

May 2, 2017

REVISED

NOTICE OF PRE-APPLICATION WORKSHOP

A public workshop will take place on Monday, May 15, 2017, to allow for public comment on a proposal submitted to the San Mateo County Planning Department (Planning Case File No. PRE2017-00002) to construct a 3-story, 13-room hotel on a 10,942 sq. ft. developed parcel (APN 036-054-140), zoned C-1/S-3/DR/CD (C-1 District / S-3 Combining District / Design Review / Coastal Development). The existing multi-family residence is proposed to be demolished. The site is located at the corner of 7th Street and Cabrillo Highway (Highway 1) in Montara (see back side of notice for project location map).

The meeting details are as follows:

Meeting Forum: Pre-Application Workshop for PRE2017-00002

Meeting Date: Monday, May 15, 2017

Meeting Time: 7:00 p.m. - 9:00 p.m.

Meeting Location: Half Moon Bay Yacht Club
214 Princeton Avenue
Half Moon Bay, CA 94019

Project Applicant: Edward Love

Project Address: APN 036-054-140
178 7th Street
Montara, CA 94037

Purpose of Workshop:

The purpose of the Pre-Application Public Workshop is to provide for and foster early public involvement and input on a major development project and, to the extent feasible, resolve potential issues before the applicant submits the necessary Planning applications initiating the County's formal review process. The public workshop is for informational purposes only and shall not confer or imply any approval or rejection of the proposed project by the County of San Mateo.



Surrounding Land Use and Land Use History of Project Site:

The subject parcel is zoned C-1/S-3/DR/CD, bordered by Cabrillo Highway (Highway 1) to the west, 7th Street to the north, and Main Street to the east. Immediately southeast of the parcel on the same block and across from 7th Street and Main Street is commercial development. This commercially zoned area is limited to a few blocks north, south, and east. The greater surrounding area across from Cabrillo Highway and beyond the few blocks of commercial development comprises of single-family residential development. The parcel is currently developed with a two-story, multi-family residence. The subject parcel was created legally via an approved Merger recorded on May 29, 2001; County File No. PLN 2001-00321.

Planning Staff acknowledges the submittal of another hotel proposal to be located at 1390 Main Street (APNs 036-052-030 and 036-052-150) in Montara (Planning Case No. PLN 2016-00328). This hotel proposal will be scheduled for its own Pre-Application Workshop at a later date. For more information, please contact Project Planner Camille Leung at 650/363-1826 or cleung@smcgov.org.

Applicable Regulations, Review, and Approvals Required:

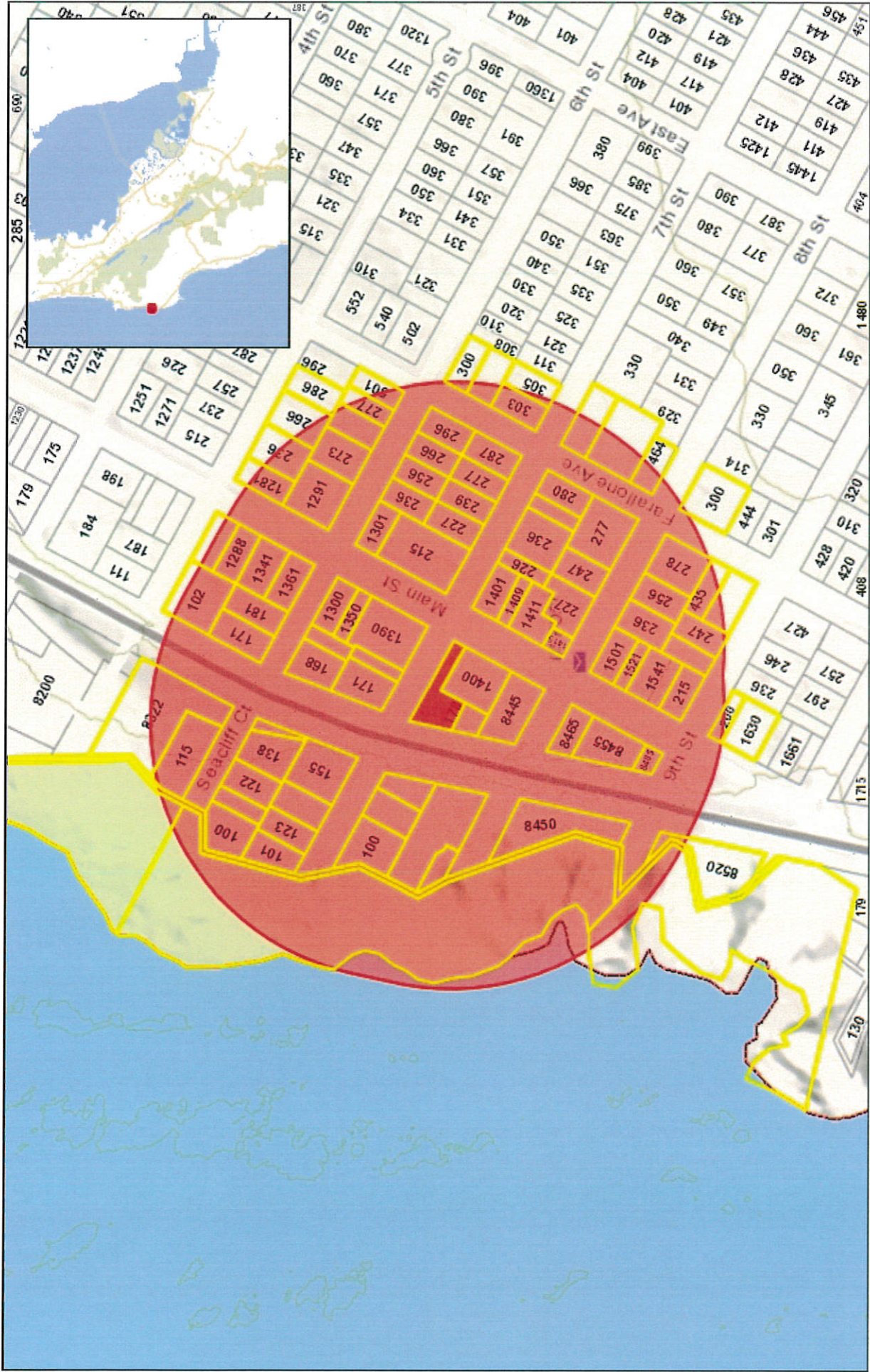
This application will require a Use Permit, Coastal Development Permit, Coastside Design Review (not reviewed by Committee), and Grading Permit. The project will involve grading in the amount of 7,000 cubic yards of cut to construct a basement and crawl space area for the hotel. The project does not require mature tree removal (trees greater or equal than 12" in diameter at breast height). Seven parking spaces are proposed.

After the Pre-Application Workshop and consideration of the comments submitted, the applicant may proceed with their formal application for the proposed development. The next opportunity for public input will be when the project is formally brought before the Midcoast Community Council for their consideration and recommendation at a later date. The Planning Department will then prepare the environmental document, which will again be posted with a commenting period for applicable agencies, the public, and other interested parties. Public noticing will also be required for future hearings before the Planning Commission and, if warranted, the Board of Supervisors. The project is appealable to the California Coastal Commission.

If you have any questions regarding the proposal or the Pre-Application Workshop, please contact Carmelisa Morales, Project Planner, Telephone: 650/363-1873 or E-mail: cjmorales@smcgov.org.

The plans submitted by the applicant for this project are available to view at the County Planning & Building Department office at 455 County Center (2nd Floor), Redwood City, California, 94063 and on the County Planning & Building Department's website at: www.planning.smcgov.org.

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© Latitude Geographics Group Ltd.

1:3,852



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