

The Midcoast Community Council reviewed the documents Planning sent regarding a proposed hotel in Montara (PLN2019-00328) and received community comments at its meeting on September 27, 2023. We offer the following comments.

1. The plans appear incomplete. We are particularly struck by the drawings of bathrooms in only a few of the 22 rooms, when it appears there are meant to be bathrooms in all rooms. Detailed drawings and information about materials, design etc are important because, contrary to County's assertion at the pre-app workshop, this project is non-residential and will therefore not be reviewed by the CDRC.
2. The height of the building is clearly above the standard 28 foot limit. This should be remedied. Perhaps adjusting the roofline and eliminating chimneys would help. Nearby residents expressed concern about loss of views and privacy.
3. There is parking for 15 vehicles, less than one spot for each of the 22 rooms. Although County parking standards have not been upgraded, recent hotel permitting has allowed for at least one space per unit. This is particularly important because the hotel would be located in an area with no reliable public transit and few amenities or attractions within walking distance. There likewise needs to be parking for staff. There is a local commercial venture that has not been allowed to operate because they are unable to provide parking, so this is a sensitive issue in the area.
4. The traffic study seems not to account for the number of trips that would be generated in exploring the Coastside. It is expected that guests will be in and out throughout the day. The entrance to the parking garage on 7th may need further study since only north-bound turns are currently allowed off 7th onto SR1. Safe crossings for pedestrian and bicycle traffic should also be identified.
5. Major concerns were expressed about water use. This relates to the incomplete data on the number and type of water-using connections and appliances planned. Water and sewer are critically limited resources in Montara. Water use should be minimized and conservation methods should be required.
6. Electrification should be required, with solar energy use, EV charging stations and energy-conserving construction.
7. It is unclear from the materials whether sidewalks are planned around the property.
8. We do not see a certified report on grading and drainage. Allusions to in-street drainage grating are inaccurate. A meaningful stormwater management plan should be included. Comments from Sewer Authority Midcoast should be solicited as well as from MWSD.
9. We expect that the project be explicitly Dark-Sky compliant and that a signage plan be included in planning materials..
10. The seismic safety of the underground garage should be explicitly addressed.
11. Earlier plans proposed a percentage of "affordable" rooms. Is this still proposed?

Thank you for your attention to our concerns. We are happy to review this again when the referral is more complete.