

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: 7/24/2019

To: Angela Chavez, Project Planner

cc: Supervisor Don Horsley

Steve Monowitz, Community Development Director

Camille Leung, Senior Planner

From: Midcoast Community Council/ Claire Toutant, Chair

Subject: **MCC Comments on PLN2016-00136, Expansion of Harbor View Motel, El Granada**

Thank you for the opportunity to comment on this proposed project.

The MidCoast Community Council is pleased to note that the height of the proposed expansion 28 feet, in keeping with standard heights on the MidCoast.

However, we have several remaining concerns about this project that is located at the gateway to El Granada. Chief among them is the massive and imposing bulk of the new building, out of scale with other businesses and residences. We are particularly concerned about the negligible set-backs both at the street and at the adjoining small restaurant, which has its own particular style. It appears that the outside dining area will be immediately adjacent to the wall of the motel and that there will be no possibility of using landscaping to soften the impact of the building. There might be a possibility of design changes, such as breaking up the strong vertical line of the prominent windows with more isolated windows or balconies.

Requiring story poles to be installed prior to consideration of this project would give a clearer picture of its visual impact than the current drawings do.

In terms of appearance, the color scheme should be carefully chosen to reduce the impact of the large mass. Any change of signage should be submitted with the plans. Lighting should be compatible with the Dark Skies standards and no greater than 3K in color. Any tactile domes should be gray to match the town standards. Concrete work should match the color and texture of the existing sidewalks on Ave Alhambra and not done in a piece-meal fashion.

The massing impact is increased by building out to the property line, with no setbacks. We request that commercial projects have setbacks to reduce their impact on the neighborhood.

In addition, it appears that traffic will be increased with the new driveway to Madrid, and that it will be a safety issue due to increased traffic on a residential street with limited sight lines. Recent and planned changes to roadways in that area demand careful attention to how the proposed expansion will affect traffic flow and safety.

This project is described as purely commercial with no residential component. The Coastal Design Review Committee has not yet begun to review commercial buildings. The MCC requests that CDRC have this project and other commercial projects added to their charter. They have the expertise, and these projects have significant impact on the neighborhoods where they are located. We have attached relevant comments from architect Katie Kostiuk regarding this project.

PLN2016-00136 Harbor View Inn expansion, El Granada

From: Katie Kostiuk

Subject: Re: Introductions -- planning & zoning

Date: July 16, 2019 at 11:50:07 AM PDT

To: Lisa Ketcham, Claire Toutant, Michelle Weil, Dave Olson

Cc: Beverly Garrity, Bruce Chan, Doug Machado, Linda Patterson, Melanie Hohnbaum, Chris Johnson

Hi All,

Lisa, thank you for the introduction and for providing me a venue for feedback on this project. It has a lot of visibility for El Granada and deserves design attention. I have summarized my feedback, comments and concerns below. Since this will not come before the CDRC (see my comments below - I think it should be seen by CDRC), I'm not sure how best to have this critique incorporated for consideration. Please let me know if I need to do something beyond this email.

After reviewing the plans, I believe the Employee break area and office should be considered a living unit, as it provides all amenities to be used as a 1-bedroom apartment.

The massing is completely out of scale with every other structure in the area.

The front 3D view is either incorrect or misleading in the view of the perspective. Perspective views should be taken from a street level view as it would be observed in the real world, not an aerial view. It does not show the increase of roof height that is existing at the lobby and porte cochère, and the subordinate roof of the existing guest rooms to the left. The proposed addition should have some kind of visual separation to prevent the long, unbroken roof line. Small changes in the roof profile due to the jagged footprint are not enough to break up the long roof. Addition should also be subordinate to the lobby and porte cochère. A different direction of the roof slope, while maintaining the overall architectural roof form, would have been more successful, especially if the low roof eave was at the side property line.

Bay windows are extruded from first floor to second floor, making the addition visually taller. Suggest breaking up the verticality of this architectural feature, and consider some kind of alternating feature rather than the repetitive feature. I know the existing guest rooms have this repetitive feature, but this is an opportunity to improve the property's aesthetic.

There is currently no front or side setback, which is concerning given the increased visual mass of the project along the street. At a minimum, the front of the building should be setback the same amount as the existing motel footprint. Ideally, it would be setback even further to allow for the lobby to be more prominent and to have better visibility for wayfinding.

Zero side setback prevents the project from having any landscaping between the structure and adjacent property. The highest roofline and parapet for the project also abut the zero side setback, which makes it even more massive to neighboring properties and increases the visual mass as you approach the property.

There is no elevation provided facing the Press, where there is a zero setback proposed. This is critical to evaluate the project, particularly given the parapet that exceeds the height limits. The massing should have stepped down at this side to prevent towering

over the adjacent property, which is another reason a zero setback for this project should be reconsidered.

Height of this project needs to be reduced. It exceeds the allowable height limit, and does not fit with the scale of the neighboring structures.

The proposed colors selected for existing and new paint are not complimentary, and the accent fascia color does not come up on Sherwin-Williams website. Need to provide replacement color selection.

Color renderings and/or material board need to be provided with current color selections, and story poles would be valuable to represent the project to the community.

Thank you for your assistance with making sure these concerns are taken into consideration.

Best,
Katie

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