

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: April 6, 2017

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Renewal, pursuant to Section 6267 and 6500 of the San Mateo County Zoning Regulations, to allow the continued operation of an 8-guest room bed and breakfast inn plus a manager's unit located at 211 Mirada Road in the unincorporated Miramar area of San Mateo County.

County File Number: PLN 1999-00384 (Oceanfront Hotel)

PROPOSAL

The applicant is proposing to renew their Use Permit for the continued operation of a 3-story bed and breakfast inn with 8 guest rooms and an owner/manager's unit. No changes or expansion to the existing inn is proposed with this renewal.

RECOMMENDATION

Approve the Use Permit Renewal, County File Number PLN 1999-00384, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Laura Richstone, Project Planner, Telephone: 650/363-1829

Applicant/Owner: Antrinh and Werner Stamm, Oceanfront Hotel

Location: 211 Mirada Road, Half Moon Bay

APN: 048-013-240

Size: 13,281 sq. ft.

Existing Zoning: Coastside Commercial Recreation/Design Review/Coastal Development (CCR/DR/CD)

General Plan Designation: Commercial Recreation

Sphere-of-Influence: Half Moon Bay

Existing Land Use: 8-room bed and breakfast inn

Water Supply: Existing water connection with the Coastside County Water Service Company

Sewage Disposal: Existing sewer connection with Granada Sanitary District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone VE, Area of High Risk Flooding, Community Panel No. 06081C0255E, dated October 19, 2012.

Environmental Evaluation: The project is categorically exempt pursuant to Section 15301, Class 1 of the California Quality Act related to the continued operation of existing facilities.

Setting: The subject fronts on both Mirada Road and Coronado Avenue. This portion of Mirada Road is approximately 35 feet wide from the property to the ocean beach. The west side of Mirada Road, as well as the beach, is located within the City of Half Moon Bay. The parcels adjacent to the site are developed with single-family houses. Existing uses in the vicinity include the Miramar Beach Restaurant to the north and residential and commercial uses to the south along Mirada Road.

Chronology:

<u>Date</u>	<u>Action</u>
January 9, 1996	- Use Permit and Coastal Development Permit approved for the construction and operation of an 8 bedroom bed and breakfast inn, County File Number: USE 95-0013.
January 9, 2001	- Use Permit Renewal submitted. County File Number updated to PLN 1999-00384. Submittal was incomplete and processing of the application was never completed.
April 11, 2012	- Renewal Notice and Application sent to applicant.
November 9, 2016	- Received new application for the Use Permit Renewal. Property under new ownership as of 2015.
December 15, 2016	- Application deemed complete.
April 6, 2017	- Zoning Hearing Officer public meeting.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan and Local Coastal Program Policies

Staff has determined that the project complies with all applicable General Plan and Local Coastal Program Policies with specific discussion of the following:

a. Visual Quality Policies/ Urban Design Review

The project is located within a design review district. The design complies with the General Plan and the applicable standards contained in Zoning Regulations Chapter 28.1, Design Review. LCP design guidelines for Coastside Design Review. These standards require structures to be designed and situated so as to retain and blend with the surrounding environment and landforms, and to allow adequate light and air for the property and adjacent properties. LCP Policy 8.13 also contains special design guidelines for Mid-Coast communities including the use of pitched roofs surfaced with non-reflective materials, and designs in scale with the character of the setting and with the overall view of the urban landscape.

Oceanfront Inn is an existing bed and breakfast; this use permit renewal does not involve any new construction at the site. The inn was designed and built with a pitched roof and horizontal siding which is painted sandstone with white trim. The building is three stories and has been located on the lot to provide greater setbacks from both Mirada Road and Coronado Avenue than is required. The existing design reduces the visual impact of the building bulk. The building fronts on Mirada Road and the façade has been stepped back as it approaches Coronado Street to the north. Balconies, decks, and window treatments along the front façade also add visual interest. The entrance and parking is located at the rear of the building and is obscured from Cabrillo Highway due to surrounding development. Landscaping, including several trees and shrubs has been added to soften and screen the parking areas from the neighboring properties.

b. Flood Hazard Area

The building is located in Flood Zone area VE. This is a FEMA designated area of high risk flooding in which coastal areas have a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over a

30-year period. The design of the building complies with the LCP Policy 9.9 and the standards contained in Zoning Regulations Chapter 35.5, Flood Hazard Areas. To reduce the risk of flooding the building is raised and has an open foundation. As such, the first of the three floors of this building is clear and unenclosed to allow high waters to pass through without damage to the structure.

c. Recreation/Visitor Serving Facilities

The LCP land use map designates certain areas near or along the shoreline as “Coastside Commercial Recreation.” Policy 11.1 (*Definition of Visitor Serving Facilities*) defines “visitor serving facilities” to include hotel and motels. LCP Policy 11.6 (Concentrated Development in the Mid-Coast) encourages the location of visitor serving uses in the Mid-Coast area of the County.

2. Conformance with Zoning Regulations

a. Coastside Commercial Recreational District

The purpose of the CCR District is to establish commercial areas which are primarily oriented toward meeting the service and recreational needs of Coastside visitors, boat users and Coastside residents seeking recreation. Pursuant to Section 6267, bed and breakfast establishments are permitted in this district with a use permit. Residences are allowed only if they are located above the first floor of the main building, and the floor area of the dwelling unit(s) cannot exceed the floor area of the commercial use occupying the building. The existing facility complies with the CCR development standards shown below:

Development Standards (CCR District)	Required	Existing
Front Yard Setback	0 feet	10 feet
Right Yard Setback	5 feet minimum 15 feet combined	5 feet 16 feet combined
Left Yard Setback	5 feet minimum 15 feet combined	11 feet 16 feet combined
Rear Yard Setback	0 feet	31 feet
Height	36 feet maximum	34 feet
Lot Coverage	50% maximum	36.5%

b. Parking Requirements

The original Coastal Development Permit omitted reference and compliance with LCP Policy 10.22 (d) which states “new commercial or industrial parking facilities of ten or more spaces within 1/4-mile radius of an established shoreline access area shall designate and post 20% of the total spaces for beach user parking between 10:00 a.m. and 4:00 p.m.” No new CDP is required for this renewal but staff has added a condition found in Attachment A to comply with LCP Policy 10.22 (d).

This establishment complies with the applicable standards contained in Zoning Regulations Chapter 3, Section 6119. Per the parking requirements in Section 6119, this establishment meets the definition of a motel. The parking requirement for this use is one (1) parking space for each individual sleeping or dwelling unit. The existing facility has 8 guest bedrooms plus a manager’s unit and has provided 10 parking spaces, 7 uncovered and 3 covered. The parking plan complies with the applicable parking standards for motels.

3. Compliance with the Conditions of the Last Approval

The use permit’s previous conditions of approval are assessed below with regard to compliance and whether the conditions should be retained or revised. Staff recommends that some conditions, as indicated, be dropped in instances where the condition (1) has been completed, or (2) is no longer deemed feasible or necessary by the responsible department.

- a. This permit approval applies only to the Shores on Miramar Beach Inn, as described in this report. Minor adjustments to the project may be approved by the Community Development Director. Additional improvements or intensification beyond the terms of this approval shall require an amendment to USE 95-0013).

Compliance with Condition? Yes

Recommend to Retain? Yes, but modified to: This approval applies only to the Oceanfront Hotel, as described in this report and material submitted for review and approval by the Zoning Hearing Officer on March 16, 2017. Additional improvements or intensification beyond the terms of this approval shall require an amendment to the use permit, PLN 1999-00384 (formerly USE 95-0013).

- b. This use permit shall be subject to administrative review no later than October 25, 1997, and thereafter reviewed for renewal no later than October 25, 2000.

Compliance with Condition? Partial. The Use Permit expired October 25, 2000. The applicant submitted the application for renewal on January 9, 2001, however the project was incomplete, lacking conformance with Half Moon Bay Fire Protection District's previous conditions of approval.

Recommend to Retain Condition? Yes, but modified to reflect the new use permit term and administrative reviews as follows:

The term of this use permit shall be for seven (7) years, valid through April 6, 2024. An administrative review shall be conducted on the third anniversary from the date of this approval to ensure compliance with these conditions of approval. The applicant shall apply for an administrative review by April 6, 2020. The applicant shall apply for a use permit renewal six (6) months prior to expiration (October 6, 2023) or discontinue operations by April 6, 2024

- c. Prior to the issuance of the building permit, the applicant shall submit a landscaping and lighting plan for review and approval by the Community Development Director.

Compliance with Condition? Yes.

Recommended to Retain? No, the applicant has fulfilled this condition to the satisfaction of the Community Development Director.

- d. The applicant shall submit exterior color samples to the Planning Counter to review and approval by the Planning Director prior to issuance of the building permit. Color verification by a building inspector shall occur in the field before final inspection.

Compliance with Condition? Yes.

Recommended to Retain? No, the applicant has fulfilled this condition to the satisfaction of the Community Development Director.

- e. The parking area shall be developed with asphalt. Each parking space shall be striped and provided with a curb or wheel stop. The parking plan shall also be revised to align the handicap ramp with the entrance walkway to provide easier access to the entrance.

Compliance with Condition? Yes.

Recommended to Retain? Yes, but modified to reflect the following:

The parking area shall be adequately maintained with each parking space striped and provided with a curb or wheel stop. To provide easier access to the entrance the handicap ramp must continue to be aligned with the entrance walkway.

- f. Any signage plans shall be submitted to the Planning Department for review and approval to the satisfaction of the Coastside Design Review Officer.

Compliance with Condition? Yes.

Recommended to Retain? Yes.

- g. If archaeological resources are encountered during construction, work shall halt and a qualified archaeologist shall be called to provide appropriate mitigation measures.

Compliance with Condition? Yes.

Recommended to Retain? No. No archaeological resources were found during the construction of this project.

- h. The applicant shall construct the structure to the required flood elevation or submit an engineer's report to the Federal Emergency Management Agency for a letter of map revision.

Compliance with Condition? Yes.

Recommended to Retain? No, the applicant has fulfilled this condition.

4. Required Use Permit Finding

Under the provisions of Section 6267 of the San Mateo County Zoning Regulations, Coastside Commercial Recreation District Regulations (Permitted Uses) stipulates that hostelries may be allowed upon issuance of a use permit. The required finding is as follows:

- a. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Staff has reviewed the file and finds no violations, comments or correspondence to the contrary. Staff has determined that the project

meets with intent of the Coastside Commercial Recreation District and use permit requirements because the facility meets the recreational needs of Coastside visitors, and the applicant has met all of the previous conditions regarding design, parking, and signage. The project does not adversely impact coastal resources; the project has been constructed to mitigate flood hazards, and a condition has been added requiring parking for coastal access.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to Section 15301 Class 1 of the California Environmental Quality Act related to the continued operation of existing facilities.

C. REVIEWING AGENCIES

County Building Inspection Section
County Department of Public Works
Coastside Fire Protection District
Midcoast Community Council

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Notification Map
- D. Site Photos

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 1999-00384

Hearing Date: April 6, 2017

Prepared By: Laura Richstone
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the proposed renewal is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 1501, Class 1: Continued Operation of an Existing Facility.

For the Use Permit, Find:

2. That the establishment, maintenance, and conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare of injurious to property or improvements in said neighborhood because the facility as met all previous conditions of approval regarding design, parking, signage and flood hazard mitigation. Furthermore, the hotel facility meets the recreational needs of Coastsiders visitors. Staff has reviewed the file and found no comments or correspondence to indicate that the hotel has had an adverse impact on coastal resources or on the immediate neighborhood.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval is for the project described in the plans and documents submitted to the Planning Department on November 9, 2016. Any revisions to these plans must be submitted to the Planning Department for review and approval prior to implementation. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval. Any other developments on the property will be subject to a separate process.

2. The term of this use permit shall be for seven (7) year, valid through April 6, 2024. An administrative review shall be conducted on the third anniversary from the date of this approval to ensure compliance with these conditions of approval. The applicant shall apply for an administrative review by April 6, 2020. The applicant shall apply for a use permit renewal six (6) moths prior to expiration (October 6, 2023) or discontinue operations by April 6, 2024.
3. Any change in use or intensity shall require an amendment to the Use Permit. Amendment to this Use Permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
4. The parking area shall be adequately maintained with each parking space striped and provided with a curb or wheel stop. To provide easier access to the entrance the handicap ramp must continue to be aligned with the entrance walkway.
5. Within 90 days of this approval the applicant shall install signs designating "Parking for Beach Access Between the Hours of 10:00 a.m. and 4:00 p.m. Daily" for a minimum of 2 parking spaces on site. These signs shall be posted at the back of the parking space behind the wheel stop and shall be made of non-reflective material no greater than 6" x 6" in size, as mounted on a metal or wood post at a height (including the sign) not to exceed five (5) feet.

Department of Public Works

6. The applicant shall trim and keep landscaping, including rocks, outside of the drainage swales along Mirada Road and along Coronado Street at all times.

Coastside Fire Protection District

7. A current 5 year certification of the Automatic Fire Sprinkler system meeting the requirements of NFPA-13 shall be required.
8. Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe or any portion of the tree which overhangs the roof assembly or is within 5 feet of any portion of the structure.
9. Update Smoke alarms shall be in accordance with the California State Fire Marshal Bulletin 14-006. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
10. Unobstructed fire sprinkler coverage shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed overage. Any heat producing appliances that are hooked up to an electrical power source, natural or propane

gas, and are operational shall not have sprinkler heads located within their respective heat zones.

11. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for classroom, assembly or similar purpose, shall have the capacity of the room posted in a conspicuous place.
12. There must be at least one 2A10BC fire extinguisher for each 3,000 square feet, travel distance not to exceed 75 feet with at least one extinguisher per floor per Title 19, California Code of Regulations.

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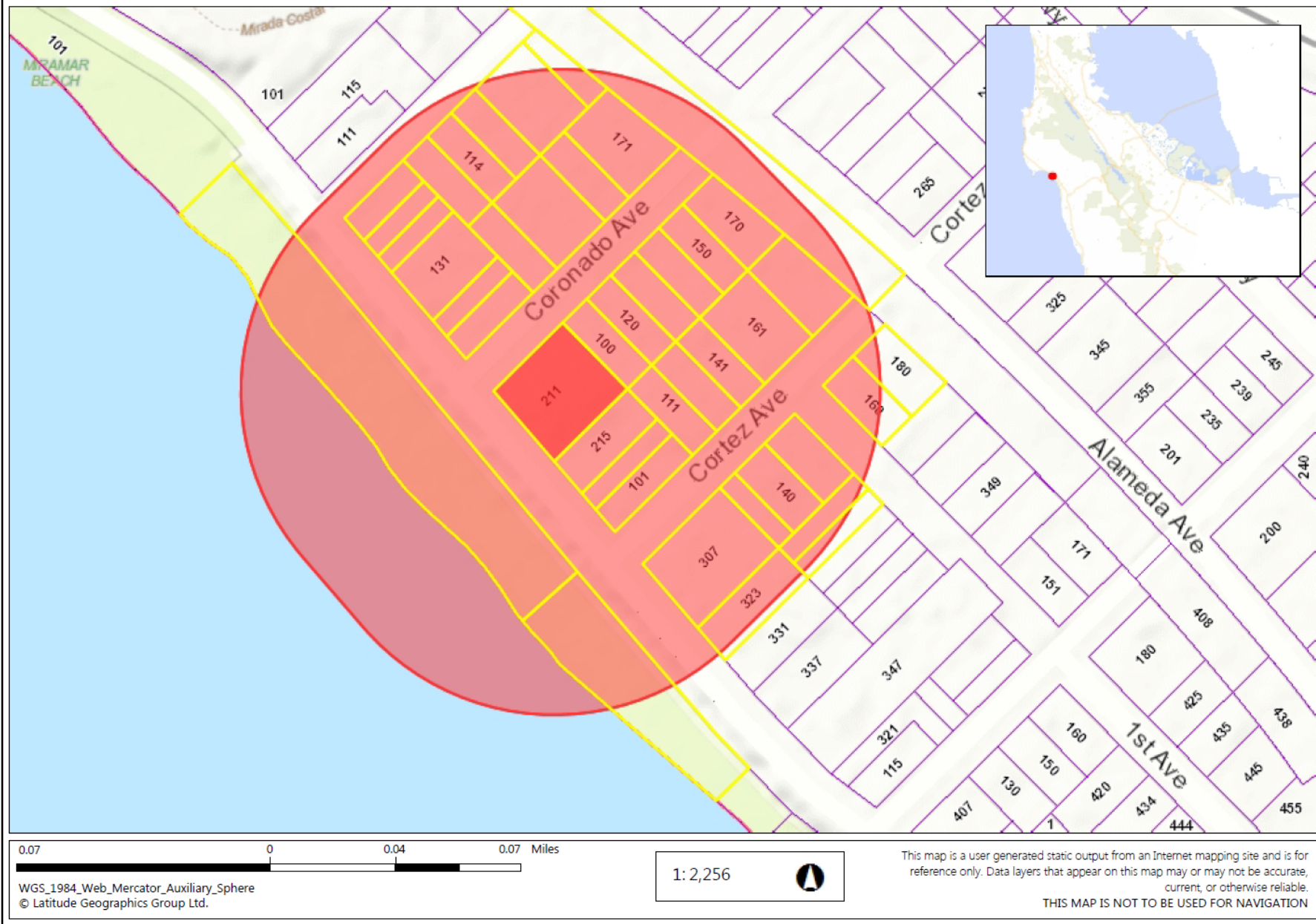


San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



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