apartment Project, PLN2019-00143 --
NW corner California/Etheldore -- Comments on early referral**

Thank you for the June 3 early referral for this planning permit application, to which the MCC has the following comments.

- This major development would benefit from a public Pre-Application Workshop, which MCC requested on 5/8/19, and offered to host.
- Hearing-level CDP should be required, rather than staff-level as proposed in the project description.
- Due to the proximity to a very dangerous Highway 1 intersection, the MCC believes a traffic impact report should be required.
- PUD-121 zoning for this parcel should be updated for consistency with current Midcoast development standards, including building height and residential use limitations in neighborhood commercial areas.

PUD-121 was approved 46 years ago in 1973, prior to the 1976 CA Coastal Act, the 1978 Montara- Moss Beach- El Granada Community Plan, and the 1980 San Mateo County Local Coastal Program (LCP). PUD-121 zoning allows office/retail commercial up to 2,400 s/f, and multi-family residential up to 10 units, but only the commercial component was built, in 1975 at 2385 Carlos St. Although the existing commercial building is one-story, the zoning allows 36-feet maximum height.

Building height maximum throughout the Midcoast is 28 feet, with height measured from existing or finished grade (whichever is lower) to the highest point of the building directly above. This lone parcel, surrounded by Moss Beach neighborhood commercial and residential districts, should have the same standard.

The height and mass of the proposed buildings are completely out of scale with the surrounding neighborhood.

Residential use in Midcoast Neighborhood Commercial Districts is limited to above the first floor of the main building, and floor area shall not exceed the floor area of the commercial uses in the building (§6251-b) except when the additional floor area is for affordable units subject to income/rent restrictions (§6251-c). This residential use standard should apply to this commercial parcel also. Existing commercial use is 2,400 s/f and proposed residential is 6,983 s/f.

Project Description – PLN2019-00143 – APARTMENTS

2385 Carlos St., owner Coastside Market LLC

Applicant/Architect: Ed Love

Major Development Pre-Application for a 3-level, 2-building Multiple-Family Housing Project, containing 8 units and 15 residential parking spaces and maintaining 16 commercial/guest parking spaces, provided on the ground/1st level under the apartment structures. The project would likely require a Staff-Level CDP, Design Review, and a Grading Permit. PUD-121 requires plans to be approved by the Planning Commission. The project appears to comply with the PUD-121 Zoning District (approved in 1973; allows for a maximum of 10 units). Two structures will be located behind the existing U-shaped Carlos Street commercial building. The rear building will be accessed from Etheldore Street and the front building will be accessed from California Avenue. Site is located in the County Hwy 1 Scenic Corridor.

