

Moss Beach 8-unit Apartments - PLN2019-00143

NW corner California & Etheldore, behind commercial building on Carlos St.



PUD-121 – single-parcel zoning

Midcoast Community Council
6/26/2019

Proposed 3-level, 2-building,
8-unit townhouse apartment project

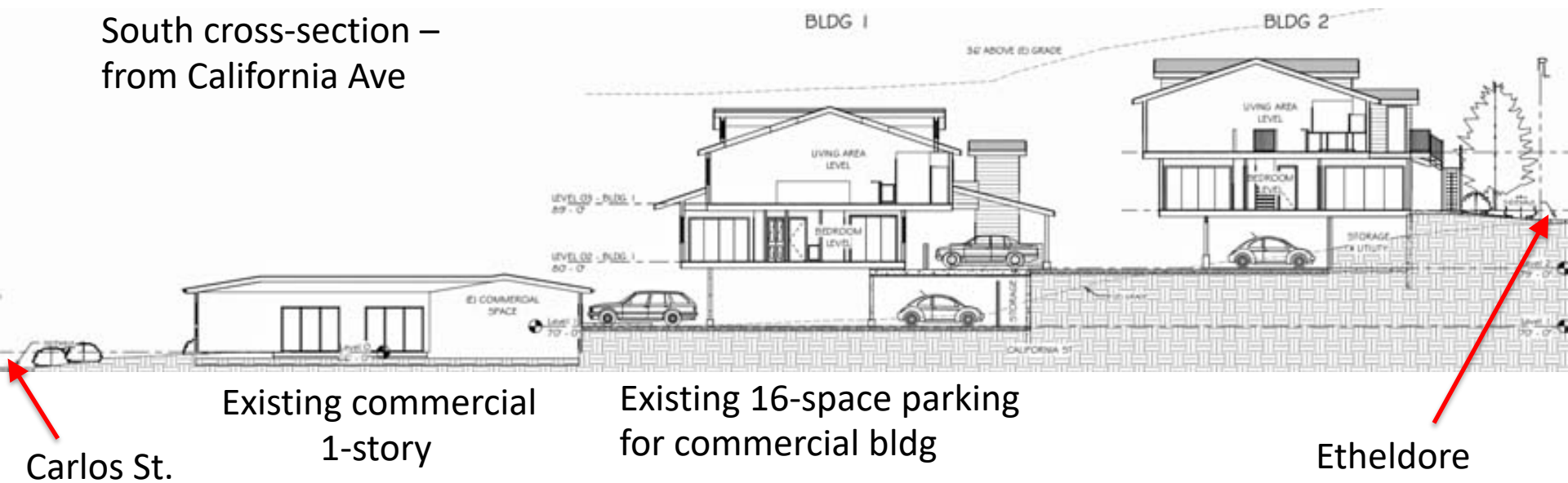


Proposed project location at corner California & Etheldore



8 townhouse apartments on 2nd & 3rd levels
15 parking spaces on 1st level

South cross-section –
from California Ave



Existing commercial
1-story

Existing 16-space parking
for commercial bldg

Etheldore

Carlos St.

Moss Beach Zoning Districts:
Purple = Neighborhood Commercial - C-1/S-3
Blue = Single-Family Residential – R-1/S-17

PUD-121 zoning

- Created in 1973, before Coastal Act & LCP
- 36 ft maximum building height
- Allows up to 2,400 sq.ft. commercial
- Allows up to 10 units multi-family residential
- Only the commercial building was built in 1975.

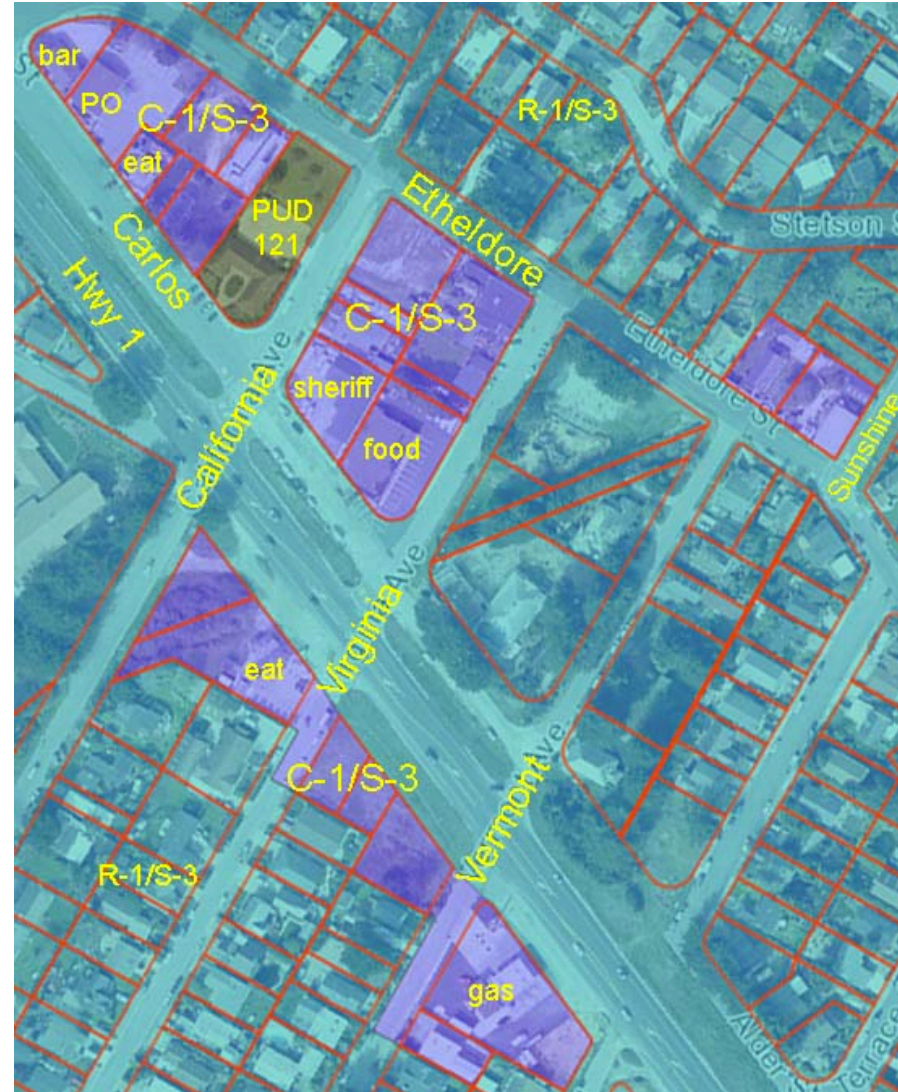
Current Midcoast zoning standards:

- 28 ft maximum building height
- Residential use in neighborhood commercial district limited to above 1st floor, and floor area shall not exceed that of commercial use (unless designated affordable units with income/rent restrictions).

PUD-121 floor area:

2,400 sq.ft. existing commercial

6,983 sq.ft. proposed residential





PUD-121

Existing buildings
Neighborhood Commercial,
Carlos St, Moss Beach



MCC comments (proposed)

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