

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

DATE: December 10, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of Coastal Development Permit and Use Permit Amendments to allow the construction of a permanent building to replace a seasonal tent used for wedding receptions at the Oceano Hotel, located at 280 Capistrano Road, in the unincorporated Princeton area of San Mateo County. This permit is appealable to the California Coastal Commission.

County File Number: PLN 2012-00132 (Point Pillar Project Dev., LLC)

PROPOSAL

The applicant is requesting Coastal Development Permit and Use Permit Amendments to replace a seasonal tent used for weddings and other outdoor events with a permanent building, to be located in the same spot, behind the Oceano Hotel in Princeton. This Use Permit was before the Planning Commission on appeal in May 2013. At that time, the Commission approved the project subject to a number of conditions that were intended to abate noise problems that were associated with the use. However, the applicant has come to the conclusion that the measures they proposed at that time have not sufficiently attenuated the noise as they had intended. To address their neighbors' concerns, the applicant is now proposing a permanent 4,000 square foot building that will incorporate sound dampening insulation. This building is approximately the same size as the previously approved tent. Use of the site will not change.

RECOMMENDATION

Approve the Coastal Development Permit and Use Permit Amendments, County File No. PLN 2012-00132, by making the required findings and adopting the conditions of approval in Attachment A.

SUMMARY

Staff has reviewed the project against the policies and standards of the General Plan, Local Coastal Program, and Zoning Regulations and found the project, as proposed and conditioned, to be in compliance with each set of policies and standards.

The new building will be somewhat more visible than the previously approved tent due to its solid roofline, as the tent's roofline was composed of two conical peaks. However, the tent utilized off-white canvas material, where the new building will use earth tone roof shingles and siding for a more natural appearance. Therefore, the new building will be less visually distinct and will garner less attention than the tent. The building site is also screened from Highway 1 by intervening trees and other vegetation, as well as distance. Furthermore, there is a six foot tall fence enclosing this area that also substantially screens the site from the highway.

In response to noise concerns, the new building will incorporate noise insulating materials in the wall and ceiling construction. An example is the use of triple paned windows and doors instead of single or double paned, to reduce noise transfer. Staff has included a condition of approval which requires the applicant to use noise insulating materials in the building construction and to identify such measures on the building plans submitted for review and approval at the building permit stage.

The new building requires a total of 68 on-site parking spaces. The existing Oceano Hotel property provides a total of 479 on-site parking spaces, which satisfies the parking requirements (398) for existing uses associated with the Oceano Hotel and Shoppes at Harbor Village, as well as the subject new building.

There is no evidence to suggest that the proposed building will have a significant impact upon coastal resources. No natural habitat or vegetation will be removed or altered, nor will the new building generate additional traffic above that which is already generated by the previously permitted tent. Furthermore, there is no evidence that the proposed building will negatively impact adjacent properties or improvements. All construction will be confined to the project parcel and the proposed use of the building as a wedding facility already exists on the site. The proposed building will provide better sound insulation than the previously approved tent provided, thus reducing a potential impact as well as providing a more aesthetically pleasing structure.

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

DATE: December 10, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of Coastal Development Permit and Use Permit Amendments, pursuant to Sections 6328.4 and 6500 of the County Zoning Regulations, respectively, to allow the construction of a permanent building to replace a seasonal tent used for wedding receptions at the Oceano Hotel, located at 280 Capistrano Road, in the unincorporated Princeton area of San Mateo County. This permit is appealable to the California Coastal Commission.

County File Number: PLN 2012-00132 (Point Pillar Project Dev., LLC)

PROPOSAL

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RECOMMENDATION

Approve the Coastal Development Permit and Use Permit Amendments, County File No. PLN 2012-00132, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner

Applicant/Owner: Point Pillar Project Developers, LLC

Location: 280 Capistrano Road, Princeton

APN: 047-081-390

Size: 1.572 acres

Existing Zoning: CCR/DR/CD (Coastside Commercial Recreation/Design Review/Coastal Development)

General Plan Designation: Coastside Commercial Recreation

Existing Land Use: Open grass area associated with the Oceano Hotel

Water Supply: Coastside County Water District

Sewage Disposal: Granada Sanitary District

Flood Zone: Zone X (areas of minimal flooding), based on the FEMA Flood Zone Map, Community Panel No. 06081C 0138 E, effective October 16, 2012

Environmental Evaluation: This project is categorically exempt pursuant to Section 15303(e), Class 3, of the California Environmental Quality Act related to the new construction or conversion of small structures.

Setting: The project site is a grassy open area at the northwest corner of the Oceano Hotel in Princeton. The site is bordered by parking lots and driveways to the north, east, and west. To the south is the hotel proper. Vegetation on the site is characterized by grass and ornamental shrubs.

Chronology:

<u>Date</u>	<u>Action</u>
May 15, 2012	- Application, PLN 2012-00132, for Use Permit and "After-the-Fact" Coastal Development Permit to legalize an existing 3,831 sq. ft. tent (for 6 months), a permanent 10' x 10' gazebo, and a permanent 360 lineal ft. long, 6' high fence.
October 18, 2012	- Zoning Hearing Officer (ZHO) public hearing; item continued to a date uncertain to better assess noise complaint issues.
February 7, 2013	- ZHO public hearing; item approved.
February 22, 2013	- Appeal of ZHO decision to Planning Commission filed.

- May 8, 2013 - Planning Commission (PC) public hearing for appeal of ZHO approval; PC upheld ZHO decision.
- May 22, 2014 - Application submitted for Coastal Development Permit and Use Permit Amendments to replace the existing 3,831 sq. ft. seasonal tent structure with a 4,000 sq. ft. permanent building to be used for wedding events.
- October 6, 2014 - Amendment application deemed complete.
- December 10, 2014 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

The project complies with all applicable General Plan policies, with specific discussion of the following:

a. Chapter 4 - Visual Quality Policies

Policies 4.14 (*Appearance of New Development*) and 4.21 (*Scenic Corridors*) seek to promote and enhance good design, site relationships and other aesthetic considerations in scenic corridors.

As discussed previously, the project site lies within the outer boundaries of the Cabrillo Highway County Scenic Corridor. The new building, as proposed, will be 21'-4" in height. The previously approved tent had a height of 22'-4" at its highest point. The new building will be somewhat more visible in that its roof line represents a solid mass, whereas the tent's height was composed of two conical peaks. However, the tent utilized off-white canvas material, whereas the building will use earth tone roof shingles and siding for a more natural appearance. In that regard, the new building will be less visually distinctive and will therefore garner less attention than the tent. As before, the proposed building site is still screened from Highway 1 by intervening trees and other vegetation, as well as distance. There continues to be a six foot tall fence enclosing this area that also substantially screens the site from the highway.

There are points along Capistrano Road where the proposed building will be visible to the public, primarily the north and south building elevations. The south building elevation provides architectural elements that help to break up the building wall, including varied sized

windows and doors, shingle siding, an outdoor stone fireplace, and trellis. The architectural elements provided on the south elevation are carried around to the west elevation.

The north and east elevations appear plain with limited architectural tie-in to the other (south and west) elevations and create a mismatched design between building elevations. Therefore, staff is recommending Condition of Approval No. 21 which will require the applicant to replace the relocated fence along the northern property line with native landscaping that will serve to soften views of the north building elevation from points along Capistrano Road. Furthermore, staff is recommending Condition of Approval No. 22 to require that façade articulation be provided on both the north and east building elevations to break up the appearance of shear, blank walls, and incorporate architectural elements from the west and south elevations to help unify the overall architectural design of the building. Some suggested options that the applicant should pursue, to the degree feasible, would include changing horizontal board and batten siding to shingle siding, carrying the dormer design on the west elevation to the east elevation, changing the individual box windows along the east elevation to broken-up grid windows (as proposed above the large windows on the west elevation), and changing the upper wall area on the north elevation to shingles.

b. Chapter 16 - Man-Made Hazards Policies

Policy 16.16 (*Construction Techniques Noise Control*). This policy promotes measures which incorporate noise control into the construction of new buildings. The applicant has not provided construction details for the building at this point. One measure that is shown on the plans is the use of triple paned windows and doors, which will reduce noise transfer over single or double paned windows. To ensure compliance with this policy, Staff is proposing a condition of approval (Condition of Approval No. 6) which requires the applicant to use noise insulating materials in the wall and ceiling construction of the building. These materials will be called out on the building plans for Staff review at the building permit stage.

2. Conformance with Local Coastal Program (LCP)

Staff has completed a review of the project against the Local Coastal Program and determined that the project complies with all applicable LCP policies, with specific discussion of the following:

a. Visual Resources Component

Policy 8.5 (*Location of Development*). This policy requires that new development be located on a parcel where it is least visible from State and County Scenic Roads and least likely to significantly impact views from public viewpoints. As discussed above, the proposed location is effectively screened from Cabrillo Highway by intervening trees and the six foot tall fence that surrounds this area of the project parcel. This portion of the project parcel is also screened off from Capistrano Road (the other nearby public viewing point) by a hedge and intervening structures (such as the adjacent Half Moon Bay Brewing Company) and trees.

b. Hazards Component

Policy 9.3 (*Regulation of Geological Hazard Areas*). This policy requires that the regulations of Section 6326.2 (*Tsunami Inundation Area Criteria*) of the Resource Management Zoning Ordinance be applied to designated tsunami inundation areas. Section 6326.2 (*Tsunami Inundation Area Criteria*) of the Resource Management Zoning Ordinance requires additional study of projected wave height and force, among other potential impacts related to tsunami hazard, for residential and resort developments designed for residential use. Furthermore, these criteria strictly prohibit publicly-owned buildings intended for human occupancy, schools, hospitals, nursing homes, or other buildings used primarily by children or physically or mentally infirm persons.

The project site is located within a tsunami inundation area according to the California Emergency Management Agency's Tsunami Inundation Map for Emergency Planning (June 15, 2009). However, the proposed building will function as a wedding reception facility and will not introduce any residential or other strictly prohibited use within the tsunami inundation area.

c. Recreation/Visitor-Serving Facilities Component

Policy 11.7 (*Urban Areas*). This policy permits uses in the Coastside Commercial Recreation areas which (1) serve primarily visitors or boating and fishing, and (2) contribute to the creation of a coastally-related commercial area or would uniquely enhance coastal recreation at that location. The proposed building would enhance the existing wedding facilities which already draw visitors to the Oceano Hotel and, in turn, the Princeton area, thus supporting not only the hotel, but also adjacent commercial enterprises (restaurants, retail).

3. Compliance with Zoning Regulations

a. District Regulations - Uses Permitted

The proposed project is located in the “Inland Area” of the Coastside Commercial Recreation (CCR) District. The proposed use, an outdoor wedding and events facility, is considered accessory to the primary use allowed on the parcel, that being a Resort Facility. This type of accessory use is commonly seen at larger hotels and resorts, particularly when they are in areas with significant scenic resources, such as a nearby seashore area. While considered accessory to the primary allowed use of the site, Section 6267.1 of the Zoning Regulations is explicit in stating that any alteration, addition or change in occupancy or use, shall require a Use Permit. Staff believes that the proposed use is in compliance with the uses permitted in the CCR Zoning District.

b. Development Standards

Table 1 shows that the proposed building complies with all of the development standards regarding building site, building height and lot coverage. Note that there is no floor area ratio requirement for this district.

TABLE 1 - CCR ZONING REGULATIONS		
Requirement	Proposed	Maximum Allowed
Lot Coverage	5.84%	50%
Building Height	21 feet, 4 inches	28 feet
<u>Side Yards</u>		
Left Side	35 ft. - 8 in.	15 feet combined, with a minimum of 5 feet on any one side
Right Side	13 ft. - 7 in.	

Coastal Access and Parking. The CCR Zoning District requires all development between the mean high tide line and the nearest public road to provide shoreline access in accordance with the LCP. The project site is east of Capistrano Road and not within this zone. In addition, the provision of trail easements (also required by this Section of the Zoning Regulations) was addressed during the permitting process for the Oceano Hotel.

Furthermore, projects requiring more than 10 off-street parking spaces for development within a 1/4 mile along the nearest public road from an established shoreline access must make a minimum of 20% of these parking spaces available for shoreline access parking between 10:00 a.m. and 4:00 p.m. According to the LCP’s Existing Midcoast

Shoreline Access Map, Denniston Creek Shoreline Access is located within a 1/4 mile of the project site. Shoreline access parking will continue to be provided within the existing Oceano Hotel parking lot, which serves the parking needs of the proposed building. Condition of Approval No. 19 has been included in Attachment A to require that the existing shoreline access parking signs posted within the parking lot be repainted with the words “beach user parking” as these words have faded to unreadable text and to ensure that a minimum of 20% of the total parking spaces are available and posted for shoreline access parking.

c. Parking Regulations

The proposed building is intended to accommodate wedding receptions. The California Building Code establishes a maximum occupancy of 203 under an assembly occupancy (without fixed seats)¹. Pursuant to Chapter 3 (*Parking*) of the County Zoning Regulations, one on-site parking space is required per three seats for establishments serving food and beverages. Therefore, the new wedding facility requires a total of 68 on-site parking spaces. The existing Oceano Hotel property provides a total of 479 on-site parking spaces, which satisfies the parking requirements for existing uses associated with the Oceano Hotel and Shoppes at Harbor Village, as well as the subject new building. See Table 2 and 3 below:

TABLE 2 - PARKING REQUIREMENTS			
Use	Measuring Units	Parking / Measuring Unit	Total Parking Required
Hotel	95 sleeping units	1/sleeping unit	95
Retail	30,400 sq. ft.	1/160 sq. ft.	190
Restaurants*	340 seats (original approval)	1/3 seats	113
New Building**	203 seats	1/3 seats	68
TOTAL ON-SITE PARKING REQUIRED			466
*Includes Flavors (222 seats), Mezza Luna Café (48 seats), Hotel bar/restaurant (50 seats).			
**3,040 sq. ft. assembly space/15 sq. ft. per person = 203 occupants/seats.			

¹ Pursuant to the 2013 California Building Code, Table 1004.1.2, an assembly occupancy without fixed seats (unconcentrated tables and chairs) has a maximum load floor area allowance of 15 sq. ft. per occupant.

TABLE 3 - PARKING PROVIDED	
Location	Quantity
Ground level parking lot	352
Underground parking lot	127
TOTAL ON-SITE PARKING PROVIDED	479

d. Performance Standards

Section 6270 of the County Zoning Regulations outlines performance standards for noise, odor, lighting, and vibration for the CCR Zoning District. The proposed use is an outdoor wedding and gathering area. It is separated from adjacent uses by landscaping and parking areas. There have been no reported complaints regarding odor associated with this use. The proposed project, to replace the previously approved tent with a permanent building, is intended to address noise concerns.

e. Design Review Standards

The proposed project is located within a Design Review District. The proposed project conforms to the applicable design review standards as stated in Section 6565.17 of the Zoning Regulations.

- (1) *Proposed structures are designed and situated so as to retain and blend with the natural vegetation and landforms of the site and to ensure adequate space for light and air to itself and adjacent properties.*

The location of the wedding area was vacant with no natural vegetation prior to the construction of the gazebo and associated landscaping. The area is relatively flat, requiring only minimal grading to construct the building's foundation. The proposed building has a relatively small footprint in relation to the surrounding parcel and will utilize colors and materials that are consistent with the Coastside Design Review standards. There are no other buildings or significant structures within 30 feet of the proposed building.

- (2) *Trees and other vegetation land cover are removed only where necessary for the construction of structures or paved areas in order to reduce erosion and impacts on natural drainage channels, and maintain surface runoff at acceptable levels.*

No trees or other vegetation need to be removed to accommodate the proposed building.

- (3) *A smooth transition is maintained between development and adjacent open areas through the use of natural landscaping and plant materials which are native or appropriate to the area.*

The project is located in a developed area with large parking lots and other commercial buildings adjacent. New and existing landscape planting strips will surround the new building.

- (4) *Views are protected by the height and location of structures and through the selective pruning or removal of trees and vegetative matter at the end of view corridors.*

The project site is located in the inland area of Princeton, and the proposed height of 21 feet, 4 inches will not result in blockage of any ocean views or open space from the adjacent parking areas.

f. CCR District Use Permit Findings

Section 6267 of the Zoning Regulations specifies two additional findings that are required for the issuance of a Use Permit in the CCR District, in addition to those required by Chapter 24 of the Zoning Regulations:

- a) *The design and operation of the proposed use will further the purpose of this Chapter as stated in Section 6265.*

The purpose of the CCR District is to limit and control the use and development of land designated as commercial recreation in the LCP in order to establish commercial areas which:

1. are primarily oriented toward meeting the service and recreational needs of Coastside visitors, boat users and Coastside residents seeking recreation;
2. have an intimate, human scale;
3. have a unified design theme appropriate to their location;
4. provide public access to nearby coastal areas; and
5. protect coastal resources.

As discussed above, the project serves as a draw for Coastside visitors, encouraging them to have their events in the Princeton area and enjoy its recreational opportunities. The proposed building is

designed to accommodate limited numbers of people in keeping with its intended use. It is of a design that is compatible with surrounding land uses, including the Half Moon Bay Brewing Company, located on the adjacent parcel. Access to adjacent coastal areas and resources are not impacted by the project.

b) *The design and operation of the proposed use will conform with the development standards stated in Section 6269.*

As discussed above, the project conforms to these development standards, particularly with regards to setbacks, lot coverage, and height.

4. Conformance with Use Permit Findings

As stated above, Section 6267 (CCR Zoning Regulations) requires the issuance of a Use Permit Amendment, in accordance with Chapter 24, for all new construction or alteration, addition, or change in use or occupancy of a legal structure or use in the CCR District. To approve this Use Permit Amendment, the Planning Commission must make the following finding:

That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

As discussed above, there is no evidence to suggest that the proposed building will have a significant impact upon coastal resources. No natural habitat or vegetation will be removed or altered, nor will the new building generate additional traffic above that which is already generated by the use. The proposed building will not significantly alter or impede coastal views.

There is no evidence that the proposed building will negatively impact adjacent properties or improvements. All construction will be confined to the project parcel, and the proposed use of the building as a wedding facility has previously existed on the site. The proposed building will provide better sound insulation than the previous tent provided, thus reducing a potential impact as well as providing a more aesthetically pleasing structure.

B. ENVIRONMENTAL REVIEW

This project is Categorically Exempt pursuant to Section 15303 of the California Environmental Quality Act, consisting of the construction and location of limited numbers of new, small facilities or structures. The project site is located within an urbanized area with public services and will replace the previously approved tent in the same location.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Environmental Health Division
Coastside Fire Protection District

ATTACHMENTS

- A. Recommended Finding and Conditions of Approval
- B. Vicinity Map/Location Map
- C. Site Plan
- D. Floor Plan
- E. Roof Plan
- F. Elevations
- G. Grading, Drainage, Erosion Control Plan
- H. Planning Commission Decision Letter, Dated May 14, 2013, for Seasonal Tent

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2012-00132 Hearing Date: December 10, 2014

Prepared By: Summer Burlison
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is Categorically Exempt pursuant to Section 15303 of the California Environmental Quality Act, consisting of the construction and location of limited numbers of new, small facilities or structures. The project site is located within an urbanized area with public services and will replace the previously approved seasonal tent in the same location.

Regarding the Coastal Development Permit Amendment, Find:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. As discussed in Section A.2 of this report, the project complies with the Visual Resources and Recreation Components of the LCP.
3. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section A.2 of the attached report. The project provides an important visitor-serving function that draws people to the Princeton area and encourages local economic growth.

Regarding the Use Permit Amendment, Find:

4. That the establishment, maintenance and/or conducting of the proposed use, under the circumstances of the particular case and as conditioned will not result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. No natural habitat or vegetation will be removed or altered, nor will the new building generate additional traffic above that which is already generated by the use. The proposed

building will not significantly alter or impede coastal views. There is no evidence that the proposed building will negatively impact adjacent properties or improvements. All construction will be confined to the project parcel, and the proposed use of the building as a wedding facility already exists on the site. The proposed building will provide better sound insulation than the previously approved tent provided, thus reducing a potential impact as well as providing a more aesthetically pleasing structure.

5. That the design and operation of the proposed use will further the purpose of this Chapter (CCR Zoning District) as stated in Section 6265. The project serves as a draw for Coastside visitors, encouraging them to have their events in the Princeton area and enjoy its recreational opportunities. The proposed building is designed to accommodate limited numbers of people in keeping with its intended use. It is of a design that is compatible with surrounding land uses, including the Half Moon Bay Brewing Company, located on the adjacent parcel. Access to adjacent coastal areas and resources are not impacted by the project.
6. That the design and operation of the proposed use will conform to the development standards stated in Section 6269 (CCR Zoning District). As discussed in Section A.3 of the attached report, the project conforms to these development standards, particularly with regard to setbacks, lot coverage, and height.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the Planning Commission on December 10, 2014. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This Use Permit shall be valid for five (5) years following the date of final approval. The applicant shall file for a renewal of this permit six months prior to expiration with the County Planning and Building Department, if continuation of this use is desired. If the County finds that the use is not in compliance with the conditions of approval, the applicant shall have 30 days to comply with the terms of the approved Use Permit or apply for a Use Permit Amendment, including payment of all applicable fees.
3. Any change in use or intensity shall require an amendment to this use permit. Amendment of this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.

4. Any new utilities shall be installed underground from the nearest existing utility pole. No new utility poles are permitted to be installed.
5. There shall be no removal of any significant vegetation that screens the view of the project from any public right-of-way (i.e. Capistrano Road and/or Highway 1).
6. Construction shall include the use of noise insulating materials in the walls and ceiling of the building. Such materials shall be called out on the building plans submitted for review and approval by the Planning and Building Department.
7. The applicant shall submit exterior color and material samples (such as manufacturer brochures) for all exterior finishes for review and approval prior to the issuance of a building permit. Prior to final building inspection, the applicant shall submit photos of the completed exterior elevations of the building to verify that the approved colors and materials have been appropriately implemented.
8. Manufacturer cut sheets for the exterior building wall mounted light fixtures shall be submitted for review and approval prior to the issuance of a building permit. Fixtures shall be designed to minimize light pollution beyond the confines of the subject premises.
9. Prior to beginning any construction activities, the applicant shall implement an approved Erosion and Sediment Control Plan, which shall be maintained throughout the duration of the project. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of fiber rolls or silt fencing, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.
10. The applicant shall implement and maintain throughout the duration of the project minimum dust control measures:
- a. Water any active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover any trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - d. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
 - e. Sweep public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - f. Replant vegetation in disturbed areas immediately upon completion of construction.
11. Noise levels produced by proposed construction activities shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the

hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

12. The applicant shall ensure that during construction, noise, light, dust, odor and other interference with persons and property off the development site is minimized.
13. The approved use shall maintain compliance with the noise, odor, and vibration standards of the Coastside Commercial Recreation District.
14. At no time shall the building occupancy exceed the maximum occupancy load allowed pursuant to the current California Building Code.
15. All activities shall be conducted in accordance with the County Noise Ordinance (San Mateo County Noise Ordinance, Title 4, Chapter 4.88). Noise levels produced by activities originating on the subject premises shall not exceed the levels established in the County Noise Ordinance and the performance standards of the Coastside Commercial Recreation District, Section 6270.1.
16. No amplified music, voices, or noise shall be allowed outdoors, after 10:00 p.m. throughout the year, except that amplified music and voices shall be allowed outdoors until 11:00 p.m. on Fridays and Saturdays, provided that they comply with the County Noise Ordinance and with the performance standards of the Coastside Commercial Recreation District, Section 6270.1.
17. All speakers associated with amplified music, voices or noise shall be pointed away from adjacent buildings (i.e., The Half Moon Bay Brewing Company, Old Princeton Landing, etc.) and toward the adjacent large parking lot for the Princeton Fishing Village shopping mall (i.e., in a northeasterly direction, toward Highway 1).
18. The applicant shall designate a permanent contact person whose name and contact information (phone number and e-mail address) shall be provided to the County and to all members of the public who request it. This person is responsible for responding to noise complaints before, during, and after all events. This person must remain on the site until the end of all events at the facility.
19. A minimum of 20% of the total parking spaces within the Oceano Hotel parking lot shall be available for shoreline access parking between 10:00 a.m. and 4:00 p.m. daily. All shoreline access parking shall be posted with clear and legible signs identifying its designated availability. Furthermore, existing shoreline access parking signs posted within the parking lot shall be repainted with the words "beach user parking." Prior to final building inspection, Planning staff shall verify that the required percentage of available shoreline access parking is identified with clear and legible signage.

20. All new landscaping shall be shown on a landscape plan and submitted as part of the building permit submittal for review and approval by the Planning Department. All new landscaping shall be of native species and appropriate for the coastal environment. The landscape plan shall include identification of the size, quantity, and species of all new landscaping. Prior to final building inspection, Planning staff shall verify that all new landscaping has been installed in accordance with an approved landscape plan.
21. The portion of fence along the northern property line shall be replaced with native landscape that will serve to soften and help screen views of the north building elevation from points along Capistrano Road.
22. Facade articulation shall be provided on the north and east building elevations, to the satisfaction of the Community Development Director, to break up the appearance of shear, blank walls. Articulation of the north and east walls shall be provided by the incorporation of architectural elements from the other (west and south) elevations to help unify the architectural design of the building.

Building Inspection Section

23. No work shall commence until a valid building permit is issued.
24. Compliance with accessible parking and path of travel requirements shall be demonstrated on plans submitted for a building permit.

Department of Public Works

25. Prior to the issuance of a building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
26. Prior to the issuance of a building permit or planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Environmental Health Division

27. The applicant shall obtain an annual health permit to operate the food facility.

Coastside County Fire Protection District

28. An approved fire hydrant (Clow 960) must be located a minimum of 250 feet measured by way of drivable access from the proposed project. The hydrant must have a minimum flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a minimum of 2 hours. The applicant shall provide documentation including hydrant location, main size, and a fire flow report at the building permit application stage. An inspection is required prior to Fire's final approval of the building permit or before combustibles are brought on-site.
29. The proposed project must be equipped with an approved NFPA 13 fire sprinkler system throughout the building. You **will not** be issued a building permit until fire sprinkler plans are received, reviewed and approved by the fire district. Please be advised that the sprinkler system design shall be based on at least an Ordinary-Group 2 classification or higher classification based on stored commodity. Please provide information as to commodity. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Department. A certificate of completion is required at final inspection.
30. Fire suppression operations involve heavy pieces of apparatus that must set-up and operate close to the building. California Fire Code and fire district ordinances require construction that allows fire apparatus to be placed directly outside the building. Additionally, it is the developer/owner's responsibility to assure well-marked fire lanes are provided around the entire outside perimeter of the building. When fire protection, including fire apparatus access roads and water supplies for fire protection is required, such protection shall be installed and made serviceable prior to and during the time of construction and before combustibles are on the project site. Approved signs and painted curbs or lines shall be provided and maintained to identify fire apparatus access roads and state the prohibition of their obstruction. Fire lanes shall be in accordance with Coastside Fire District specifications. The applicant shall contact the Coastside Fire Marshal's Office at (650) 726-5213 for specifications.
31. Fire Department access shall be to within 150 ft. of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be 20 ft. wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 ft. is required for a minimum of 20 ft. on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

32. The building will require the installation of “Knox Boxes.” These emergency key boxes are required when access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or fire-fighting purposes. The Fire Chief will determine the location for the key box and provide an authorized order form. All security gate systems controlling vehicular access shall be equipped with a “Knox” key operated emergency entry device. The applicant shall contact the Coastside Fire Marshal's Office at (650) 726-5213 for specifications and approvals prior to installation.
33. Exit door(s) shall be operable from the inside without the use of a key, special knowledge, or effort. Exception: Main exit doors may be equipped with a keyed-locking device if there is a readily visible sign on or adjacent to the door stating “THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED.” The letters in the sign shall not be less than 1 inch in height.
34. Exit signs shall be internally or externally illuminated by two electric lamps or shall be of an approved self-luminous type. Power supply to one of the lamps for exit signs shall be provided by the premises wiring system. Power to the other lamp shall be from storage of batteries or an on-site generator set. Exiting illumination shall be included with electrical plans and submitted to the San Mateo County Building Department for review and approval.
35. When more exits from a story are required by Chapter 10 of the California Building Code, exit signs shall be installed at stair enclosures, horizontal exits and other required exits from the story. When 2 or more exits are required from a room or area, exit signs shall be installed at the required exits from the room or area and where otherwise necessary to clearly indicate the direction of egress. Exception: Main exit doors, which obviously are clearly identifiable as exits (glass door). Show exit plans on building permit plans submitted to the San Mateo County Building Department for review and approval.

When exit signs are required by Section 1011.2 / 1011.7 of the California Building Code, additional low-level exit signs, which are internally or externally illuminated, photo luminescent or self-luminous, shall be provided in all interior rated exit corridors serving guest rooms of hotels in Group R, Division 1 Occupancies, and other occupancies as determined by the code.

36. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for classroom, assembly or similar purpose, shall have the capacity of the room posted in a conspicuous place.
37. This project is required to install an approved NFPA 72 Fire Alarm system throughout the building. The system is to monitor any flow through the required automatic fire sprinkler system, any fire sprinkler valve tamper, and all heat and smoke detectors. The system will also include an exterior bell and interior horn/strobes, which are required to be wired to the alarm system and the flow

switch for the fire sprinkler system. The FACP shall be protected with a smoke detector as per NFPA 72, Section 1-5.6, and a manual pull station. A wiring inspection is required to be conducted by the Fire District prior to covering walls and ceiling areas. All systems and components must be tested per manufacturer's specifications and NFPA 72. Battery backup shall meet or exceed the requirements for amp-hour rating and must be tested as per manufacturer's specifications and NFPA 72. A certificate of completion is required at final inspection.

38. There must be at least one 2A-10BC fire extinguisher for each 3,000 square feet; travel distance not to exceed 75 feet with at least one extinguisher per floor; per Title 19, California Code of Regulations.
39. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
40. The proposed project will be required to form a Communities Facilities District. Please be aware that it takes a minimum of 3 months to go through this process. An occupancy permit will not be issued until all project conditions of the District are completed. Please contact the Fire District administration office with questions or to receive detailed information on this process.
41. 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. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. 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 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be 6" x 18" green reflective metal sign.
42. Contact the Coastside Fire Marshal to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hours notice to the Fire Department at (650) 726-5213.

SSB;jlh – SSBY1043_WJU.DOCX

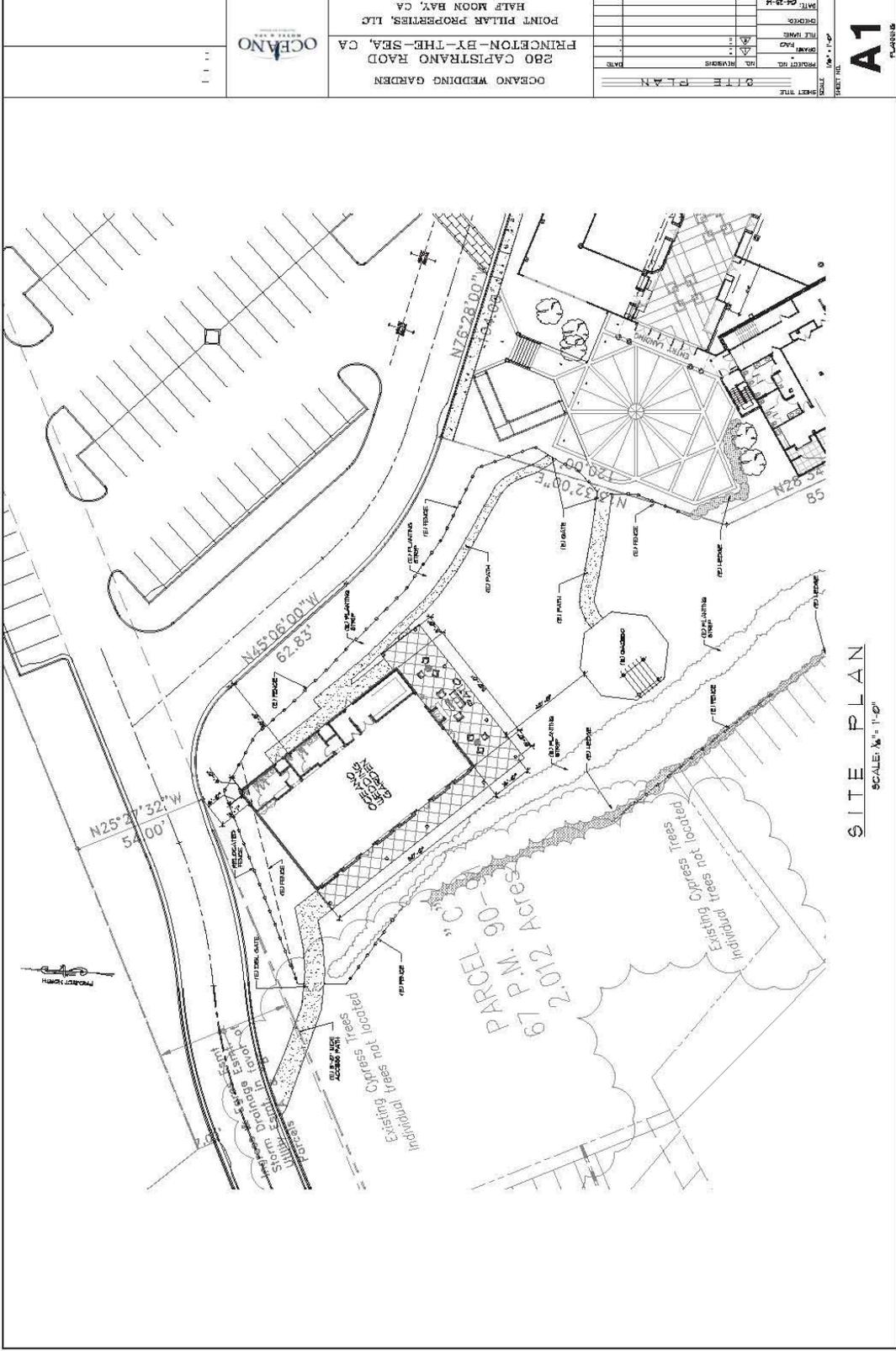


Vicinity Map

San Mateo County Planning Commission Meeting

Owner/Applicant: PILLAR POINT PROJECT DEVELOPERS, LLC Attachment: B

File Numbers: PLN2012-00132



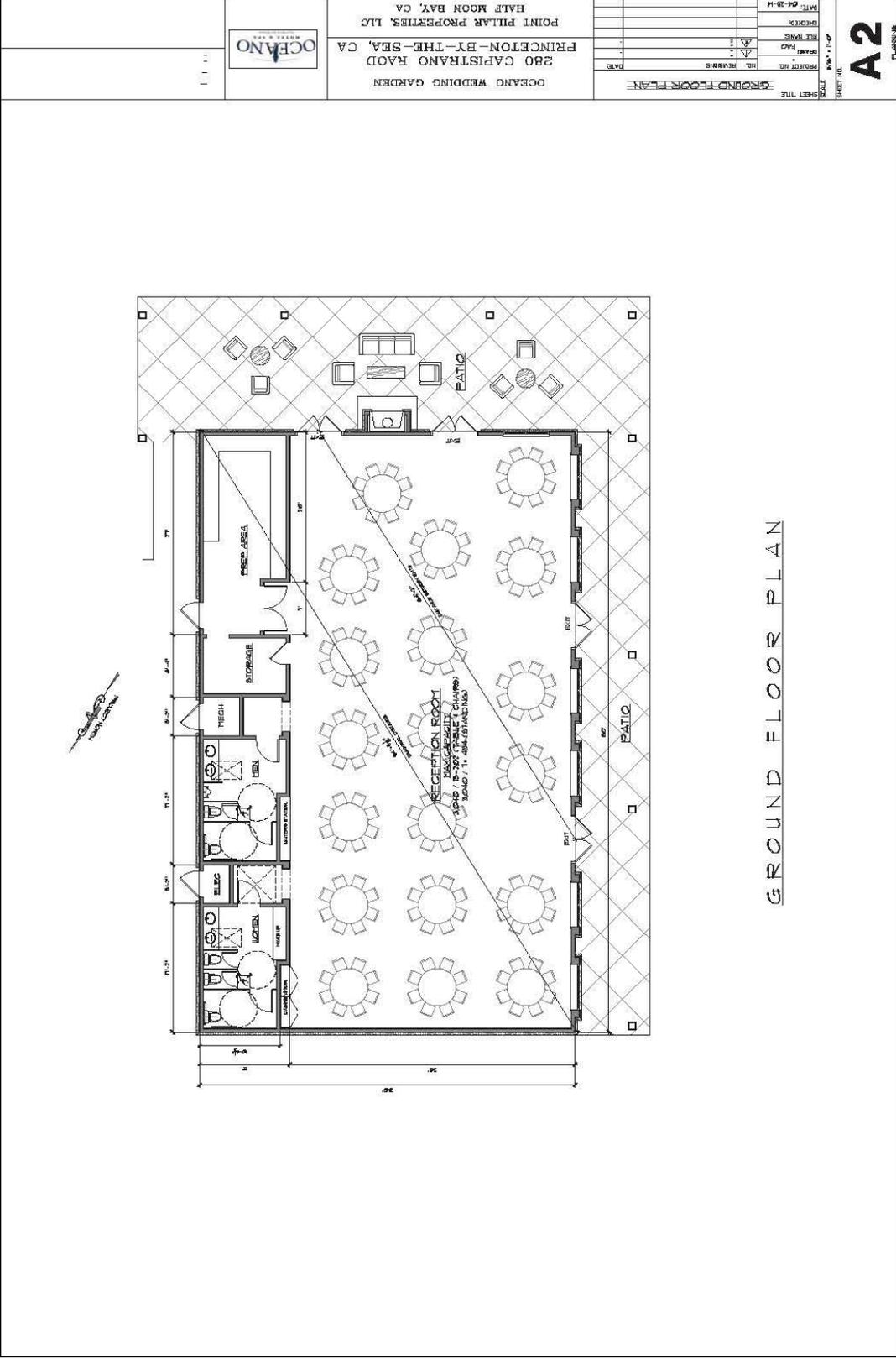
		OCEANO WEDDING GARDEN 280 CAPSTRANO ROAD PRINCETON-BY-THE-SEA, CA POINT PILLAR PROPERTIES, LLC HALF MOON BAY, CA
SHEET TITLE SITE PLAN	PROJECT NO. NO. REVISIONS	DATE DRAWN BY CHECKED BY DATE
SCALE: 1/8" = 1'-0" A1 PLANNING		

San Mateo County Planning Commission Meeting

Owner/Applicant: PILLAR POINT PROJECT DEVELOPERS, LLC

Attachment: C

File Numbers: PLN2012-00132



San Mateo County Planning Commission Meeting

Owner/Applicant: PILLAR POINT PROJECT DEVELOPERS, LLC

Attachment: D

File Numbers: PLN2012-00132

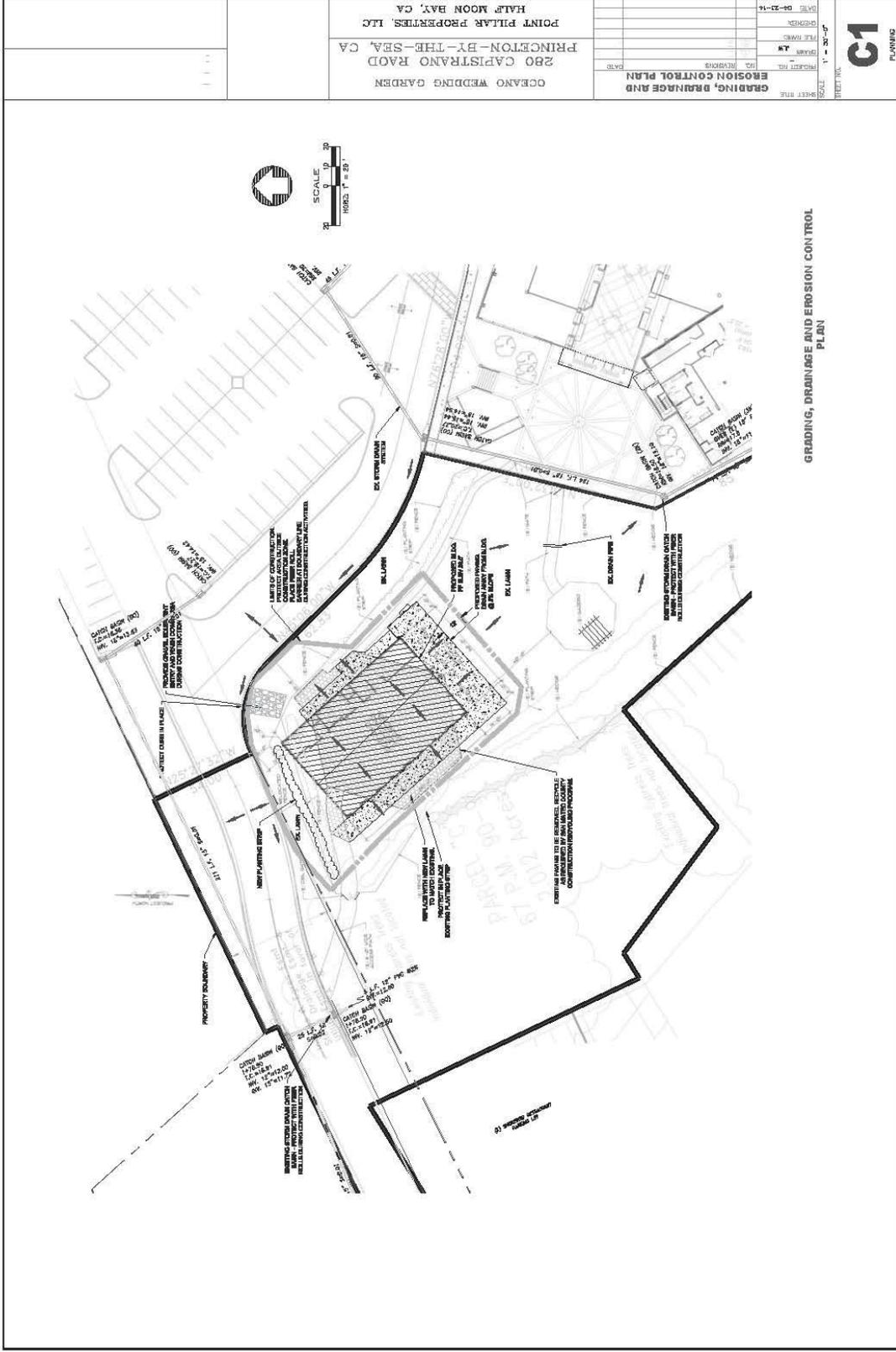


San Mateo County Planning Commission Meeting

Owner/Applicant: PILLAR POINT PROJECT DEVELOPERS, LLC

Attachment: F

File Numbers: PLN2012-00132



GRADING, DRAINAGE AND EROSION CONTROL PLAN

SHEET NO.	C1
PROJECT NO.	PLN2012-00132
DATE	04-23-12
SCALE	1" = 20'-0"
PROJECT NAME	GRADING, DRAINAGE AND EROSION CONTROL PLAN
CLIENT	POINT PILAR PROPERTIES, LLC
ADDRESS	280 CAPISTRANO ROAD, PRINCETON-BY-THE-SEA, CA
LOCATION	OCEANO WEDDING GARDEN, HALF MOON BAY, CA

San Mateo County Planning Commission Meeting

Owner/Applicant: PILLAR POINT PROJECT DEVELOPERS, LLC

Attachment: G

File Numbers: PLN2012-00132



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

May 14, 2013

Ron Stefanick
P.O. Box 158
Half Moon Bay, CA 94019

Keet Nerhan
210 San Mateo Road, Ste. 201
Half Moon Bay, CA 94019

Harriet Segelcke
114 Broadway Ave
Half Moon Bay, CA 94019

Dear Mr. Stefanick, Mr. Nerhan, and Ms. Segelcke:

Subject: **FINAL LETTER OF DECISION**
File Number: PLN2012-00132
Location: 240 Capistrano Road, Princeton
APN: 047-081-390

On May 8, 2013, the San Mateo County Planning Commission considered a Coastal Development Permit and Use Permit, pursuant to Sections 6328.4 and 6500 of the San Mateo County Zoning Regulations, respectively, to legalize the seasonal use of a tent for weddings, the construction of a 100 sq. ft. gazebo and 360 ft. of 6-ft. tall fencing at the Oceano Hotel, located at 240 Capistrano Road, in the unincorporated Princeton area of San Mateo County. This is an appeal of the Zoning Hearing Officer's decision to approve the aforementioned.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the project by denying the appeal and adopting the required findings and conditions of approval as identified in Attachment A with one additional condition requiring an administrative review within 90 days of the date of approval.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m.** on May 22, 2013.

An approval of this project is appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at (415)904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A

San Mateo County Planning Commission Meeting

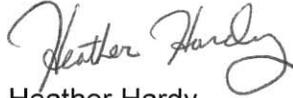
Owner/Applicant: PILLAR POINT PROJECT DEVELOPERS⁺ Attachment: H

File Numbers: PLN2012-00132

project is considered approved when these appeal periods have expired and no appeals have been filed.

If you have questions regarding this matter, please contact Mike Schaller, Senior Planner, at (650)363-1849 or Email: mschaller@smcgov.org.

Sincerely,

A handwritten signature in cursive script that reads "Heather Hardy".

Heather Hardy
Planning Commission Secretary

Please take a few minutes to complete the online version of our Customer Survey which will help us to enhance our customer service. The survey is available at:
<http://www.co.sanmateo.ca.us/planning/survey>

Thank you.

cc: Department of Public Works
Building Inspection Section
Coastside Fire Protection District
County Assessor
Mike Mead
Fred Lyon
California Coastal Commission
Midcoast Community Council
Princeton Advisory Homeowners Association

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit File Number: PLN 2012-00132

Hearing Date: May 8, 2013

Prepared By: Michael Schaller, Senior Planner

Adopted By: Planning Commission

FINDINGS

Regarding the Environmental Review, Found:

1. That this project is categorically exempt pursuant to Section 15303(e), Class 3, of the California Environmental Quality Act related to the new construction or conversion of small structures.

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. As discussed in Section A.2 of the staff report, the project complies with the Visual Resources and Recreation Components of the LCP.
3. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section B.2 of the staff report. The project provides an important visitor serving function that draws people to the Princeton area and encourages local economic growth.

For the Use Permit, Found:

4. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. There is no evidence to suggest that the proposed use, a wedding/gathering facility, will have any detrimental effect upon coastal resources, or negatively impact property or improvements in the surrounding area. The project site is separated from adjacent uses by parking and landscaping areas, and has been operated in such a manner that it has had no negative impact upon adjacent businesses to the best of staff's knowledge.
5. That the design and operation of the proposed use will further the purpose of this Chapter (CCR Zoning District) as stated in Section 6265. The project serves as a draw for Coastside visitors, encouraging them to have their events in the Princeton area and enjoy its recreational opportunities. The tent and gazebo are designed to accommodate limited numbers of people in keeping with their intended use. They are of a design that is

compatible with the adjacent Oceano Hotel. Access to adjacent coastal areas and resources are not impacted by the project.

6. That the design and operation of the proposed use will conform to the development standards stated in Section 6269 (CCR Zoning District). As discussed in Section B.3 of the attached report, the project conforms to these development standards, particularly with regards to setbacks, lot coverage, and height.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in the staff report and materials approved by the Planning Commission on May 8, 2013. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.
2. This use permit shall be valid for five (5) years from the date of final approval, and shall expire on May 8, 2018. Renewal of this permit shall be applied for six (6) months prior to expiration to the Planning and Building Department and shall be accompanied by the renewal application and fees applicable at that time.
3. At no time shall the number of attendees at a given event exceed the maximum occupancy load for the tent structure, as outlined in the current International Building Code.
4. Any change in use or intensity not already approved shall require an amendment to this use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
5. This tent may only be in place between April 15 and October 15 of each year. However, the applicant can request additional days that the tent may be up outside of this window, as needed, except that the period that the tent is in place continuously must not exceed the period allowed by applicable building and fire codes. The applicant shall submit a written request to the Planning Department seven (7) days in advance of an event date outside of the above window. The tent must be taken down and stored in a screened storage area outside of the above time period.
6. Noise levels produced by activities originating within the tent area and adjacent outdoor areas shall not exceed the levels established in the County Noise Ordinance and the performance standards of the CCR Zone, Section 6270.1. All activities shall be conducted in accordance with the County Noise Ordinance (San Mateo County Code of Ordinance, Title 4, Chapter 4.88).
7. No amplified music, voices, or noise shall be allowed outdoors, after 10:00 p.m. throughout the year, except that amplified music and voices shall be allowed outdoors until 11:00 p.m. on Fridays and Saturdays, provided that they comply with the County Noise Ordinance and with the performance standards of the CCR Zone, Section 6270.1.
8. All speakers associated with amplified music, voices or noise shall be pointed away from adjacent buildings (i.e., The Half Moon Bay Brewing Company, Old Princeton Landing,

etc.) and toward the adjacent large parking lot for the Princeton Fishing Village shopping mall (i.e., in a northeasterly direction, toward Highway 1).

9. The applicant shall place sound dampening tent lining, walls, and/or other forms of sound dampening around the exterior sides of the tent that are adjacent to Capistrano Road. These measures shall be indicated on all building plans. The purpose is to reduce the level of noise that can emanate toward the Princeton community.
10. The applicant shall designate a permanent contact person whose name and contact information (phone number and e-mail address) shall be provided to the County and to all members of the public who request it. This person is responsible for responding to noise complaints before, during, and after all events. This person must remain on the site until the end of all events at the facility.
11. This permit is subject to a 90 day review from the date of this letter. The purpose of the review is to determine the effectiveness of the conditions of approval with regards to noise issues.

Building Inspection Section

12. The applicant shall apply for and obtain a building permit prior to any construction activity related to this project approval. A building permit is required and must be obtained each time the tent is erected.

Coastside Fire Protection District

13. A Tent Permit must be obtained and a Fire Inspection must be performed before each event. A 72-hour notice will be required for event inspection.
14. All tent and awning structures shall carry the California Office of the State Fire Marshal's label and comply with all California Fire Code, California Code of Regulations Title 19, and California Health and Safety Code requirements.
15. All exits shall be full width floor to ceiling.