

Board Meeting Date: April 20, 2021
Special Notice / Hearing: 300 Feet
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Community Development Director

Subject: EXECUTIVE SUMMARY: Public hearing to consider an appeal of the Planning Commission's decision to 1) adopt an Initial Study and Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and 2) approve a Coastal Development Permit, Use Permit, Design Review Permit, Mobilehome Park Permit and a Grading Permit for the construction of a new 42-space Recreational Vehicle (RV) park, 8 tent camping spaces, plus a 1,065 sq. ft. shower and laundry building located on a legal 3.356-acre parcel at 240 Capistrano Road in the Princeton area of unincorporated San Mateo County. The construction of the RV park involves 4,500 cubic yards of cut and 4,575 cubic yards of fill. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

County File Number: PLN 2017-00320 (Stefanick)

RECOMMENDATION:

Deny the appeal and uphold the decision of the Planning Commission to adopt the Initial Study/Mitigated Negative Declaration and approve the Coastal Development Permit, Use Permit, Design Review Permit, Mobilehome Park Permit, and Grading Permit by making the required findings and adopting the conditions of approval identified in Attachment A.

BACKGROUND:

Proposal: The applicant, Ron Stefanick of Point Pillar Project Developers, has submitted an application to construct a new recreational vehicle (RV) park, as a part of the Harbor Village development, on a legal, undeveloped parcel at the west corner of the intersection of Cabrillo Highway (Highway 1) and Capistrano Road.

The proposal reviewed by the Planning Commission on December 9, 2020, included 47 RV spaces, 8 tent camping spaces, a 1,065 sq. ft. shower and laundry building, and one (1) 192 square foot trash enclosure building. During its review, the Planning Commission imposed additional conditions of approval that resulted in approval of a modified project; as approved and conditioned by the Planning Commission, the conceptual plan prepared by the applicant (Attachment D) includes 42 RV spaces and a relocated shower and laundry building. The construction of the RV park involves 4,500 cubic yards of cut and 4,575 cubic yards of fill. No trees are proposed for removal. The applicant proposes to enclose the RV park with a new split rail, natural-stained, 40-inch high wood fence.

The RV park would have an on-site manager available at all times to oversee the maintenance of the park and enforce rules and regulations, including those that pertain to trash and noise. Stays would be limited to no more than 28 consecutive days and 90 days annually per RV, as required by the policies of the Local Coastal Program (LCP). Customers who would like to use the tent camping spaces would be able to walk-in without a vehicle.

DISCUSSION:

Points of Appeal

After the project was continued at their December 11, 2019 meeting, the Planning Commission considered the project at its December 9, 2020 meeting, and, by a vote of 3-2, approved the project (decision letter is included in Attachment H). On December 14, 2020, Planning staff received an appeal filed by the applicant (appellant).

The appellant challenges Condition 21(a) which requires the relocation of the laundry/shower building from the northern corner of the site to the end of the upper interior row closest to Highway 1 and Capistrano Road, asserting that the new location would not be aesthetically pleasing, results in the loss of RV spaces, creates pedestrian and vehicular circulation issues, and does not provide additional landscape screening. Recognizing that Cabrillo Highway is a designated County scenic route at this location, the location of the laundry/shower building, as conditioned by the Planning Commission and shown on the conceptual site plan (Attachment D), would remain outside of the proposed Clear View Easement and would therefore not cause adverse impacts to ocean views from the public right of way. The opportunity for landscape screening that will minimize the visibility of the project from the northbound lanes of Highway 1 will also be increased. In addition, the new location will shorten the path from the accessible tent spaces and is required to meet relevant building and accessibility codes regarding circulation.

The appellant asserts that the Planning Commission's addition of Condition 21(c), which requires the reduction of the size of the existing sign structure at the corner of Capistrano Road and Highway 1 to a maximum of six feet high and nine feet wide is overreaching in that the sign structure is not part of the scope of the project. In the review of the development, staff and the Planning Commission considered visual impacts of the existing sign (located in the proposed Clear View Easement) and the proposed RV park, finding that reducing the size of the sign would further minimize visual obstructions within the proposed Clear View Easement area, subsequently restoring ocean views from Highway 1. The replacement of the sign that is 21 feet 10 inches tall and 15 feet 1-inch wide with a 6-foot-tall monument sign would make the signage style consistent with the monument sign for the development found at the northern corner of the intersection of Capistrano Road and Pillar Point Harbor Boulevard.

The appellant asserts that the Planning Commission's addition of Condition 21(b), which requires robust landscape screening at the end of the lower interior row of RV parking spaces closest to Capistrano Road by eliminating two RV spaces at the end of the row,

is unnecessary as adequate landscape screening from viewing locations along Capistrano Road is provided in the initial design and the loss of spaces further reduces the profitability of the project. The elimination of select spaces will provide increased area for enhanced landscaping screening as larger, taller growing plant material, such as trees, can be planted in areas outside of the Clear View Easement area. This will be of particular benefit to views from Capistrano Road and northbound Highway 1.

The appellant asserts that the Planning Commission's addition of Conditions 21(a) and 21(b) will require the elimination of a net five (5) RV spaces, additionally stating that two (2) spaces will be allocated to the on-site managers, which calls into question the economic feasibility. Staff's analysis of the changes required by the Planning Commission indicates that they would result in a total net loss of 2 to 4 RV spaces rather than 5. The conceptual plan can continue to be modified so long as it complies with the Planning Commission's approval, including conditions.

Compliance with County Policies and Regulations

The project complies with all relevant policies of the General Plan and Local Coastal Program, as well as with the Zoning and Grading Regulations. There are no sensitive habitats on the site, and the project has been designed and conditioned to protect soil resources and water quality. Impacts to visual resources will be avoided by existing vegetation and landscape screening that will soften views of the site from Highway 1, and by a Clear View Easement, which restricts development within the most visually sensitive area of the site.

The project also complies with the Recreation/Visitor-Serving Facilities component of the Local Coastal Program and the Coastside Commercial Recreation (CCR) Zoning Regulations. The proposed RV park is a visitor serving and a commercial recreation facility that will provide support services and low-cost lodging to the visitors of the coast. The tent camping spaces will offer an additional form of affordable lodging available to walk-in or drive-in visitors. Per LCP Policy, stays would be limited to no more than 28 consecutive days, and no more than 90 days per year.

Finally, the project complies with the LCP Public Works policies that consider Service Level D (LOS D) acceptable during commuter peak periods and Service Level E (LOS E) acceptable during recreation peak periods. A Traffic Impact Analysis prepared for the project determined that, under all scenarios with and without the project, all studied intersections would operate at an acceptable level of service.

Environmental Review: An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for this project and circulated from September 18 through October 18, 2019. The project, as approved and conditioned by the Planning Commission, works to further reduce environmental impacts, which were determined to be less than significant in the IS/MND, through the increase of landscape screening of the project as viewed from Cabrillo Highway, further protection of existing significant trees, a net reduction of RV spaces with an associated reduction in project parking and traffic impacts, and the replacement of the existing sign structure at the corner of Capistrano Road and Cabrillo

Highway with a smaller sign structure within previously disturbed areas. As implementation of the as-conditioned project would not result in new significant environmental effects or a substantial increase in the severity of significant effects previously identified, revision and recirculation of the IS/MND is not required.

FISCAL IMPACT:

Nominal cost to the Planning and Building Department associated with project monitoring.