

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

DATE: March 6, 2014

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Ordinance, to allow operation of a non-public distillery, within an existing building, at 103 Harvard Avenue in the unincorporated community of Princeton by the Sea, in San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2013-00456 (Ulrike and Caesar Bisono)

PROPOSAL

The applicants are proposing to use one unit, in an existing four-unit complex in Princeton by the Sea, to run a micro-distillery. The two-story, warehouse-style building is 3,420 sq. ft. and was built in 1995. The proposal includes no exterior changes to the existing building. The operation of the distillery will involve the use a small natural gas still to produce artisan liquor. No grain will be stored on the site, only fermentation and bottling will occur on the site. The distillery will be run solely by the applicants, and there will be no employees. Sales of the liquor will occur off-site. The facility will not be open to the public, and no commercial vehicles are required to transport the batches of liquor produced; therefore, traffic will be minimal. There are two on-site parking spaces reserved for the subject unit.

RECOMMENDATION

That the Zoning Hearing Officer approve the Coastal Development Permit, County File Number PLN 2013-00456, by adopting the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Erica Adams, Project Planner, 650/363-1818

Applicants: Ulrike and Caesar Bisono

Owner: Eddie Andreini

Location: 103 Harvard Avenue, #4, Princeton

APN: 047-031-300

Parcel Size: 9,148 sq. ft.

Existing Zoning: W/DR/CD (Waterfront/Design Review/Coastal Development)

General Plan Designation: General Industrial

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: The building has four units leased to different proprietors

Water Supply: Coastside County Water District

Sewage Disposal: Granada Sanitary District

Flood Zone: Zone X (area of minimal flood hazard); Community Panel Number 06081C0138E, effective October 16, 2012

Environmental Evaluation: Categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

Setting: The project site is a corner lot located at the intersection of Stanford Avenue and Harvard Avenue, approximately 1,640 feet from the Pacific Ocean, outside of the Cabrillo Highway County Scenic Corridor.

DISCUSSION

A. KEY ISSUES

1. Conformance with General Plan

Staff has determined that the project complies with all applicable County General Plan Policies, specifically:

Visual Quality

Policy 4.35 (*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.

There are no changes proposed to the exterior of the building. A design review permit for the building was granted in 1994 and remains valid today.

General Land Use Policies

Policy 7.15 (*Designation of Land Uses*), Table 7.15P (*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 to meet land use objectives that include revitalizing existing developed areas and discouraging urban sprawl.

The parcel's land use designation is General Industrial, which includes manufacturing and processing uses including fabricating, assembling and storing products. This proposal is consistent with the uses allowed in the designation. As previously mentioned, the applicants intend to distill, bottle and temporarily store liquor on-site.

Urban Land Use Policies

Policy 8.13 (*Appropriate Land Use Designation and Locational Criteria for Urban Unincorporated Areas*) provides criteria which are desirable to obtain when locating new businesses in urban areas. These criteria are: (1) existing industrial areas, (2) accessible to housing opportunities, (3) where sufficient urban services are available, and (4) near major transportation facilities.

The subject parcel meets all the criteria: (1) it is in an industrial area of Princeton; (2) Princeton allows caretaker's units in the area as a housing opportunity, and there is a caretaker's unit on-site; (3) the building is on community water and sewer; and (4) the building is located near Cabrillo Highway 1.

Policies 8.22 (*Concentration of Uses*), 8.23 (*Land Use Compatibility*) and 8.30 (*Mixed Use*) state that industrial uses should be clustered to achieve efficient use of transportation facilities and that they should be compatible with adjacent land uses. The proposal will occur in one of four warehouse-style office spaces; therefore, there is a mix of uses on the site. Although the adjacent parcels are designated for industrial uses, there are some legal non-conforming residences in close proximity. Due to the size of the operation proposed, the stated use will not generate noise, odor or traffic impacts for nearby residents, and is therefore compliant with these policies.

The General Development Standards Policies 8.34 (*Zoning Regulations*), 8.35 (*Uses*) and 8.39 (*Parking*) are also applicable to the proposal. The proposed use is allowed without a use permit in the Waterfront District zone, and therefore is consistent with zoning. The parking standards regulate minimum on-site parking requirements and standards to accommodate the parking needs of development, provide convenient and safe access, prevent congestion of public streets, and establish orderly development patterns. There are two parking spaces designated for this unit. The operational statement for the project states that there will not be any employees, the

facility will be run by the applicants, and there will be no customers visiting the site. In addition, the applicants will be the primary source of vehicle trips to and from the site. Based on this information, the parking standard requirements will be met by this proposal.

2. Conformance with Local Coastal Program

Staff has determined that the project complies with all applicable Local Coastal Program (LCP) Policies, specifically:

Locating and Planning New Development Component

Policy 1.4 (*Designation of Urban Areas*) and Policy 1.5b (*Land Uses and Development Densities in Urban Areas*) designate as urban those lands shown inside the urban/rural boundary on the Land Use Plan Maps, including Montara, Moss Beach, El Granada, Princeton and Miramar; and permit in urban areas the use and amount of development allowed on a parcel that is compliant with the density credit requirements of Policy 1.8c and Table 1.3 of the LCP.

The project site is located in the unincorporated Princeton area and thus designated for urban use. The subject parcel is in a W (Waterfront) Zoning District with an underlying General Plan designation of Industrial. The proposed use and amount of development are consistent with the location and density requirements of the LCP.

Visual Resources Component

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.

However, as previously stated, even though the proposed distillery will be located in a design review district, the business will operate inside an existing office complex. There are no exterior changes with this proposal.

3. Conformance with Zoning Regulations

Waterfront District Regulations

The project site is located within the Waterfront Zoning District, which allows indoor low to moderate impact manufacturing in inland areas without a use permit. The proposed use will be completely indoors, and impact from is low for the following reasons: (1) the applicants are the only people with access to the site; (2) there will be no employees; (3) distilling and bottling will be done on- site; and (4) finished product will be transported off sites for sale.

Furthermore, the proposed project complies with the development standards of the W Zoning District, as identified below:

	Required Standard	Existing
Minimum Building Site	5,000 sq. ft.	9,148 sq. ft.
Minimum Yard Setbacks	N/A*	N/A
Maximum Building Height	36 ft.	25 ft.
Maximum Lot Coverage	60%	No change
Maximum Impervious Surface Area	10%	No change
*Must comply with building code standards.		

Parking Regulations

Pursuant to Chapter 3 (*Parking*) of the County Zoning Regulations, one on-site parking space is required for every two employees on the largest shift. As previously discussed in the General Plan section of this report, there will not be any employees, the facility will be run by the applicants, and there will be no customers visiting the site. In addition, the applicants will be the primary source of vehicle trips to and from the site. Therefore, the parking requirements are met by this proposal.

B. ENVIRONMENTAL REVIEW

Categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

C. REVIEWING AGENCIES

- Building Inspection Section
- Department of Public Works
- Environmental Health Division
- Coastside Fire Protection District
- Midcoast Community Council (no response)
- California Coastal Commission (no response)

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Site Plan
- D. Floor Plan
- E. Elevations
- F. Site Photos
- G. Operational Statement

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2013-00456

Hearing Date: March 6, 2014

Prepared By: Erica Adams
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 15301, Class 1, for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The project will only require minor interior alterations necessary to accommodate the still and the bottling machinery.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, 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 Component. The project is located in an urban area and complies with the type and extent of development allowed by the LCP.

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 March 6, 2014. 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 shall be valid for one (1) year 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 this permit 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 this approval will be considered upon written request and payment of the applicable fees sixty (60) days prior to the expiration of the approval.

3. Any change in use or intensity not already approved shall require an amendment to the Coastal Development Permit. Amendment to this Coastal Development 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.

Building Inspection Section

5. All drawings must be drawn to scale and clearly define the whole project.
6. Please call out the right codes on the code summary: The design and/or drawings shall be done according to the 2010 Editions of the California Building Standards Code, the 2010 California Plumbing Code, the 2010 California Mechanical Code, and the 2010 California Electrical Code.
7. Provide three complete sets of plans that show the accessible way from the right-of-way to the accessible parking, and the accessible route to the entrance, and the accessible restroom.

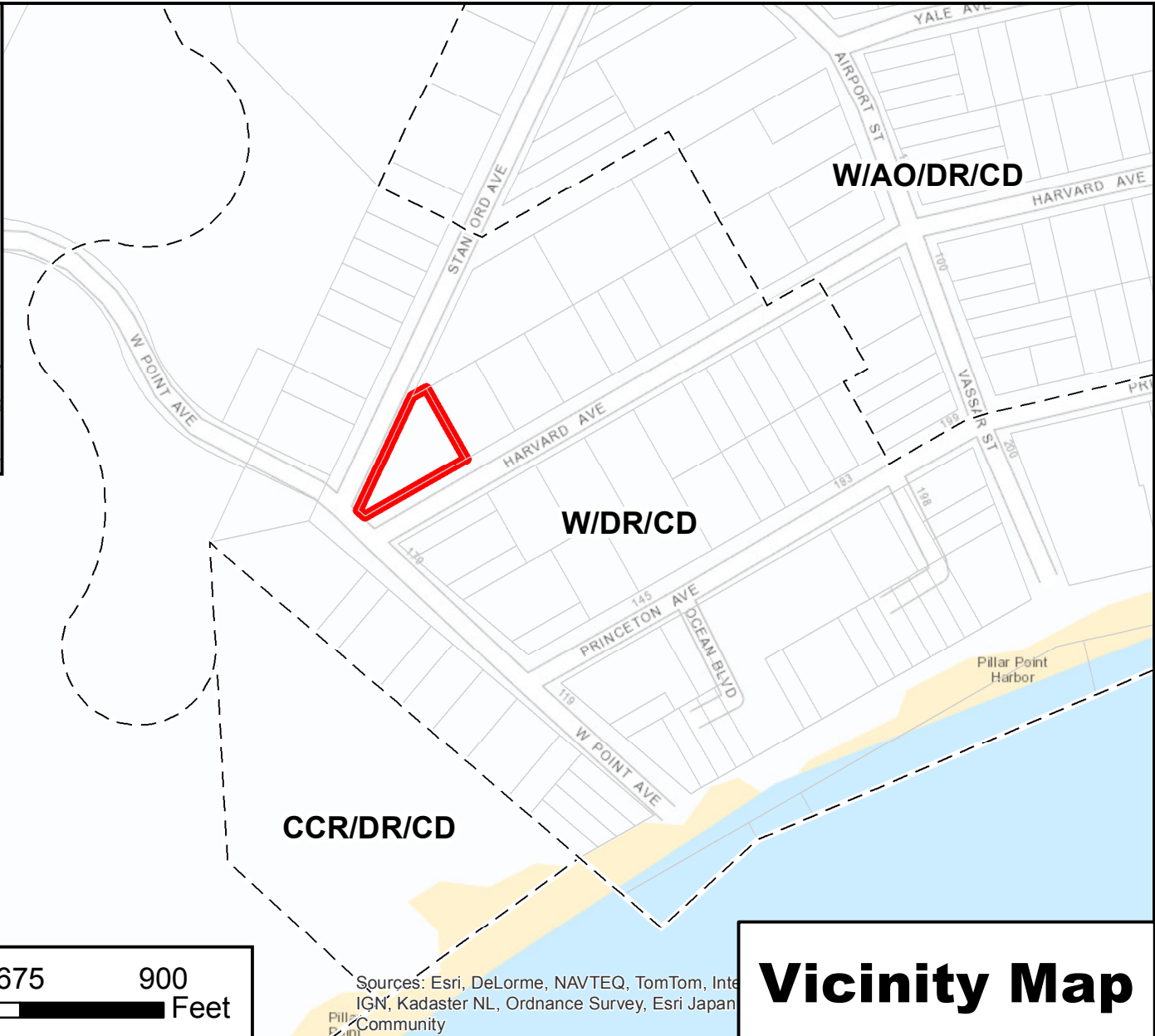
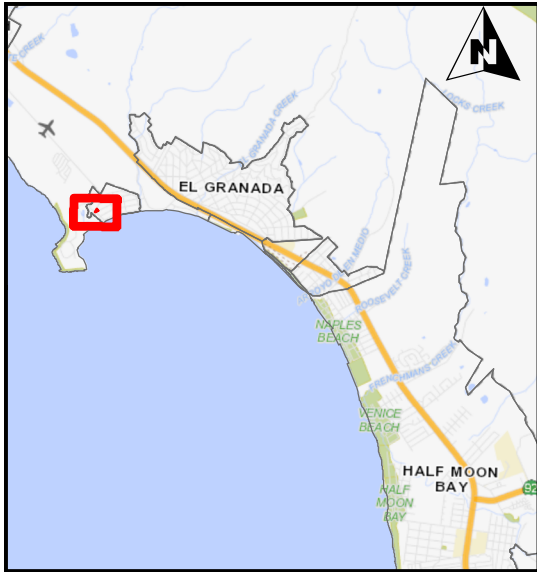
Coastside Fire Protection District

8. Plans must show that existing fire sprinklers will meet an ordinary hazard Group 2 Occupancy.
9. An exit sign shall be installed and be internally or externally illuminated by two electric lamps or shall be of an approved self-luminous type.
10. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 6 inches in height, and have a minimum 1/2-inch stroke.
11. Because of limited access into your property, the San Mateo County Fire Department 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 San Mateo County Fire Marshal's Office at 650/573-3846.

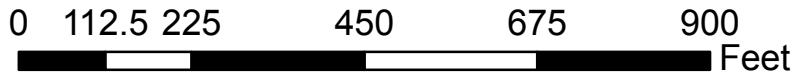
12. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers.

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PLN2013-00456

 Project Parcels



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, IGN, Kadaster NL, Ordnance Survey, Esri Japan, Swisstopo, Esri Korea, Esri India, Swisstopo, Esri China, Esri Taiwan, Esri Thailand, Esri Singapore, Esri Malaysia, Esri Indonesia, Esri Philippines, Esri Vietnam, Esri Cambodia, Esri Laos, Esri Myanmar, Esri Bangladesh, Esri Pakistan, Esri Sri Lanka, Esri Nepal, Esri Bhutan, Esri Afghanistan, Esri Uzbekistan, Esri Kazakhstan, Esri Kyrgyzstan, Esri Tajikistan, Esri Turkmenistan, Esri Azerbaijan, Esri Georgia, Esri Armenia, Esri Republic of Moldova, Esri Ukraine, Esri Belarus, Esri Russia, Esri Georgia, Esri Armenia, Esri Azerbaijan, Esri Republic of Moldova, Esri Ukraine, Esri Belarus, Esri Russia, Esri Georgia, Esri Armenia, Esri Azerbaijan, Esri Republic of Moldova, Esri Ukraine, Esri Belarus, Esri Russia

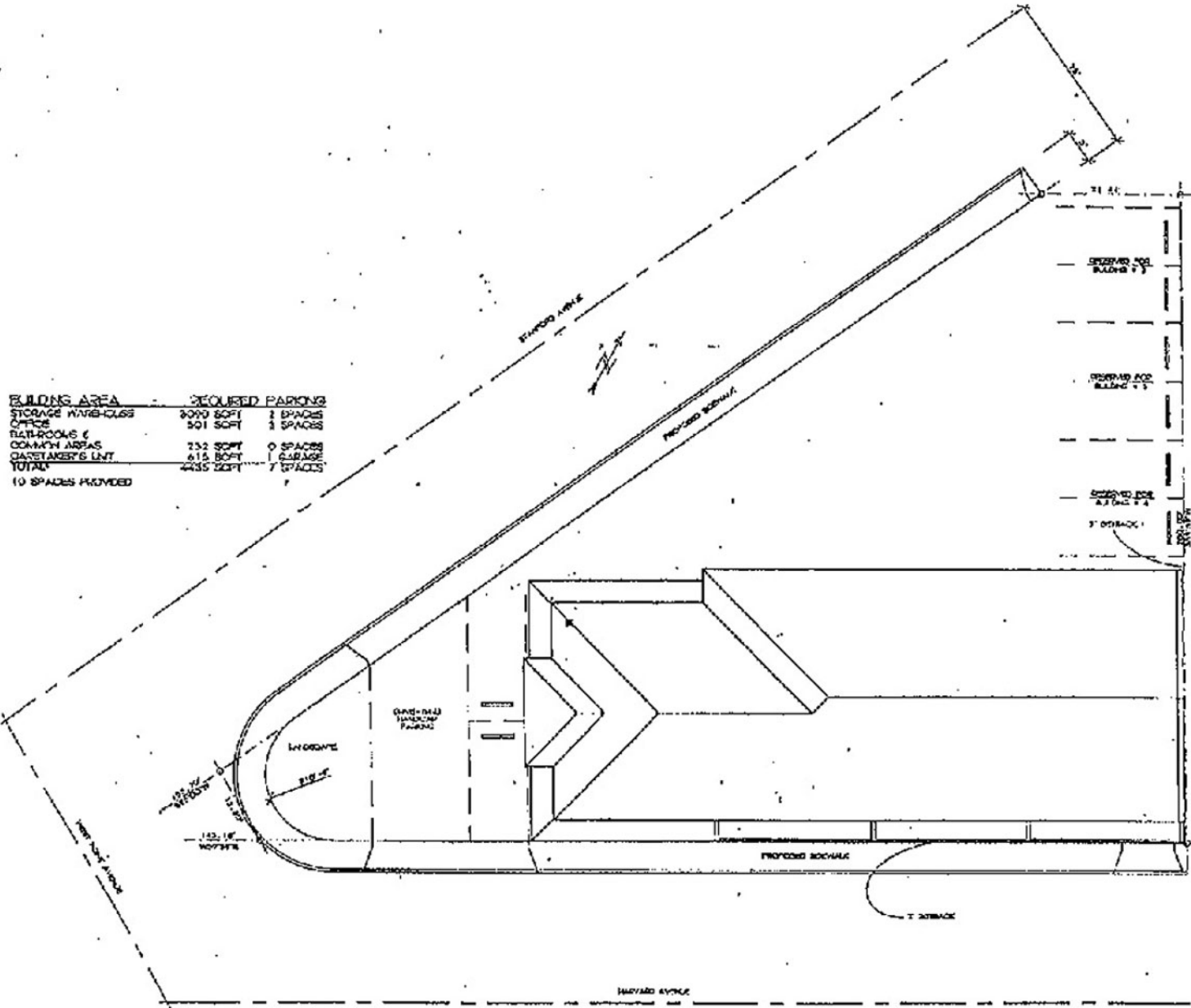
Vicinity Map

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

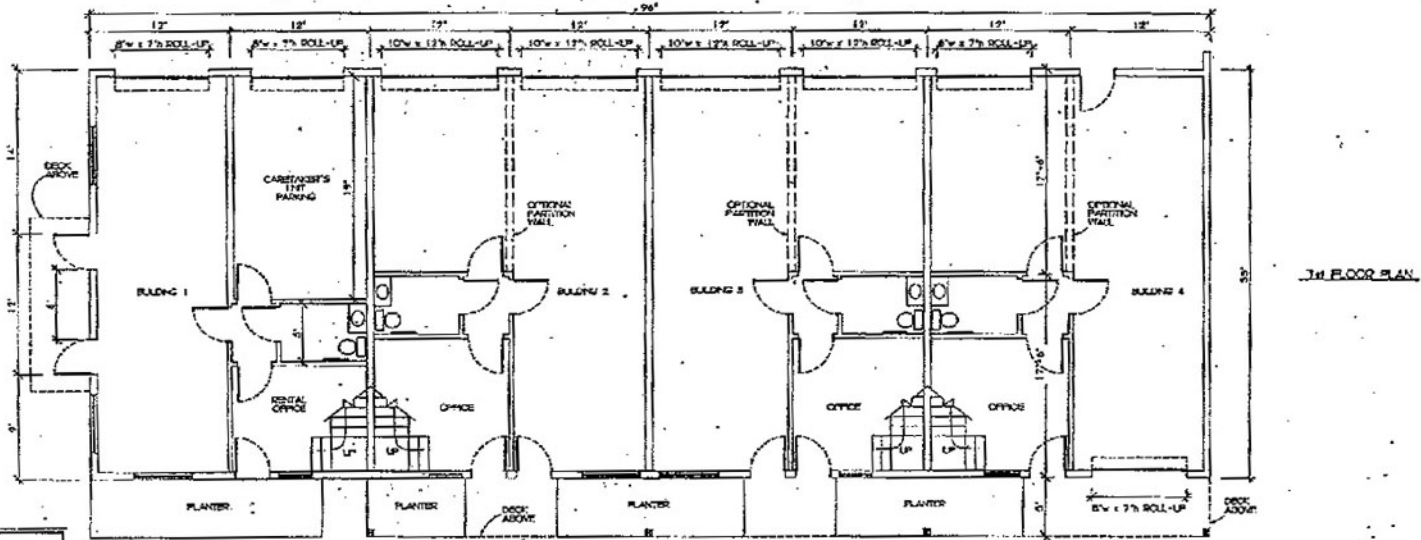
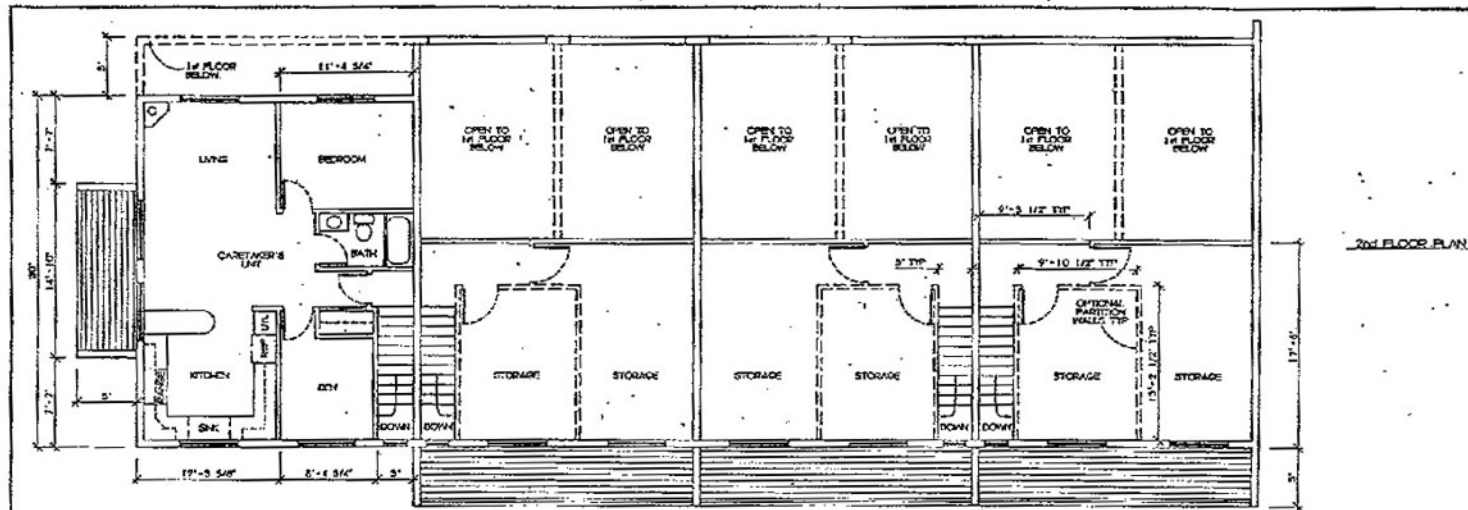


San Mateo County Zoning Hearing Officer Meeting

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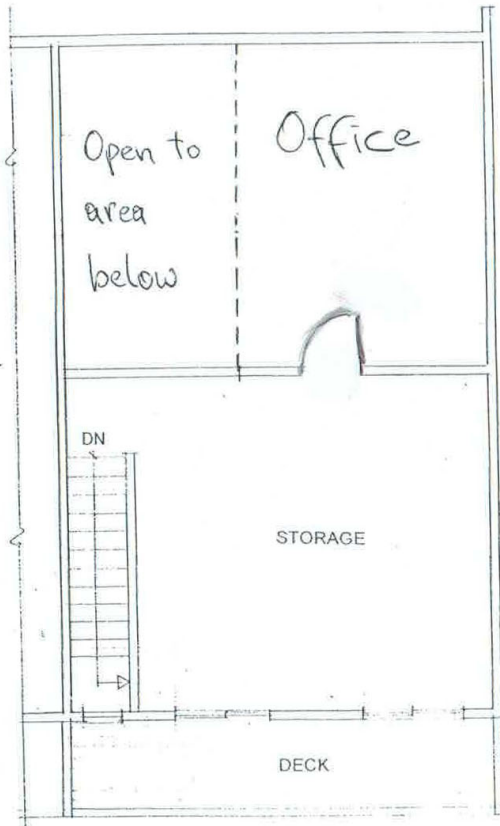
San Mateo County Zoning Hearing Officer Meeting

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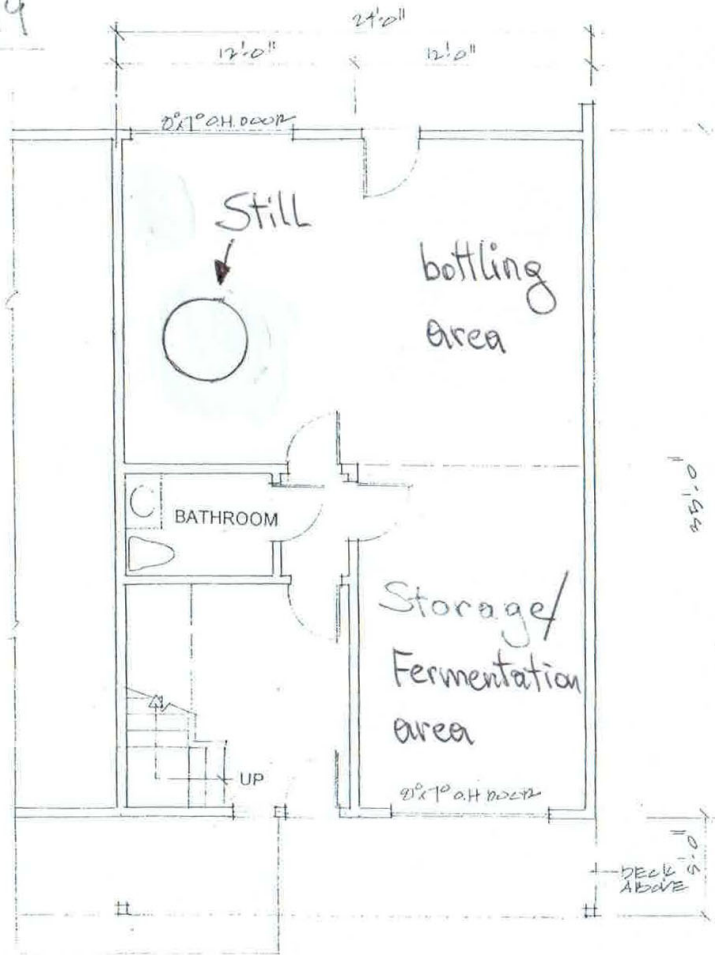
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103 Harvard Avenue #4
 Half Moon Bay, CA 94019



UPPER FLOOR PLAN



LOWER FLOOR PLAN

EXISTING CONSTRUCTION

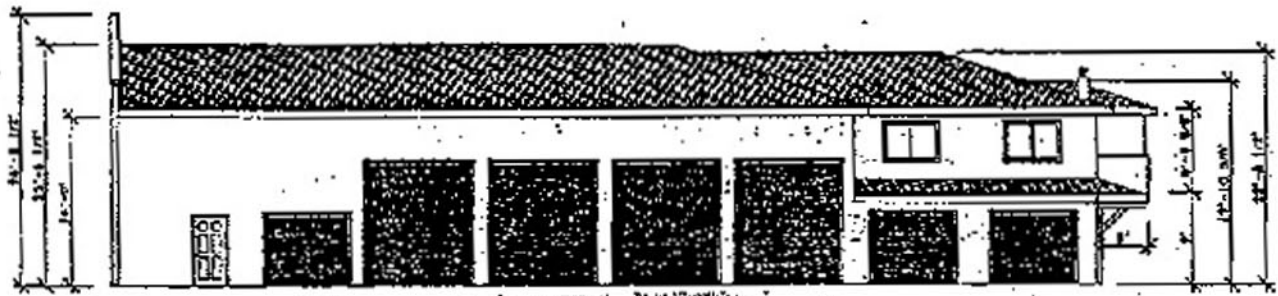
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San Mateo County Zoning Hearing Officer Meeting

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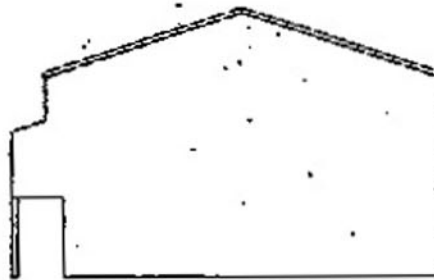
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment: F

File Numbers:



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: F _____

File Numbers: _____

Ulrike and Caesar Bisono
660 Filbert Street
Half Moon Bay, CA 94019

October 30, 2013

County of San Mateo
Att.: Ms. Summer Burlison
455 County Center
Redwood City, CA 94063

Zoning Hearing Officer Meeting	
_____	Case
_____	Attachment

Proposal for a Distillery at 103 Harvard Avenue #4, Princeton, California

Dear Ms. Burlison,

My wife and I would like to submit this proposal to open a micro-distillery business at in 103 Harvard Avenue # 4 in Princeton/Half Moon Bay. We have entered into a lease agreement with Eddie Andreini, the owner of the building, who enthusiastically supports our proposed business. The approval by the County of San Mateo for this project is a prerequisite to obtaining the necessary state and federal permits to operate this business.

Our operation will consist of a small natural gas operated still, which we have already acquired and shipped from Germany, where the still was manufactured . Also on site will be barrels and containers made of food grade wood, glass or plastic for fermentation and storage. We intend to ferment and distill fruit and grains, and produce high quality artisan liquor, such as vodka, whisky and fruit brandy.

The process for producing our product is simple, and it entails the following steps:

First, we ferment fruit and/or grain. Fermentation takes an average of 7-10 days. During this step of the process, the naturally occurring sugar and/or starch in the fruit or grain is being converted to alcohol. The second step is to distill the ferment by processing it in the still. The distillate is then diluted with water to the desired alcohol content of the product.

The product will then be bottled and sold to wholesale distributors, and hopefully also to local restaurants and retail establishments. The entire product cycle from fruit or grain to finished product is between 3-8 weeks. Certain products may require longer times for aging.

The products are made from all natural ingredients, which we will source locally as much as possible. There are no chemicals, artificial ingredients or additives used in the process. The fruit and grains are 100% biodegradable and can be composted or used as animal feed. There is no noise, odor or pollution generated in the process.

Due to federal regulations, it will not be possible to have a retail operation for liquor at the site of production. All sales must occur off-site. We will not be open to the public, and traffic to the distillery will be minimal. Since the quantities we intend to produce are very small, there is no commercial vehicle traffic expected. The only people working on site will be my wife and I, and initially we both will be doing this part time.

We look forward to establishing a sustainable business in the Princeton area, and we believe that a small artisan craft distillery will also be commercially successful and ultimately create local jobs on the San Mateo coastside.

Please feel free to contact us if you would like additional information about our planned distillery. We would be happy to meet with you to personally discuss this proposal at any time.

Sincerely,



Caesar and Ulrike Bisono
660 Filbert Street
Half Moon Bay, CA 94019

Caesar and Ulrike Biso
660 Filbert Street
Half Moon Bay, CA 94019

November 25, 2013

County of San Mateo
Planning and Building Department
Att: Ms. Erica Adams
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Application # PLN2013-00456

Dear Ms. Adams,

As per your letter dated November 19, 2013, we are hereby submitting the following additional documents, and we are responding to your additional information request pertaining to a caretaker's unit on the premises of 103 Harvard Avenue, Half Moon Bay.

1. Floor plan indicating proposed new use:

Enclosed herewith please find an additional floor plan, with the proposed placement of the still and other proposed use designations indicated.

2. Caretaker's Unit:

You have requested that we provide information about a caretaker's unit, which is indicated on one of the plans for the whole building submitted with this application. Please note that the building at 103 Harvard Avenue consists of 4 separate units. We are only renting Unit # 4. The caretaker's unit depicted on the original blueprint of this building is NOT located within the premises of Unit # 4, which is the subject of this application.

We do not own this building, and we do not rent Units # 1, 2 or 3. The architectural drawings and blueprints which we submitted with the original application clearly show that Unit # 4, which is the subject of this application, does not have a caretaker's unit or kitchen on its premises.

We have no access to Units 1, 2 or 3. We have never been inside these units and therefore we do not have any first-hand knowledge, and therefore we cannot answer any questions or make any assertions about the physical layout, floor plan or present use of either of these units. **The subject of this application is only Unit #4.** Questions about the physical characteristics of the other units are outside of the scope of the current application # PLN2013-00456.

I hope that I have been able to answer your questions, and that the additional document showing the proposed use meets your requirements. Please confirm that our application is now deemed complete, and kindly advise us if you require additional information or documentation at this time to proceed with the application.

Sincerely,

Ulrike and Caesar Bisono

Enclosure: Floor plan with Intended use designations