



PLANNING COMMISSION

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM #2

Owner: **San Mateo County**
Applicant: **San Mateo County Parks Department**
File Number: **PLN 2023-00056**
Location: **Fitzgerald Marine Reserve, Moss Beach**
APN: **037-196-100 (Seal Cove) and 037-113-080 (Ranger Station)**

Project Description:

Consideration of a Coastal Development Permit to replace fencing on the bluffs above Seal Cove and install a new table and whale skeleton display encircled by split-rail fencing at the Fitzgerald Marine Reserve ranger station in the unincorporated Moss Beach area of San Mateo County.



PROJECT DESCRIPTION

Seal Cove

- Replace existing fencing on the bluff.
- Existing fencing is split-rail fencing to be removed and replaced with 26 feet of new split-rail fencing.
- New fencing will be slightly (~4 feet) closer to the top of the bluff.
- New fencing will match the existing fence height of four feet.

Ranger Station and Parking Area

- Install a new table and whale skeleton display encircled by split-rail fencing.
- An ~40-foot female gray whale skeleton mounted on metal posts and encircled by a three-foot tall split-rail fence.
- New picnic table to replace the loss of picnic area and to facilitate school groups.
 - 15 feet in length and will be surrounded by two 10-foot logs and one 20-foot log, making a “U” shaped area around the table.



**COUNTY OF
SAN MATEO**





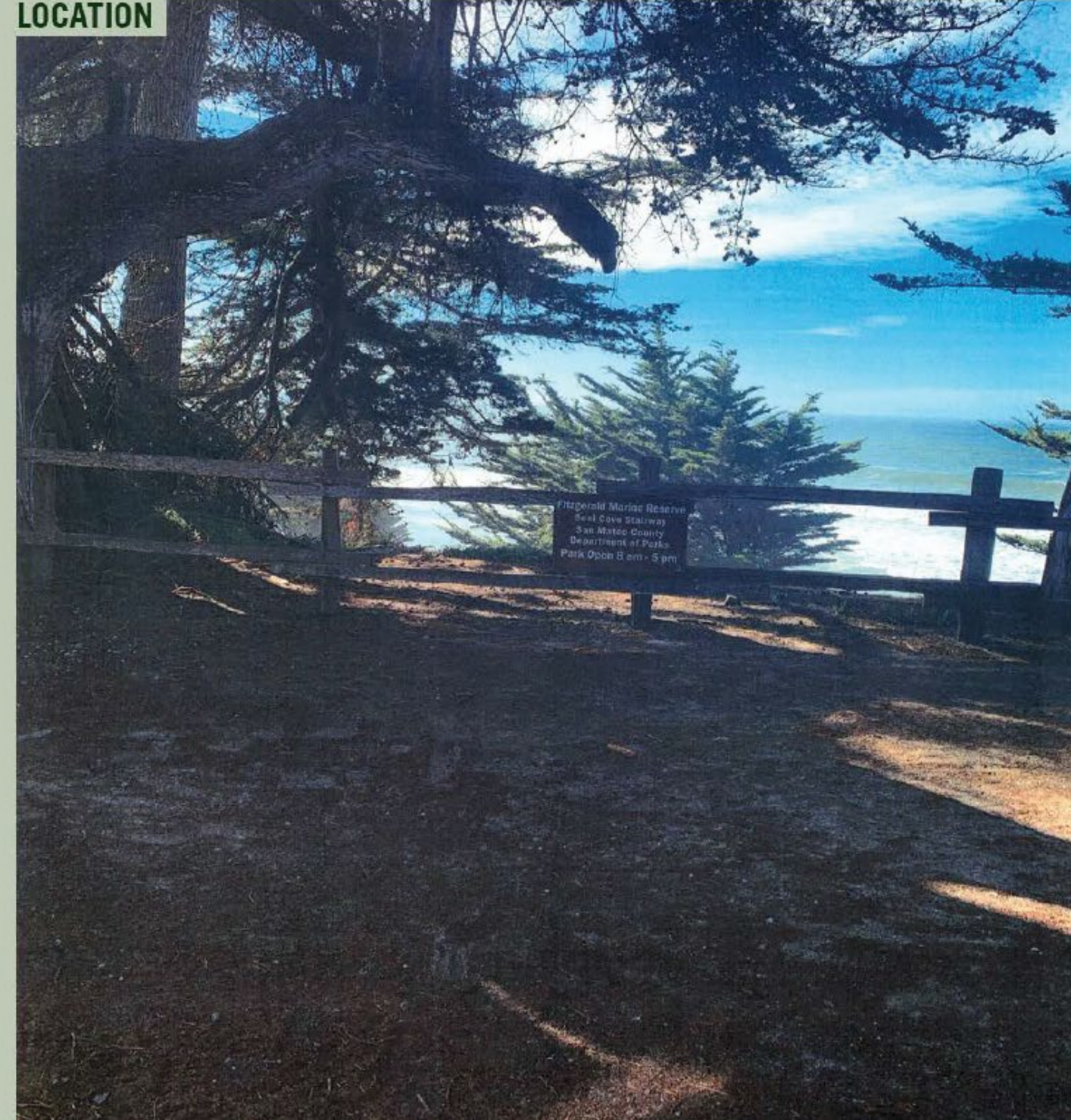
Replacement of 5 Split-Rail Fence Posts

at Fitzgerald Marine Reserve

AREA MAP

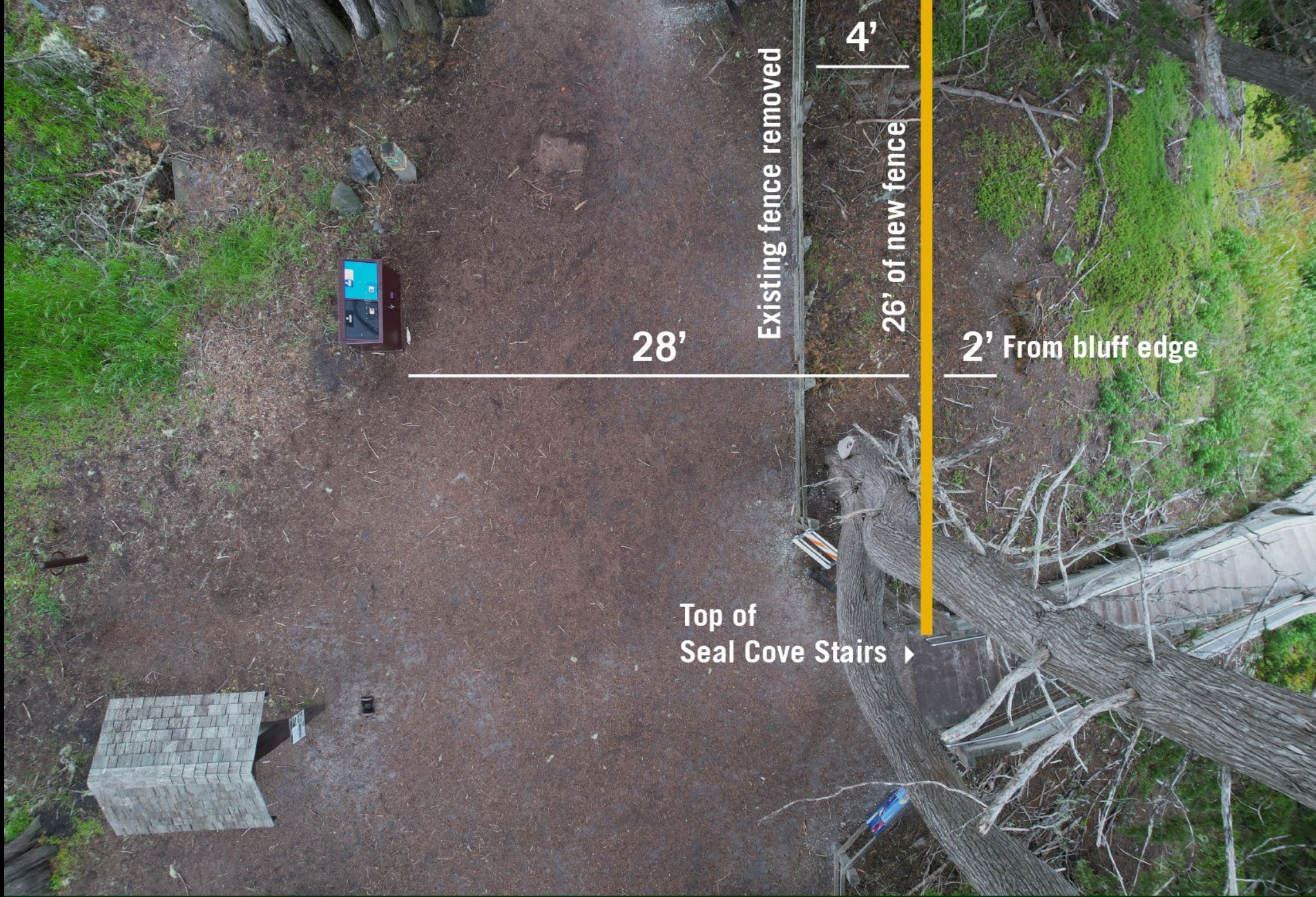


LOCATION



EXAMPLE OF SPLIT-RAIL FENCE





28'

Existing fence removed

4'

26' of new fence

2' From bluff edge

Top of Seal Cove Stairs ▶



**COUNTY OF
SAN MATEO**



Top of Seal Cove Fence Replacment
Fitzgerald Marine Reserve



Ranger
Office/Shed

Parking
Lot

Intepretive
Center

Path

Restroom

Proposed
Split-Rail Fence
Around Whale
Skeleton

Proposed
Picnic Table

California Ave.

N. Lake St.

47'

12'

42'
20'

18'

13'

45'

30'

22'

6'

6'

7'

3'



COUNTY OF
SAN MATEO

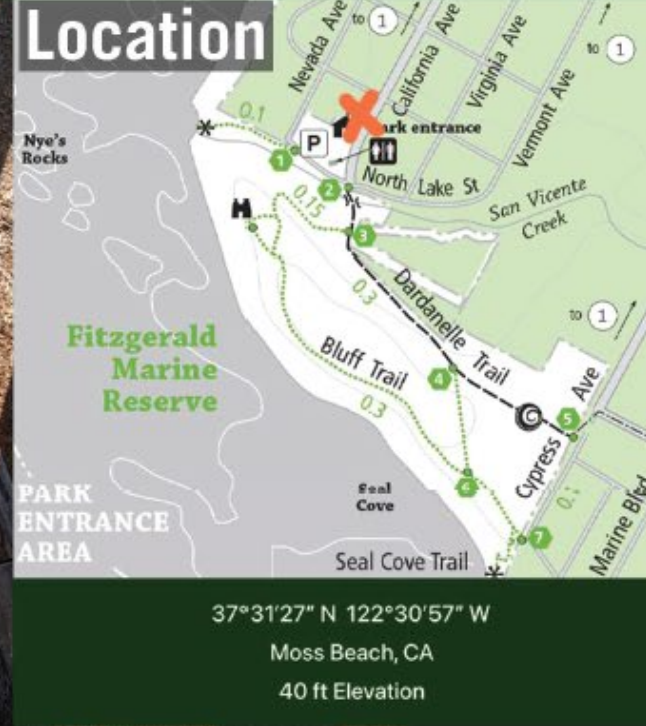


Gray Whale Skeleton Display

Fitzgerald Marine Reserve

In the picnic area behind the park visitors center, we will install posts to mount a ~40" female gray whale skeleton: 20 metal posts, 2" diameter, buried in concrete to a depth of 2'.

Skeleton to be encircled with split-rail fencing: 22 posts, 44 rails, 3' high.



COUNTY OF SAN MATEO



New Picnic Table in Visitors Center Area

Fitzgerald Marine Reserve



Table Size
184" x 64" x 29"

Style of table
to be installed

Seating - Area will be surrounded by two 10' logs and one log 20' log, making a "U" shaped area enclosure used for seating around the table.

Location

37°31'27" N 122°30'57" W
Moss Beach, CA
40 ft Elevation



COUNTY OF
SAN MATEO



REGULATIONS CONFORMANCE

General Plan/Local Coastal Program

- Locating and Planning New Development
- Sensitive Habitats Component
- Visual Resource Component
- Hazards Component
- Shoreline Access Component
- Recreation/Visitor-Serving Facilities Component



REGULATIONS CONFORMANCE

Community Design Manual

- Site Design
- Exterior Appearance

Zoning Regulations

- Seal Cove: RM-CZ/DR/CD
 - Complies with provisions of Chapter 36 (RM-CZ District)
 - In Midcoast LCP Project Area, DR District applicable only to residential development
- Ranger Station and Parking Area: R-1/S-17/DR/CD
 - Complies with R-1 (permitted uses) and S-17 (development standards)
 - Exempt from Design Review



ENVIRONMENTAL REVIEW

Categorically Exempt - Section 15303 (New Construction or Conversion of Small Structures)

The San Mateo County Parks Department, acting as Lead Agency, filed a notice of exemption on April 4, 2023 for the proposed activities at the Fitzgerald Marine Reserve. The Parks Department determined that all project activities proposed under this CDP are categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303(e), Class 3, relating to the construction and location of limited numbers of new, small facilities or structures.



RECOMMENDATION AND FINDINGS

That the Planning Commission approve the Coastal Development Permit, County File Number PLN 2023-00056, by adopting the required findings and conditions of approval contained in Attachment A.



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