

**Narrative**

**Etheldore Apartments**

**Moss Beach**

**APN 037-097-200**

**PUD 121/DR/CD**

## BACKGROUND

The Etheldore Apartments Site has an unique Zoning Designation, PUD 121/DR/CD. The Site is within the typical C-1 District, "Neighborhood Business District", which allows Residential Uses on the 2<sup>nd</sup> floor above the ground floor Commercial Uses.

But, the Planned Use Development (PUD 121), which lies within the C-D District, was established by San Mateo County Ordinance No. 2212 in August 1973 and subsequently approved by the California Costal Commission in June 1974.

A Permitted Use of PUD 121, among others, is; "Multiple-Family Residential-no more than ten (10) Dwelling Units." The maximum height is 36 feet.

## LOCATION

The following neighborhood conveniences are within a one block radius;

A Wine Bar, a Post Office, a Pizzeria, a Pilates Studio, a Sheriff's Sub-station, Coastside Market and Moss Beach Park. A Church, a Mexican Restaurant and a Gas Station are across Highway 1. Sam Trans Route 117 Bus Stops are at the intersection of Etheldore and California Streets.

## DESCRIPTION

The Etheldore Apartments total 8 Units in two-4 Unit, two story buildings over parking at ground level. The western most building (No. 1) is behind the existing building at 2385 Carlos Street. The existing Parking lot behind the existing commercial building provides parking for the commercial building and guest parking for the Apartments.

Building 1 extends above the Commercial/Guest Parking, below. The First Floor is the Bedroom Level with internal stairs up to the 2<sup>nd</sup> Story Living Level, also accessed by exterior stairs and a Private Platform Lift.

Building 2 fronts on Etheldore Street similar to Building 1. The Bedroom Level for the four units is at grade. The 2<sup>nd</sup> Floor Living Level is accessed by internal stairs, exterior stairs and a private Platform Lift. Parking for both buildings is accessed from California Street.

## TRAFFIC

A Traffic Analysis was completed by Abrams Associates, Traffic Engineering, Inc. in February 2021. The last sentence of the Executive Summary of that report states;

"... the Vehicles Miles Traveled (VMT) analysis for this project was based on interim guidance provide in a memorandum from the County Public Works Department, dated September 23, 2020. Based on the analysis provided in Section 5.10 and subject to County Approval, the project would not have a significant impact on VTm."