

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: September 3, 2020

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, Use Permit and Design Review Permit, pursuant to Sections 6328.4, 6500, and 6565.3 respectively, of the San Mateo County Zoning Regulations to establish a new brewery facility and taproom within three existing structures on an existing legal 7,000 sq. ft. parcel in the unincorporated Princeton-by-the-Sea area of San Mateo County. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00107 (Grunow/Blue Ocean Brewing Co.)

PROPOSAL

The applicant is seeking a Coastal Development Permit, Use Permit and Design Review Permit to establish and operate a brewery and taproom within three existing non-conforming buildings on-site. The brewery will be located within two separate warehouses (1,500 sq. ft. and 1,260 sq. ft. respectively) and the taproom is located in the third building on-site (1,020 sq. ft.). The buildings are non-conforming for side yard setbacks as the 1,500 sq. ft. warehouse was permitted with a zero right side setback and the taproom and 1,260 sq. ft. warehouse have a right side setback of approximately 10-inches where the current Coastside Commercial Recreation (CCR) Zoning Regulations require a 5-foot minimum side yard setback. The operation of a taproom is considered an intensification of use from the former warehouse/HVAC fabrication studio. No exterior modifications to the existing buildings are proposed.

The brewery will employ an electric powered brewing system which will have the capacity to manufacture a maximum of 31 gallons of beer at four barrels of fermenting beer at any one time. When ready, the finished beer will be transferred into kegs and placed in cold storage on-site or remotely depending on warehouse capacity. Light snacks will be served on site but no food requiring cooking facilities will be served. There will be no outdoor storage of containers or supplies.

The taproom will be open to the public on Fridays from 4:00 p.m. to 10:00 p.m., Saturdays from 12:00 p.m. to 10:00 p.m. and Sundays from 12:00 p.m. to 8:00 p.m. The taproom will be located within the 1,020 sq. ft. building on-site and will provide

seating for a maximum of 12 persons. One to two employees will staff the taproom during public hours.

RECOMMENDATION

That the Zoning Hearing Officer approve the Coastal Development Permit, Use Permit and Design Review Permit, County File Number PLN 2020-00107 by making the required findings and adopting the conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Laura Richstone, Project Planner, Email LRichstone@smcgov.org

Applicant: Stuart Grunow, Architect

Owner: Thomas McGuirk

Location: 313 Princeton Avenue, Princeton

APN: 047-023-420

Size: 7,000 sq. ft.

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

General Plan Designation: Coastside Commercial Recreation

Local Coastal Plan Designation: Coastside Commercial Recreation

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Warehouse, Storage

Water Supply: Coastside County Water District

Sewage Disposal: Granada Community Services District

Flood Zone: Flood Zone X (area of minimal flooding) Community Panel No. 06081C0138F, effective September 2, 2017.

Environmental Evaluation: Categorically exempt under provisions of Class 3, Section 15303 related to the conversion of existing small structures from one use to another where only minor modifications are required in an urbanized area.

Setting: The property located near the intersection of Princeton Avenue and Columbia Avenue, is flat, completely paved, and developed with three separate structures sized 1,260 sq. ft., 1,030 sq. ft., and 1,500 sq. ft. respectively. The project parcel is adjacent to outdoor storage lots to the east and north, non-conforming residential development across Princeton Avenue to the south, and a vacant parcel to the west.

Land use in the surrounding area consists primarily of industrial uses mixed with commercial and non-conforming residential uses. The Half Moon Bay airport is located approximately 2,000 feet north of the subject property and less than 1-mile from Pillar Point Harbor.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has determined that the project complies with all applicable General Plan policies including:

a. Visual Quality

Policy 4.36 (*Urban Area Design Concept*) seeks to maintain and improve upon the appearance and visual character of development in urban areas, and to regulate commercial signs and outdoor advertising by using a consolidated set of standards.

Three existing single-story, low-profile, gabled roof warehouses are located in the northwest, northeast, and southwest corners of the project parcel. No exterior changes are proposed to the warehouses which are developed with light green wood siding and rust red doors and trim. Development in the area predominately consists of varying gray, blue, and beige shaded one-and two-story commercial/industrial wood and metal buildings. The applicant has proposed 2.5-foot wide by 4-foot long wood sign that will be stained and painted with muted brown and blue colors with a minimal amount of yellow used as an ascent color. LCP Policy 8.21 (*Commercial Signs*) states that commercial signs be designed as an integral part of the structure and should not extend above the roofline. Condition of Approval No. 12 has been added to require the proposed signage to be affixed to the building in compliance with LCP Policy 8.21. Additionally, the applicant is required to provide a 4-foot wide landscape area along the Princeton Avenue right-of-way (approximately the length of parking spot No. 6 as depicted on the plans) to comply with the landscaping performance measures of the CCR District.

b. General Land Use

Policy 7.15 (*Designation of Land Uses*), Table 7.1P (*General Plan Land Use Designations*) and Policy 7.16 (*Land Use Objectives for Urban Areas*) seek to apply land use designations where appropriate to urban areas and establish primary associated uses for the land use designations to meet land use objectives for urban areas that includes revitalization of existing developed areas.

The project parcel's land use designation is Coastside Commercial Recreation (CCR), which supports trade and distribution uses, including retail trade, service uses, and bars upon the issuance of a use permit. The proposed project is consistent with the CCR land use designation as the project consists of a brewery and taproom that will offer public tastings. Furthermore, the project serves to revitalize an existing vacant warehouse building into a commercial visitor-serving use.

c. Urban Land Use Policies

Policy 8.20 (*Redevelopment*), Policy 8.36 (*Uses*), and Policy 8.40 (*Parking Requirements*) encourage the redevelopment of existing commercial and uses in a manner that is compatible with the surrounding land uses, allow uses in zoning districts that are consistent with the overall land use designation and regulate minimum on-site parking requirements and standards to accommodate the parking needs of development, including convenient and safe access, preventing congestion of public streets, and establishing orderly development patterns.

The proposed project will convert three existing vacant warehouse buildings into a taproom and brewery/storage area to serve the visiting and local community by offering public tastings. The brewery operation will occur within the 1,500 sq. ft. and 1,260 sq. ft. warehouse buildings. Active brewing will occur up to two times per week during non-retail hours and will require 1-2 employees. The taproom will be located in the 1,020 sq. ft. building at the northwest corner of the parcel, offer seating for 10-12 patrons, and require 1-2 employees during public hours. The proposed visitor serving project is compatible with the Coastside Commercial Recreation land use designation. The project provides two covered parking spaces within the brewery/warehouse buildings for employees and four uncovered parking spaces at the front of the parcel for patrons which adheres to the parking requirements (see Section 3 below for further discussion). Additionally, the applicant has proposed to provide five bicycle parking

spaces. This serves to enhance the pedestrian oriented nature of the project and encourage alternate means of transportation, while still providing off-street parking spaces as required.

d. Man-Made Hazards

Policy 16.41 (*Regulate Land Uses to Assure Airport Safety*) and Policy 16.42 (*Limit Land Uses at Ends of Runways*) seek to regulate land uses surrounding airports to assure airport safety, which may include restrictions on permitted land uses in runway approach zones, clear zones and other areas of high accident potential to low intensity, non-structural uses.

Per the City/County Association of Governments of San Mateo County (C/CAG) Airport Land Use Compatibility Plan (ALUCP) for the Half Moon Bay Airport, the project site is located in Runway Safety Zone 2, Inner Approach/Departure Zone (IADZ) which is characterized by flights 200-400 feet above the runway elevation. High intensity uses such as schools, hospitals, and theaters etc., are prohibited and additional airspace review is required for objects over 35 feet tall within the IADZ. Additional airspace review is not necessary in this case as all existing buildings on-site are one story and less than 16-feet tall. With limited seating in the taproom of 12 persons and a maximum of 2 employees on-site at any one time, the taproom and brewery operation are considered low intensity uses and are permitted within the IADZ.

2. Conformance with the Montara-Moss Beach-El Granada Community Plan

Staff has determined that the project complies with the provisions of the Montara-Moss Beach-El Granada Community plan, which includes Princeton, as follows:

Policy 1.4 (*Economic Development*), Policy 2.1 (*Location of Commercial Uses*), and Policy 2.8 (*Location of Commercial Recreation*) seek to provide economic opportunities for the community by allowing the development of commercial uses and encourages the concentration of visitor serving commercial recreation in established centers to strengthen and enhance community focal points.

The commercial brewery is located in the Coastside Commercial Recreation District, in which visitor-serving uses are encouraged. The project is within walking distance of several hotels, restaurants, and wineries/distilleries. Due to its location and visitor-serving nature the brewery and taproom adhere to the Community Plan and strengthen and enhances the commercial development in the area.

3. Conformance with the Local Coastal Program

Staff has determined that the project complies with all applicable Local Coastal Program (LCP) policies, including the following:

a. Locating and Planning New Development

Policy 1.4 (*Designation of Urban Areas*) designates as urban those lands shown inside the urban/rural boundary on the Land Use Plan Maps. Such areas include Montara, Moss Beach, El Granada, Princeton-by-the-Sea and Miramar.

The project site is located in Princeton-by-the-Sea, within the urban boundary and is designated for urban use.

Policy 1.1 (*Coastal Development Permit*), Policy 1.2 (*Definition of Development*), and Policy 1.5b (*Land Uses and Development Densities in Urban Areas*) requires a Coastal Development Permit for development, which includes changes in the intensity of use of land; and permits in urban areas the use and amount of development allowed on a parcel that is compliant with the density credit requirements of Table 1.2.

The applicant is seeking a Coastal Development Permit, as the project proposes to convert several warehouses, into a brewery and taproom that will offer public tastings; thus, constituting an intensification in the use of the property. Pursuant to Table 1.2 (*Land Uses and Development Densities*) of the LCP, Coastside Commercial Recreation uses are permitted in urban areas with no limitation on density.

Policy 1.17 (*Existing Developed Areas*) and Policy 1.18 (*Location of New Development*) seek to conserve, improve, and revitalize existing residential, commercial, and industrial areas.

The project seeks to revitalize several vacant warehouse structures into a commercial visitor-serving use in support of these policies.

Policy 1.36 (*Half Moon Bay Airport Influence Area Requirements*) requires development to comply with all relevant Federal Aviation Administration (FAA) standards and criteria regarding (1) safety, (2) flashing lights (3) reflective material (4) land uses which might involve large concentration of birds, HVAC exhaust fans, and land uses which may generate electrical or electronic interference with aircraft communications and/or instruments. The project will comply with the

applicable runway safety zone standards of the Half Moon Bay ALUCP, see staff's discussion under Man Made Hazards.

b. Visual Resources

Policy 8.10 (*Vegetative Cover*) seeks to replace vegetation removed with plant materials compatible with the surrounding vegetation and suitable to the climate, soil, ecological characteristics of the area. Though the site is completely paved and contains no vegetation, a 4-foot wide landscaped area is required along the Princeton Avenue street frontage as required by Section 6269 of the Zoning Regulations. The purpose of the landscaping strip is to soften the hardscape of the surrounding area and complement the architectural style of the existing buildings. Condition of Approval No. 16 has been included to require a 4-foot wide landscaping area between parking spot 6 (as depicted on the plans) and the Princeton Avenue right-of-way and includes language that the vegetation shall be native to San Mateo County and drought tolerant.

Policy 8.12 (*General Regulations*) requires the application of Section 6565.17 (*Design Review Districts*) of the Zoning Regulations and the design criteria set forth in the Community Design Manual for all development in urban areas of the Coastal Zone. Additionally, Policy 8.13b (*Special Design Guidelines for Coastal Communities*) applies supplemental design criteria for the Princeton-by-the-Sea community which require structures be designed to reflect the nautical character of the harbor setting, are of wood or shingle siding, employ natural or sea colors, and use pitched roofs. Adherence to these policies and guidelines are discussed below:

Colors and Materials. No changes to the exterior of the warehouse buildings are proposed. The project will maintain the buildings' existing horizontal light sea green wood siding, rust red and white trim, and low-profile gabled roofs. Although the structure across the street is light yellow, development in this area predominantly consists of varying gray to blue shaded one-and two-story commercial/industrial wood and metal buildings. The style and character of the existing warehouse structures fits within the surrounding commercial, industrial, and legal non-conforming residential development.

Signs. Signs should be simple, well designed and constructed of materials which harmonize with their surroundings.

Local Coastal Program Policy 8.21 (*Commercial Signs*) requires on-premises commercial signs to be an integral part of the building. Though the applicant originally proposed to install a 2.5-foot wide, 4-

foot long, and 4-foot tall freestanding sign at the southeast corner of the subject property adjacent to parking space six, staff has added a condition that signage must be affixed to the building in conformance with LCP Policy 8.21. Made of wood the proposed sign will contain the name of the brewing establishment (i.e., Blue Ocean Brewing) be stained a dark wood color and painted with muted browns and blues. A minimal amount of yellow will be used as an accent color (see Attachment E). The wood painted sign is similar to other commercial business signs found in the Princeton area.

c. Hazard Component

Policy 9.3 (*Regulation of Geologic Hazard Areas*) requires that the regulations of the Resource management (RM) Zone, specifically Section 6326.2 be applied to the designated Tsunami Inundation Areas.

The subject property is in an area designated as susceptible to tsunami inundation. Though the San Mateo County Zoning Regulations require any proposed residential floor height be a minimum of 8.5 feet above ground level, the project does not propose a residential use and is thus exempt from this requirement.

4. Conformance with the Zoning Regulations

The project site is located within the Coastside Commercial Recreation (CCR) Zoning District, which allows commercial and visitor-serving uses including, but not limited to, bars, and food and beverage stores that allow on-site consumption and packaged beverage sales in-line with the proposed brewery/taproom use, subject to the issuance of a use permit for which the applicant is seeking.

a. Development Standards

The project’s compliance with the development standards of the CCR Zoning District are outlined below:

CCR Development Standards		
	Required	Proposed
Minimum Building Site	5,000 sq. ft.	7,000 sq. ft.
Minimum Lot Width	50 ft.	70 ft
Minimum Side Yard Setbacks	15 ft. combined (min. 5 ft.)	10 in. combined (no change)* (0 ft. left; 10 in. right side)
Maximum Building Height	36 ft.	13 ft. (Existing, no change)
Maximum Lot Coverage	50%	54% (3,780 sq. ft*-no change)

**Existing legal non-conforming buildings.*

The project proposes to use the existing warehouse buildings located in the northwest, northeast, and southwest corners of the parcel. Building B1 (1,020 sq. ft.) was permitted in 1965, building B2 (1,260 sq. ft.) was permitted in 1988, and building B3 (1,500 sq. ft.) was permitted in 1981. As identified above, these buildings are considered non-conforming structures as their side yard setbacks and lot coverage totals do not comply with the current CCR zoning development standards. Pursuant to Sections 6135.4 and 6137 of the County Zoning Regulations, a use permit is required to enlarge a non-conforming structure (i.e., intensify the use) that does not conform to the zoning regulations currently in effect, which the applicant is seeking.

b. Landscaping

Per the requirements of the Coastside Commercial Recreation District and Chapter 3 (*Parking*) of the Zoning Regulations, landscaped areas at least four feet wide shall be provided adjacent to all street right-of-ways. The project parcel fronts Princeton Avenue and is developed with a rolled curb along its entire street frontage. The applicant will maintain the rolled curb for access to the property but will be required to provide a 4-foot wide landscape area in the southeast corner of the parcel adjacent to (and the approximate length of) parking spot 6 (as depicted on the plans) per Condition of Approval No. 16 which will satisfy the above standard.

c. Parking

Pursuant to Chapter 3 (*Parking*) of the County Zoning Regulations, the proposed taproom portion of the project is most closely associated to “Establishments for the Sale and Consumption of Alcoholic Beverages, Food or Refreshments” which requires one off-street parking space for every three seats provided. The brewery/warehouse portion of the project will be considered a warehouse use for the purpose of calculating required parking and requires one off-street parking space for each two employees on the largest shift. The Statement of Intended Use (Attachment D) provided by the applicant notes that a maximum of twelve seats will be provided within the taproom and a maximum of two brewery/warehouse employees would be on-site at any one time. Therefore, at least four parking spaces must be provided for patrons of the taproom and one parking space must be provided for brewery/warehouse workers. The project provides at total of two covered parking spaces for the warehouse/brewery workers within the 1,500 sq. ft. and 1,260 sq. ft.

warehouses and four parking spaces (including one required ADA space) are provided for patrons of the taproom within the front parking lot. The project adheres to the parking regulations by providing a total of six parking spaces on-site where only five are required.

d. Performance Standards

Uses within the Coastside Commercial Recreation (CCR) District are subject to a series of performance standards as discussed below:

- i. Noise. No use will be permitted which exceeds the following sound levels more than thirty minutes in any hour:

Time of Day	Level (in dBA) Not To Be Exceeded		
	More than 30 Minutes in any Hour	More than 30 Minutes in any Hour	At any Moment
7:00 a.m. – 10:00 p.m.	60	70	80
10:00 p.m. – 7:00 a.m.	55	65	75

The brewing of the beer will occur indoors, one to two times per week for a maximum of eight hours per day, will require one to two employees to perform, and utilize a small electric powered brewing system. Public taproom hours will be from 4:00 p.m. to 10:00 p.m. on Fridays, 12:00 p.m. to 10:00 p.m. on Saturdays and 12:00 p.m. to 8:00 p.m. on Sundays. Given the electric nature of the brewing system, and the low intensity nature of the brewing operation, noise generation for the brewing portion of the project is anticipated to meet the noise standards listed above. Similarly, given the limited days and duration of the public taproom hours, the limited seating of a maximum of 12 persons, and the fact that the taproom is enclosed within a building, the taproom portion of this project is not anticipated to exceed the required noise standards.

- ii. Odor. No use will be permitted which emits an odor or air pollutant, detectable without instruments, beyond the boundaries of the “CCR” District.

The applicant states that the brewing system to be employed is considered a closed system that would not generate odors. However, in the event that the brewing system does generate odors it is not anticipated that these odors would unduly impact neighbors or extend beyond the boundaries of the CCR District due to the relatively small brewing size and the fact that the brewing will occur within warehouse structures that have ventilation systems.

- iii. Lighting. All lighting, exterior and interior, must be designed and located so as to confine direct rays to the premises.

Lights that are downward directed exist on the exterior of the warehouse structures. A condition has been added requiring that all existing and any future proposed on-site lighting is down lit, non-intrusive and does not produce excessive spillover onto neighboring properties.

- iv. Vibration. No use will be permitted that causes vibration perceptible without instruments on adjoining property, except for a temporary construction operation.

Given the nature and low intensity use of the site as a small brewery and limited hour taproom the project is not anticipated to generate long-term vibration.

- v. Enclosed Uses. All commercial and office uses and their related products must be contained entirely within an enclosed structure, except for outdoor uses, such as boat storage expressly permitted by an approved use permit.

Outdoor seating may occur in compliance with the County and State's health order to adhere to social distancing standards and prevent the spread of COVID-19. Compliance with such health directives during a public health crisis are mandatory. As such, for as long as the County and State Health Departments prohibit indoor seating and/or require social distancing, the applicant is permitted to conduct business in the open.

- vi. Trash and Storage. All storage of cartons, containers and trash must be enclosed by a building or wall not less than six (6) feet in height. Trash and stored materials may not be located in front yard setback areas.

Condition of approval No. 23 requiring all trash containers be stored either in a structure or out of sight behind a building wall in conformance with the performance standard (excepting trash pick-up days) has been added

5. Conformance with the Design Review Regulations

Pursuant to Section 6268 (*Design Review*) of the CCR Zoning Regulations, and due to the project parcel's location in a Design Review overlay, the project is subject to design review. Non-residential development is required

to comply with the design guidelines and criteria of the Community Design Manual and the LCP's Visual Resources and Special Communities Component. See Section A.2 (*Visual Resources Component*) for discussion on the project's compliance with the applicable design review standards of the Community Design Manual and the Local Coastal Program's Visual Resources and Special Communities Component.

6. Conformance with the Use Permit Regulations

The applicant is seeking a use permit to establish a brewery and taproom within three existing non-conforming warehouse buildings located on one parcel in the CCR Zoning District. All uses subject to a use permit within the CCR District must demonstrate compliance with the required findings of Chapter 24 (*Use Permit*) of the San Mateo County Zoning Regulations, as well as two additional findings outlined within the CCR Regulations. In order for the Zoning Hearing Officer to approve the use permit, the following findings are required:

CCR Zoning District Use Permit Findings

a. **That the design and operation of the proposed use will further the purpose of this Chapter as stated in Section 6265.**

The purpose of the CCR Zoning District is to limit and control the use and development of land designated as commercial recreation in the LCP in order to establish commercial areas which:

- (1) are primarily oriented toward meeting the service and recreational needs of Coastside visitors, boat users and Coastside residents seeking recreation;
- (2) are active and pedestrian-oriented, while meeting the need for safe and efficient automobile access and parking;
- (3) have an intimate, human scale;
- (4) have a unified design theme appropriate to their location;
- (5) provide public access to nearby coastal areas; and
- (6) protect coastal resources.

The proposed project consists of a brewery and taproom intended to serve Coastside visitors and locals in the Princeton area. Furthermore, the proposed project will revitalize several existing vacant warehouse buildings. The existing buildings are compatible

with the surrounding mix of commercial/visitor-service development in the Princeton Area, which includes retail shops, lodging, and restaurants. The project will provide on-site parking compliant with the parking regulations and is within walking distance of other commercial visitor-serving businesses and shoreline access points to Princeton Beach. Overall, the project requires minimal to no exterior site modifications, and will not impact coastal resources or public views.

- b. That the design and operation of the proposed use will conform with the development standards stated in Section 6269.**

The project conforms to the applicable development standards listed in Section 6269 of the CCR Zoning District as discussed in Section A.3 (*Development Standards*) above.

Chapter 24 Use Permit Findings

- c. 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.**

There is no evidence to suggest that the proposed use will have any detrimental effect upon coastal resources or result in adverse impacts to properties or improvements in the area. The project is compatible with the type and appearance of other existing commercial/visitor-serving development in the Princeton area. As previously mentioned, the proposed brewery and taproom will include the manufacturing of beer on-site for on-site tasting and wholesale distribution to local bars and restaurants. The taproom will be open to the public 4:00 p.m. to 10:00 p.m. on Fridays, 12:00 p.m. to 10:00 p.m. on Saturdays and 12:00 p.m. to 8:00 p.m. on Sundays, which is compatible with the business hours of other commercial serving establishments in the Princeton area. The project provides six parking spaces where five are required and additional bicycle parking not required by the zoning regulations. The facility is located within walking distance to several hotels, restaurants and retail areas within Princeton and is intended to complement other visitor-servicing uses in the area, it is reasonable to expect some visitors may be staying at a nearby hotel or dining at a nearby restaurant before walking to the taproom. Due to its location/walkability, limit seating of 12 persons, and the fact that the facility provides more bicycle and car parking spaces than required, impacts to traffic are not expected. Therefore, staff believes that the proposed project will not result in a significant adverse impact on resources or to properties or improvements in the area.

B. CALIFORNIA COASTAL COMMISSION REIVEW

This project was referred to the California Coastal Commission (CCC) in July 2020. The CCC inquired if the buildings were permitted. In response, staff provided parcel history documents that illustrate the structures were built with permits. No further comments were received from the CCC regarding this project.

C. MIDCOAST COMMUNITY COUNCIL REVIEW

This project was referred to the Midcoast Community Council in July 2020. No Comments were received from the Midcoast Community Council regarding this project.

D. ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3, for the conversion of three existing warehouse buildings into a brewery and taproom with minor changes to the buildings to comply with building and fire codes, in an urbanized area. The proposed brewery and taproom involve no use of hazardous substances and all public services are available to the existing developed site.

E. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside Fire Protection District
Granada Sanitary District
Environmental Health Services
Coastside County Water District
Midcoast Community Council
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
 - B. Vicinity Map
 - C. Project Plans
 - D. Statement of Intended Use
 - E. Proposed Sign Design
 - F. Site Photos
- LR:pac – LAREE0299_WPU-T.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2020-00107 Hearing Date: September 3, 2020

Prepared By: Laura Richstone
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3, for the conversion of three separate existing warehouse buildings into a taproom and brewery with minor interior changes to the buildings in an urbanized area. The proposed brewery and taproom operation involve no use of hazardous substances and all public services are available to the existing developed site.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials and as conditioned, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program (LCP), specifically in regard to the Locating and Planning New Development and Visual Resources Components of the LCP. The project is located in an urban area, will revitalize an existing vacant warehouse site into a commercial visitor-serving use, and is visually compatible with the mix of commercial development in the Princeton area.
3. That the project is not subject to public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of the Pescadero Marsh.
4. That the project conforms to the specific findings required by the policies of the San Mateo County LCP with regard to Locating and Planning New Development and Visual Resources as the project serves to revitalize existing warehouse buildings into a commercial visitor-serving use; and the building's design, materials and colors (though unchanged) are compatible with surrounding development in the area.

Regarding the Use Permit, Find:

5. That the design and operation of the proposed use will further the purpose of the CCR Zoning District, as the project consists of a brewery and tap room intended to serve Coastside visitors and locals. The project is compatible with the surrounding mix of commercial development in the Princeton area and is within walking distance to other commercial/visitor-serving businesses and nearby shoreline access points. The project will also provide adequate on-site vehicular parking spaces as well as additional bicycle parking to make the development more pedestrian friendly. Furthermore, the project requires minimal exterior site modifications and will not impact coastal resources or public views.
6. That the design and operation of the proposed use will conform to the development standards stated in Section 6269 as the project is located in existing legal non-conforming buildings permitted in 1965, 1981, and 1988 and proposes no expansion of footprint. The buildings are non-conforming for lot coverage and side setbacks but conform to the height, protection of coastal resources, and landscaping requirements of the CCR Zoning District.
7. 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 since there is no evidence to suggest that the proposed project, as conditioned and approved, will have any detrimental effect upon coastal resources or result in adverse impacts to properties or improvements in the area. The project is compatible with the type and appearance of other existing commercial/visitor-serving development in the Princeton area. The proposed parking layout provides more spaces than required by the regulations and additional bicycle parking spaces in order to create the walkability of the establishment as it is in close proximity to other visitor-serving businesses in the area. Additionally, the limited hours and days of taproom operations and the maximum number of twelve visitors at any one time further reduces conflict with neighboring development.

Regarding the Design Review Permit, Find:

8. That the project complies with the design guidelines and criteria of the Community Design Manual and the LCP's Visual Resources Component as the proposed signage identifying the business and existing buildings are compatible with surrounding commercial/visitor-serving development in the Princeton area and are appropriately scaled to the site.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and approved by the Zoning Hearing Officer on September 3, 2020. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The Coastal Development Permit, Use Permit, and Design Review Permit approvals shall be valid for five (5) years from the date of final approval in which time a building permit shall be issued and a completed building inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. Any extension to these permits shall require submittal of a request for permit extension and payment of applicable extension fees, no less than sixty (60) days prior to expiration. An extension of these approvals will be considered upon written request and payment of the applicable fees sixty (60) days prior to the expiration of the approvals
3. Any change in use or intensity (such as but not limited to an expansion of taproom hours or the number of seats provided) not already approved 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. No site disturbance or tenant improvement work shall occur until a valid building permit has been issued.
5. Light snacks shall be permitted. However, no food requiring cooking facilities shall be served on the premise without prior authorization by the Planning and Building Inspection Section and Environmental Health Services. Such an activity may require an amendment to the Coastal Development Permit and Use Permit.
6. The taproom may be open to the public Fridays from 4:00 p.m. to 10:00 p.m., Saturdays from 12:00 p.m. to 10:00 p.m. and Sundays from 12:00 p.m. to 8:00 p.m. Expansion of these hours shall require a use permit amendment.
7. The taproom shall seat and/or serve a maximum of 12 patrons at any one time. A use permit amendment shall be required if the applicant would like to expand the seating capacity of the taproom.
8. The applicant shall maintain a valid license from the State Alcohol Beverage Control (ABC) for the facility and shall provide a copy to the Planning Department prior to building inspection final and certificate of occupancy. If the license is ever

revoked or suspended, the applicant shall notify the Planning Department within ten (10) days of any such revocation or suspension.

9. The applicant shall provide six (6) parking spaces on-site, measuring a minimum 9-foot by 19-foot per space. Each required parking space shall be easily distinguishable (i.e., striping, parking blocks, or other method) for visitors parking on-site. Planning verification shall be required to ensure that the approved number of on-site parking spaces have been completed to the satisfaction of the Community Development Director prior to final building permit inspection and certificate of occupancy.
10. All on-site parking spaces (including those spaces within the warehouse buildings) and maneuvering areas shall be kept free and clear of debris and obstructions that would hinder their accessibility and availability for visitor and/or employee parking. All commercial and office uses and their related products shall be contained entirely within an enclosed structure
11. Fencing along street fronting property lines shall be limited to four (4) feet in maximum height. Chain link fencing shall be prohibited. All fencing shall be maintained in good condition for the life of the use. Any damage to fencing shall be promptly repaired.
12. Signage relating to the operation of the proposed brewery/tap room shall be affixed to a building and made an integral part of that structure. Signage shall not extend above the roofline nor include illuminated colors, rotating, reflective, blinking, flashing or moving parts. Prior to building permit issuance, the applicant shall submit buildings elevations that depict the location of the sign.
13. All existing and proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed exterior lighting shall be reviewed and approved by the Planning Department (design manufacturer's "cut sheets") prior to the issuance of a building permit. Prior to Planning final of the building permit for this project, the applicant shall submit photos verifying the installation of any approved exterior light fixtures.
14. Any new utilities shall be located underground from the nearest existing pole. No new poles are permitted to be installed.
15. The existing exterior building color is approved. Any changes to the exterior color of the building shall require review and approval by the Planning and Building Department prior to implementing.
16. A 4-foot wide landscape area consisting of native plant species shall be provided along the Princeton Avenue street frontage between parking spot 6 (as depicted on the plans) and the right-of-way for the approximate length (19 feet) of the parking stall. The existing rolled curb and gutter/drainage channel shall be

maintained. Landscaping plans, including size, species, and location, for all proposed landscaping shall be submitted as part of the building permit for review and approval. Landscape species shall be drought tolerant, native to San Mateo County and shall not exceed 4-feet in height at full maturity. Prior to building inspection final and certificate of occupancy, the Planning Department shall verify that the approved landscaping has been installed.

17. All approved landscaping shall be maintained in a healthy condition for the life of the use. Any dead or dying landscape shall be removed and replaced with the same or similar species.
18. The Planning and Building Department shall be notified prior to any new tenant occupancy of the building.
19. To reduce the impact of construction activities on neighboring properties and/or the public roadways, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment and tools from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles will impede through traffic along any public right-of-way. All construction vehicles shall be parked on-site outside of any public right-of-way. There shall be no storage of construction vehicles, equipment, or materials in any public right-of-way.
20. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
21. The applicant shall ensure that during construction (i.e., tenant improvements), noise, light, dust, odor and other interference with persons and property off the development site is minimized. Furthermore, no hazardous materials shall be stored on-site.

22. The approved use shall maintain compliance with all Performance Standards (i.e., the noise, odor, trash, and vibration etc.) as outlined in Section 6270 of the Coastside Commercial Recreation District.
23. All trash containers shall be stored in a building or behind a wall not less than six feet in height. Trash and stored materials may not be located in the front yard setback area with the exception of trash pick-up days.
24. A survey or a partial boundary survey (stamped by a licensed surveyor) shall be required upon building permit submittal. The survey shall establish the location of the front boundary line to ensure that the required landscaping strip not extend into the right-of-way.
25. In compliance with the County and State Health Orders, the applicant shall be permitted to provide temporary outdoor seating to enforce social distancing and prevent the spread of COVID-19. Upon a revision of the County and State Health Orders permitting indoor dining and drinking, all outdoor seating shall be removed, and all operations shall be contained within an enclosed building.

Building Inspection Section

26. A building permit shall be required. Please update the applicable codes and provide accessibility details when submitting for the required building permit.

Drainage Section

27. Upon building permit submittal, the following shall be addressed:
 - a. Any paving activities and or replacement/creation of impervious surfaces shall conform to the San Mateo County Drainage Manual for stormwater mitigation measures.
 - b. The project shall comply to the extent feasible to the applicable items from Worksheet B of C3 and C6 Development Review Checklist for Source Control Measures (e.g., covered trash areas and interior floor drains plumbed to sewer).
28. Tsunami hazard note: The project is in the Tsunami Inundation Zone; however, as it is not residential, or one of the listed prohibited uses, my understanding is that Section 6914.2 of the Zoning Regulations does not apply.

Department of Public Works

29. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway

slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

30. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
3. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Geotechnical Section

32. Any storage/shell/etc. on the ground over a relatively long period shall be stabilized by anchoring, footing, or other ground support systems. If such system is proposed, plans shall be submitted at the building permit stage for review.

Coastside County Water District (District)

33. If APN 047-023-250 shall be utilized in the future for parking purposes, bollards shall be installed to protect the fire hydrant located in the southwest corner of the parcel. Please note that this parcel does not have water capacity.
34. If a portion of APN 047-023-440 shall be used to provide parking in the future the District will need to know how the rest of the parcel will be used to ensure that there is no water demand associated with that development as the parcel does not have water capacity.
35. APN 047-023-010 is shown to have one water connection (5/8-inch) installed. If utilized to provide parking or another function in the future, the District will need to know how the parcel will be used to make sure that it does not exceed the installed capacity.
36. APN 047-023-0420 has water capacity installed and an existing fire service. We can confirm that there are three 5/8'-inch (20 gallons per minute (gpm)) water meters for separate metering and billing purposes. There are no uninstalled water service connections associated with this parcel. Parking is not allowed in front of or on the meter boxes and fire service. Bollards may be required to protect

against illegal parking to maintain adequate clearance, and to maintain access to water and fire services.

37. Upon building permit submittal, the District shall require an equipment schedule for new brewery and landscape/irrigation plans.

Coastside Fire Protection District

38. Building identification shall be conspicuously posted and visible from the street. The letters/numerals for permanent address numbers shall be 6-inch height with a minimum of 1/2-inch stroke and of a color, which is contrasting with the background. Such letters/numerals shall be illuminated and facing the direction of access.
39. A fire alarm system shall be installed meeting California Fire and Building Codes and NFPA 72. The system is to monitor any flow through the required automatic fire sprinkler system, any fire valve tamper and all heat and smoke detectors. The system will also include an exterior bell and interior horn/strobes which are required to be wired to the alarm system and the flow switch for the fire sprinkler system. The FACP shall be protected with a smoke detector as per NFPA 72 Section 1-5.6 and a manual pull station. A wiring inspection is required to be conducted by the Fire District prior to covering walls and ceiling areas. All systems and components must be tested per manufacturers specifications and NFPA 72. Battery backup shall meet or exceed requirements for amp hour rating and must be tested.
40. The project must be equipped with an approved NFPA 13R classification or higher (Section 90.2.8 of the 2016 CFC) fire sprinkler system throughout. The existing sprinkler system may not meet the minimum requirements for an F occupancy as identified in the 2019 CBC for a brewery. You will not be issued a building permit until fire sprinkler plans are received, reviewed and approved by the Fire District. Please be advised that the sprinkler system design shall be based on at least Light Hazard or higher classification based on stored commodity. Please provide information as to commodities stored. Submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Inspection Section.
41. Unobstructed fire sprinkler coverage shall extend to all areas of the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage. 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.
42. Provide a lighting layout. Show the dimensions of the light fixtures and relationship to adjacent sprinkler heads.

43. Clearly identify fire service line on plans and verify that the line meets minimum size for fire sprinkler hydraulic calculations.
44. Provide complete General Information Sign, placed at the riser on plans (NFPA 12 Section 25.6.2).
45. Along with the automatic fire sprinkler system, the project is required to install all related fire sprinkler hardware (Post Indicator Valve, Fire Department Connection and Exterior Bell). You will not be issued a building permit until plans have been submitted, reviewed, and approved by the Fire District. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Inspection Section.
46. When fire sprinklers are to be relocated an "as-built" plan will be required.
47. Show the location of the fire hydrant on the site plan. A fire hydrant is required within 500 feet of the building
48. A fire flow of 1,000 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. This information is to be verified by the water purveyor in a letter initiated by the applicant and send to the San Mateo County Fire/Cal-Fire or Coastside Fire Protection District. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on-site. Fire flows may be required.
49. Exit doors shall be of the pivoted type or side hinged swinging type. Exit doors shall swing in the direction of the exit when serving an occupant load of 50 or more. They shall be operable from the inside without the use of a key, special knowledge or effort. Exception: main exit doors may be equipped with a keyed locking device if there is a readily visible sign or adjacent to the door stating "This door to remain unlocked whenever the building is occupied." The letters in the sign shall not be less than 1-inch in height.
50. Exit signs shall be internal or externally illuminated by two electric lamps or shall be of an approved self-luminous type. Current supply to one of the lamps for exit signs shall be provided by the premises wiring system. Power to the other lamp shall be from storage of batteries or an on-site generator set. Include exit illumination with electrical plans and submit to the San Mateo County Building Inspection Section.
51. Occupancy load signs were required by 2016 CFC Chapter 10. The building is mixed occupancy group F/B. Provide an analysis on mixed use and area as

identified in Section 504.2 and 504.4 of the 2016 CBC that it complies with these sections. The building is considered new.

52. Add note to plans: As per Coastside Fire Protection District Ordinance 2016-01, the roof covering of every new building or structure, and materials applied as part of a roof covering assembly shall have a minimum fire rating of Class B or higher as defined in the current edition of the CBC.
53. When additional doors are provided for egress purposes, they shall conform to all provisions of CBC chapter 10.
54. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.
55. The hydrant shall be a Clow 2065 capable of a minimum fire flow of 1,000 gpm.
56. Because of limited access into your property, the authority having jurisdiction is requiring the installation of a Knox Box, Knox Key Switch, or Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information please contact the Fire Marshal's Office at 650/726-5213.
57. The applicant shall install the proper occupancy separations, as per current California Building for Mixed Occupancy. Plans at the building permit application stage shall include listing and construction details. Inspections will occur throughout construction and prior to Fire District's final approval of the building permit. Building is a Mixed Occupancy F/B
58. There must be at least one 2A10BC fire extinguisher for each 3,000 sq. ft., travel distance not to exceed 75 feet with at least one extinguisher per floor. Show the location of extinguishers on plans.
59. All doors in corridors shall have a 3/4 fire rated door and jamb with closer and smoke gasket.
60. A Certificate of Completion for fire sprinkler system requirement at Building Permit Final.
61. A Certificate of Completion for fire alarm requirement at Building Permit Final.
62. A Certificate of Completion for Fire Suppression System required at Building Permit Final.
63. A Certificate of Completion for underground required at Building Permit Final.

64. A current 5-year Certification for the fire sprinkler and fire alarm required at Building Permit Final.
65. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.

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