



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM # 11

Owner: **Point Pillar Project Developers**

Applicant: **Ron Stefanick**

File Number: **PLN2017-00320**

Location: **240 Capistrano Road, Princeton**

APN: **047-081-430**

Project Description:

Consideration of an appeal of the Planning Commission’s decision to 1) adopt an Initial Study and Mitigated Negative Declaration 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.



PROJECT SCOPE

Proposed construction (as conditioned by the Planning Commission) includes:

- 42 RV Spaces
- 8 Tent Spaces
- Shower and Laundry Building
- New Monument Sign



PROJECT BACKGROUND

- Applicant proposed an RV Park with 47 RV spaces and 8 tent spaces at the December 2020 Planning Commission meeting
- Planning Commission approved project with conditions
 - 42 RV spaces and 8 tent spaces
- Applicant has filed this appeal contesting Conditions 21(a), 21(b), and 21(c) required by the Planning Commission

VICINITY MAP



COUNTY OF
SAN MATEO

BIRD'S EYE

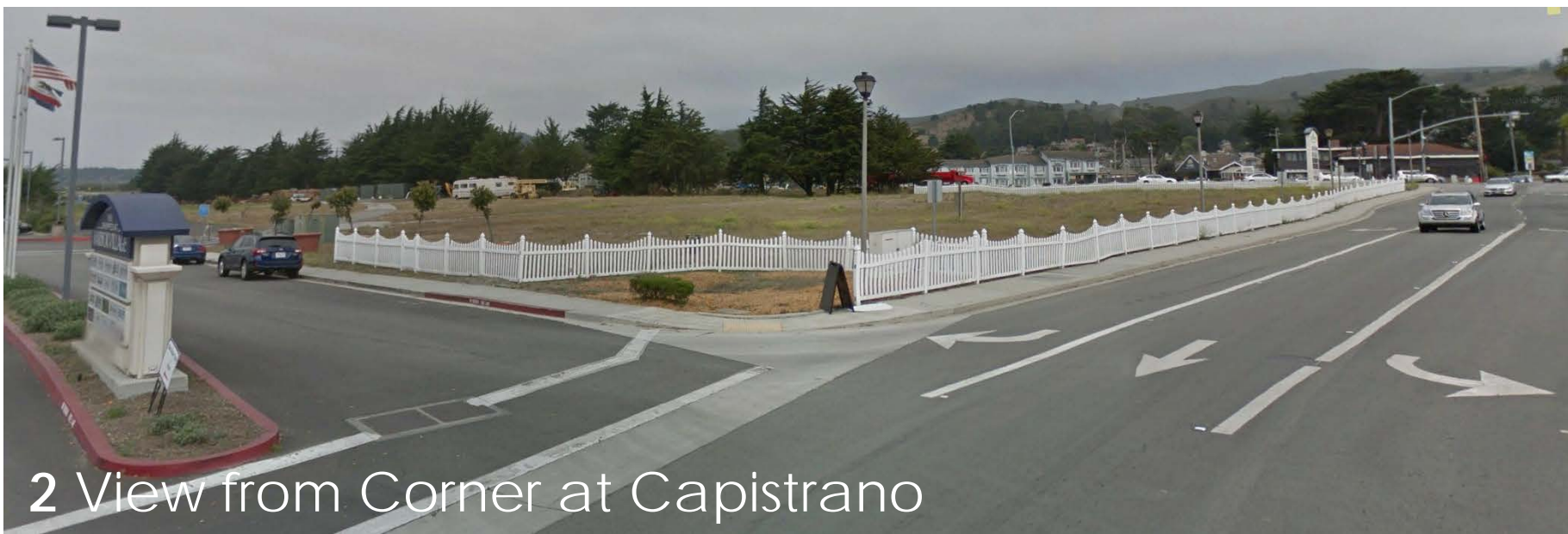


COUNTY OF
SAN MATEO

SITE PHOTOS



1 View from Highway 1

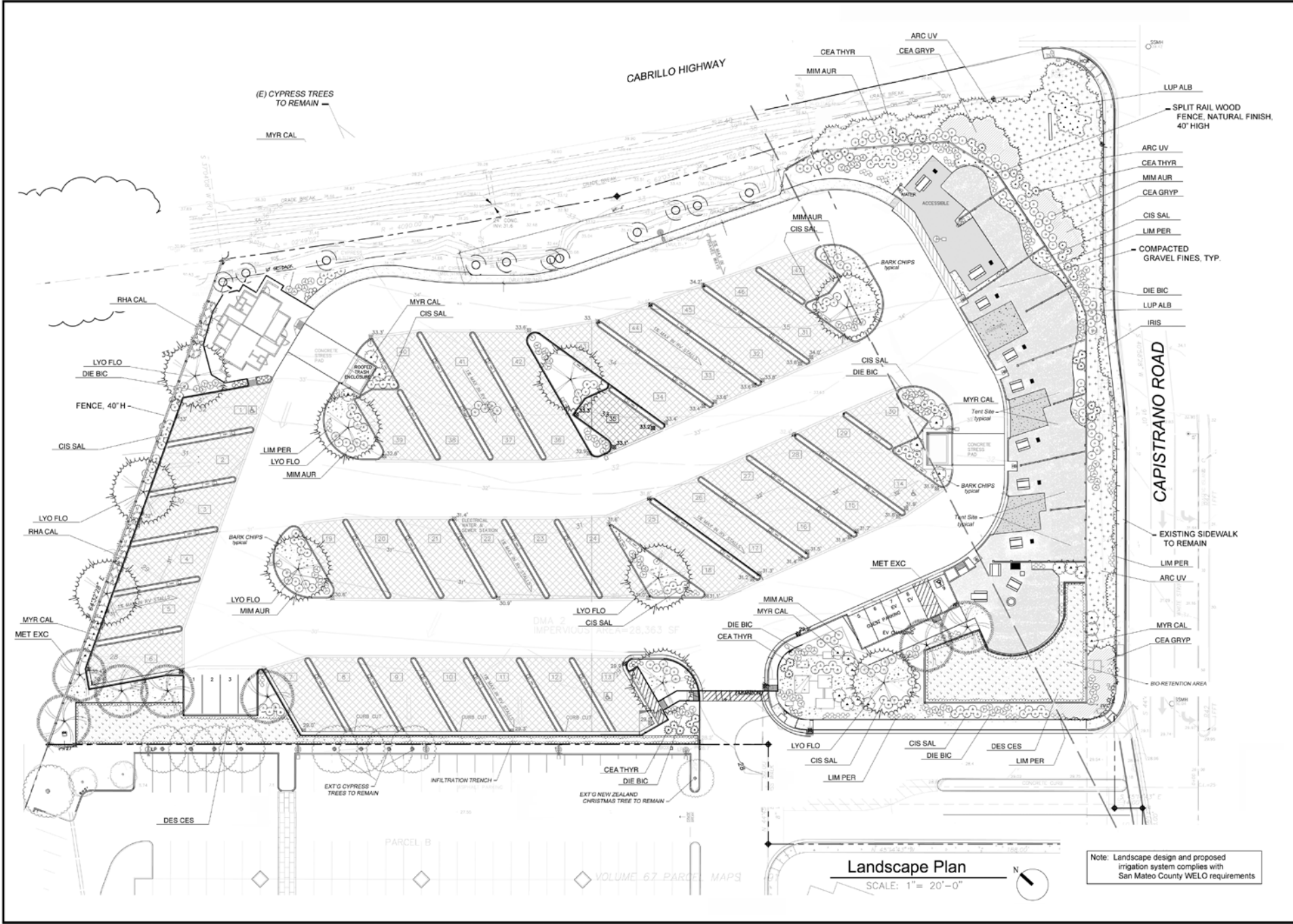


2 View from Corner at Capistrano

REPRESENTATIVE
OF PROJECT
WITHOUT
APPEALED
CONDITIONS



LANDSCAPE
PLAN
COUNTY OF
SAN MATEO



Land
Planning
Concepts

CALG: #90224
Landscape Architecture
Environmental Design
Site Planning
123 Arguilla Street, Suite 200
Redwood City, California 94061
Tel: (650) 346-7645
Fax: (650) 367-8139
Email: bacalab@global.net

HARBOR VILLAGE RV PARK
100 Capistrano Road Half Moon Bay, California

TITLE

Landscape
Plan

REVISIONS

Date	Notes
9/9/20	

PROJECT

DATE 9-9-20

SHEET #
L 1.1

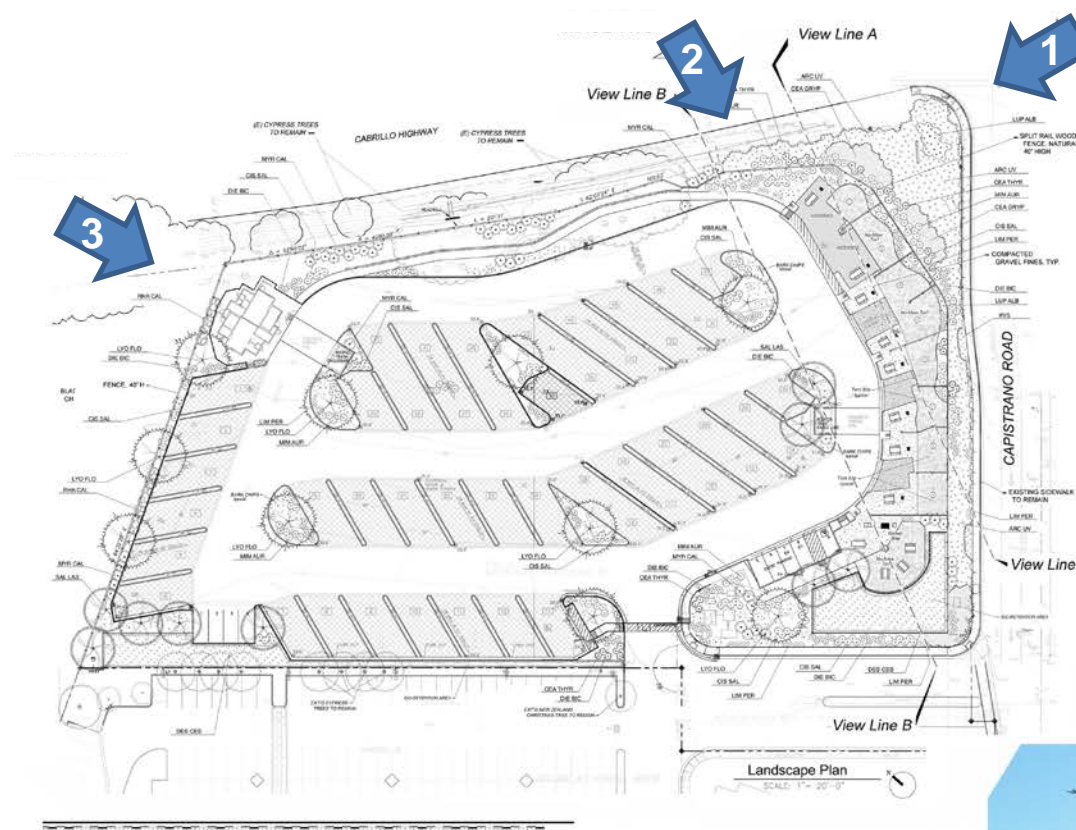


Image 1



Image 3

View from Highway One, southbound, w/ landscape screening



Image 2

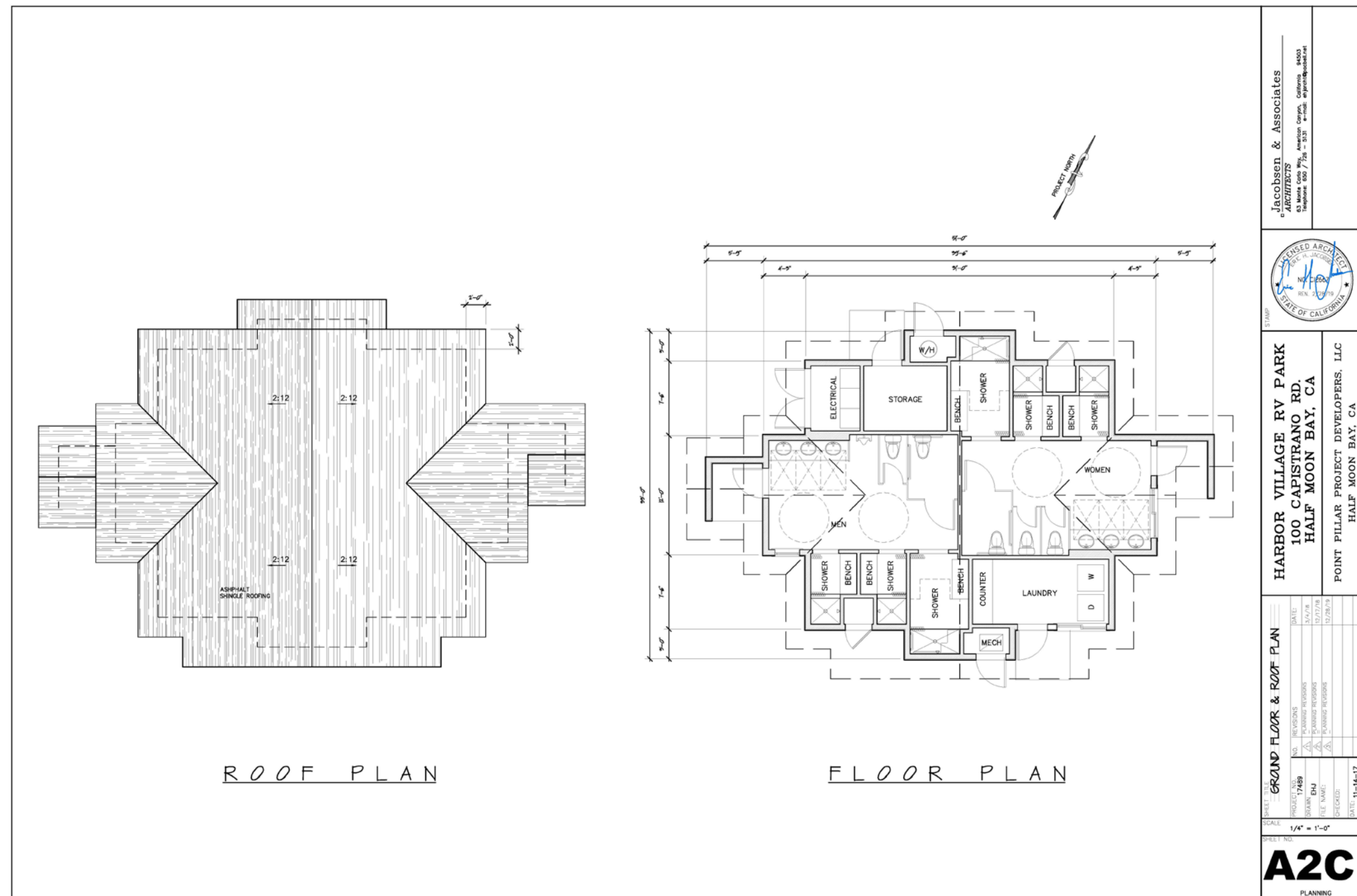
PERSPECTIVES

COUNTY OF SAN MATEO

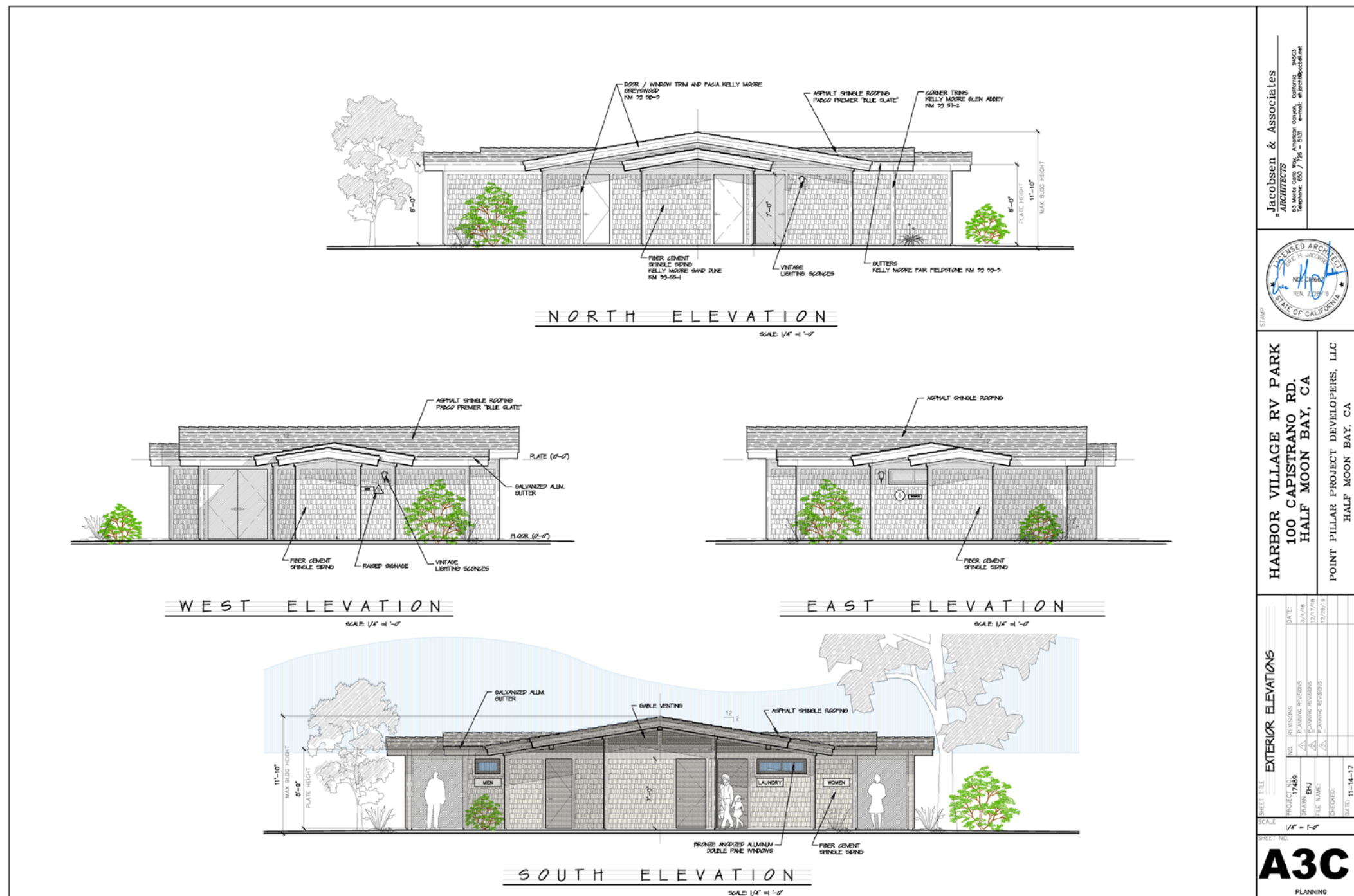




LAUNDRY/ SHOWER BUILDING ROOF/FLOOR PLANS COUNTY OF SAN MATEO



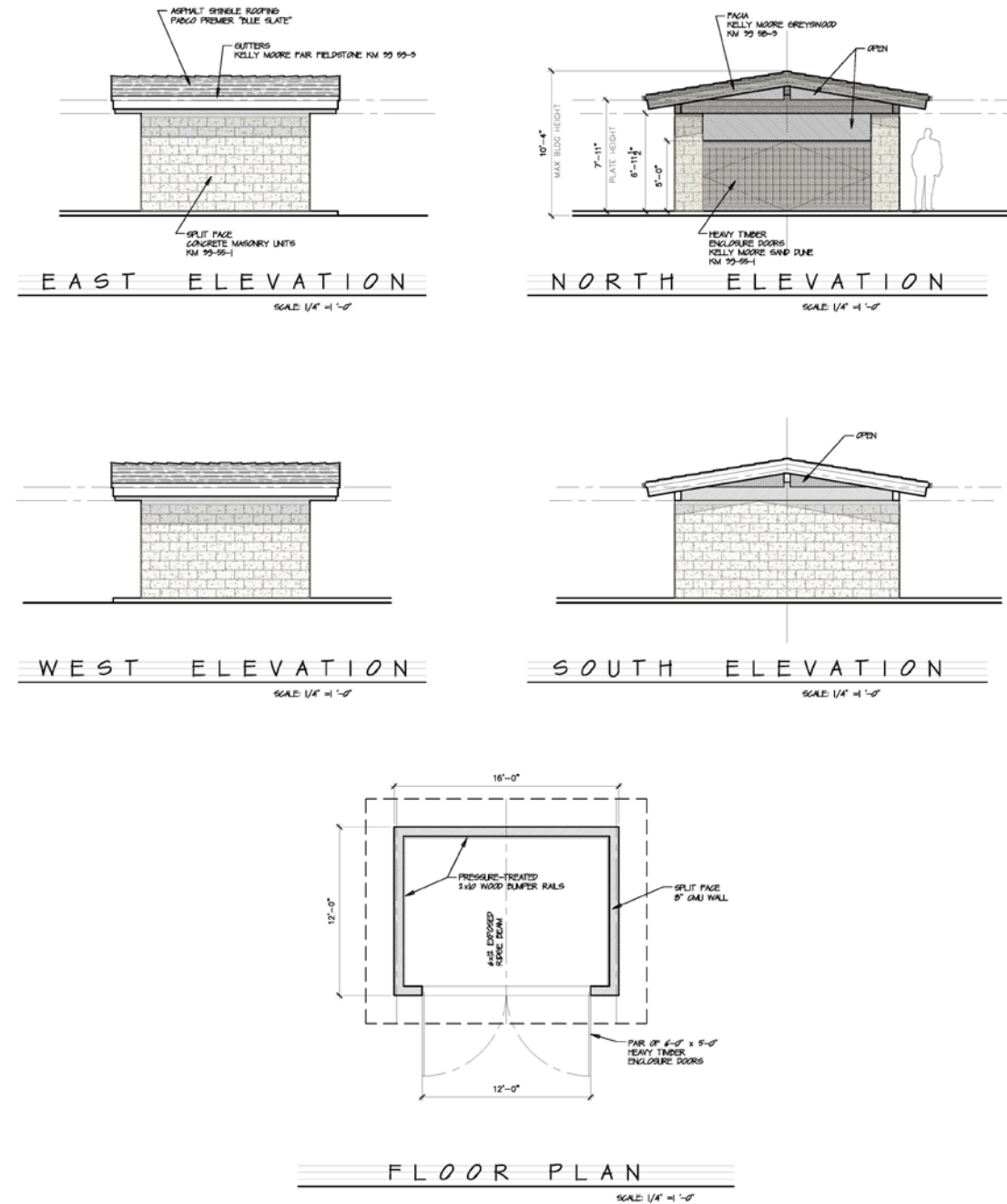
**COUNTY OF
SAN MATEO**





TRASH ENCLOSURE PLANS/ ELEVATIONS

COUNTY OF
SAN MATEO



JACOBSEN & ASSOCIATES ARCHITECTS 63 Monte Carlo Way, American Canyon, California 94503 Telephone: 800 / 778 - 5131 e-mail: jacobsen@jacobsen.net	
HARBOR VILLAGE RV PARK 100 CAPISTRANO RD. HALF MOON BAY, CA	
POINT PILLAR PROJECT DEVELOPERS, LLC HALF MOON BAY, CA	
SHEET TITLE: TRASH ENCLOSURE	
PROJECT NO.: 17489	DATE: 3/4/18
DRAWN BY: DJJ	PLANNING REVISIONS: 12/17/18
CHECKED BY:	PLANNING REVISIONS: 12/28/18
DATE: 11-14-17	
SCALE: 1/4" = 1'-0"	
SHEET NO.: A4C	
PLANNING	



APPLICANT'S
PROPOSED SIGNAGE
ON EXISTING
FREESTANDING SIGN

COUNTY OF
SAN MATEO





SIGNAGE ON EXISTING MONUMENT SIGN



COUNTY OF
SAN MATEO

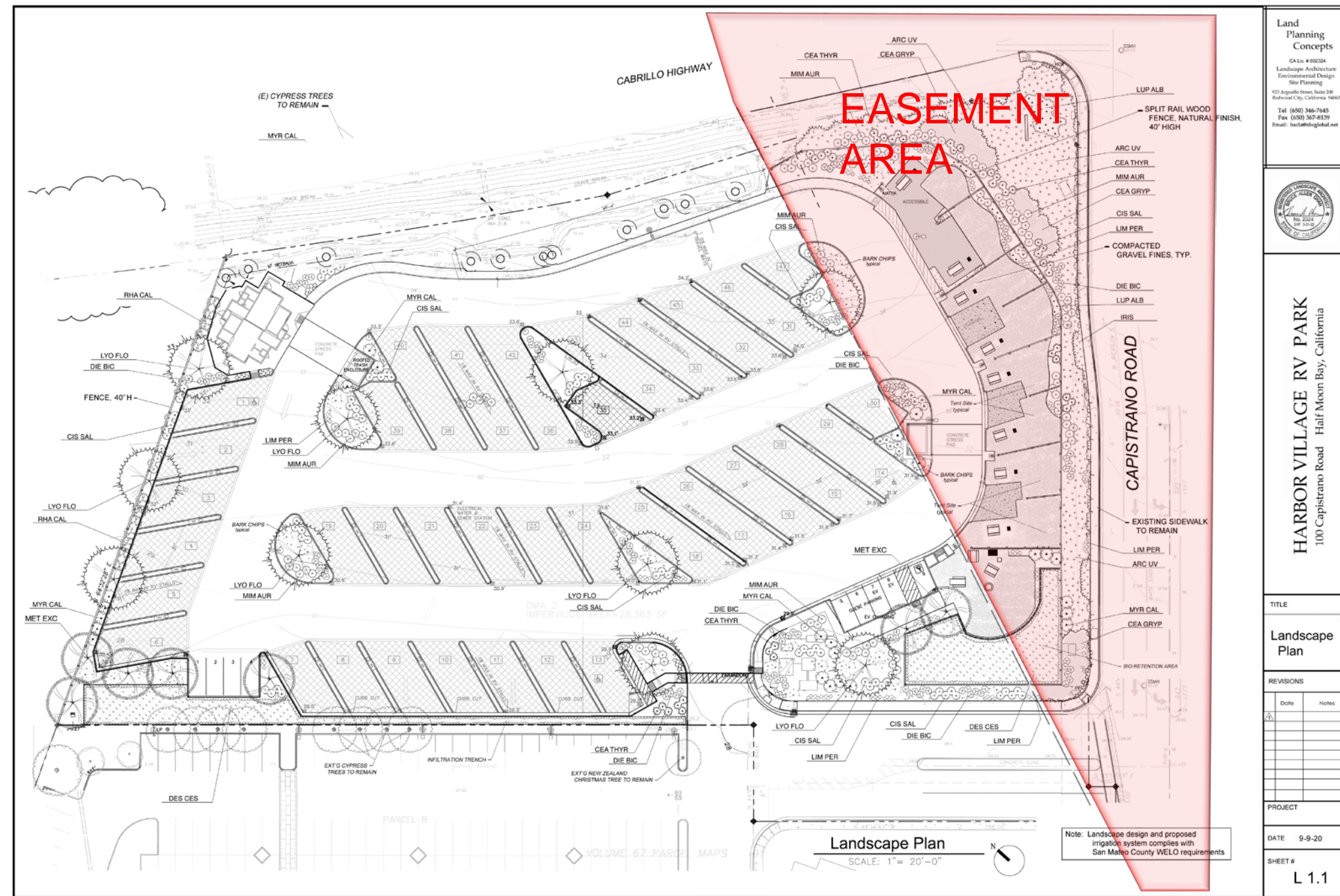


PROPOSED 5 FOOT HEIGHT CLEAR VIEW EASEMENT

COUNTY OF SAN MATEO



**PREDOMINANTLY
NATIVE, NON-
INVASIVE PLANT
PALETTE**



LANDSCAPE PLAN

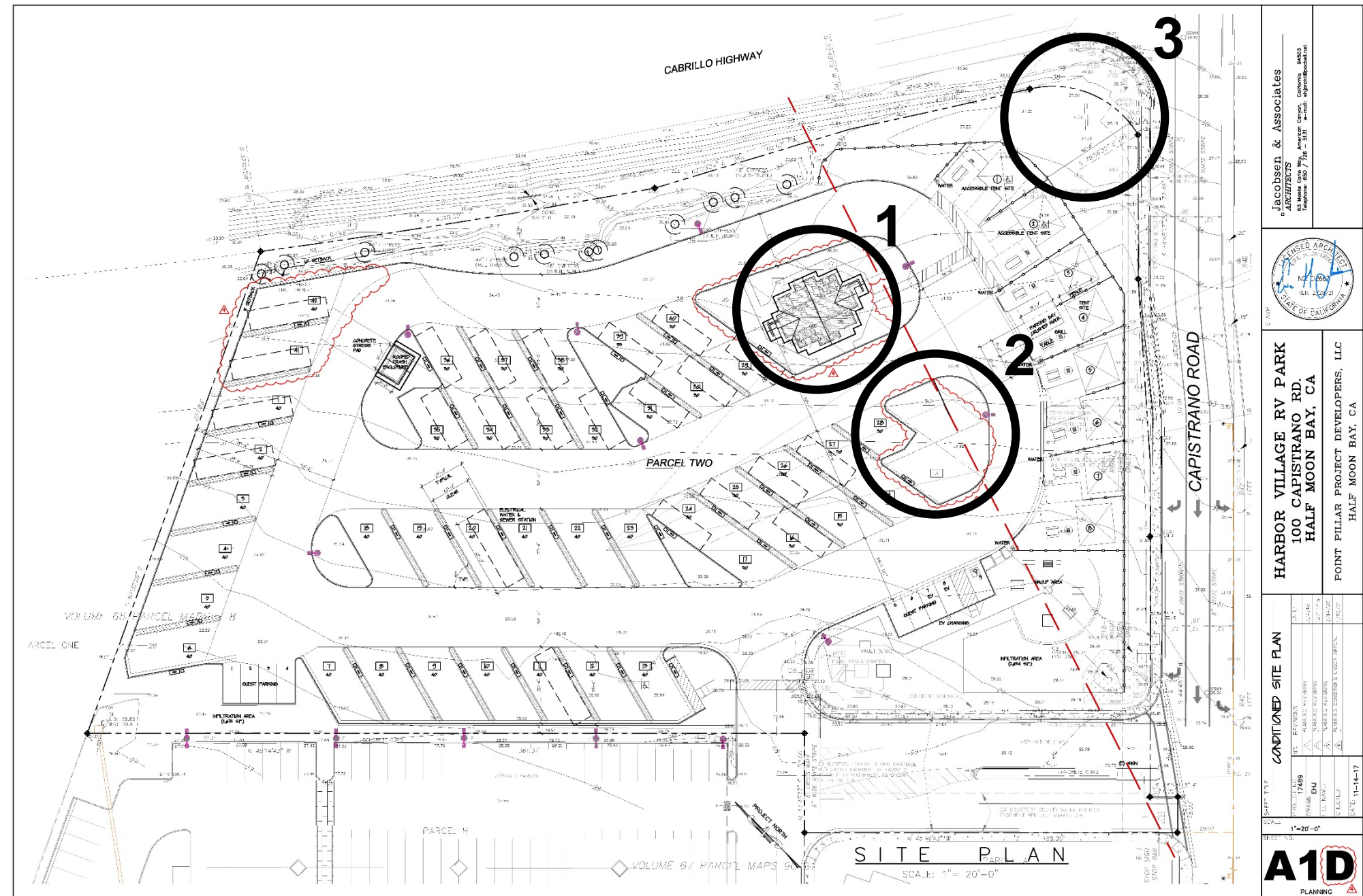
COUNTY OF SAN MATEO

KEY CHANGES

1 - RELOCATION
OF BUILDING

2 - ADDITIONAL
LANDSCAPE
SCREENING

3 - SIZE
REDUCTION OF
SIGN STRUCTURE



CONCEPTUAL PLANNING COMMISSION CONDITIONED SITE PLAN
COUNTY OF SAN MATEO



REGULATIONS CONFORMANCE

- ✓ **CCR Development Standards**
- ✓ **General Plan Policies**
- ✓ **Local Coastal Program Policies**
- ✓ **Half Moon Bay Airport Land Use Compatibility Plan**
- ✓ **Mobilehome Ordinance Standards**
- ✓ **Grading Regulations**
- ✓ **Use Permit Regulations/Findings**



ENVIRONMENTAL REVIEW

- **Initial Study and Mitigated Negative Declaration**
 - **Circulated for 30-day public review period**
 - September 18, 2019 to October 18, 2019
 - **Recirculation was not required as analyzed impacts have been reduced**



PLANNING COMMISSION PUBLIC HEARING

- **Planning Commission Actions**
 - Project continued at the December 11, 2019 Planning Commission public hearing
 - Project approved with conditions at the December 9, 2020 Planning Commission public hearing



APPEAL POINTS

- Relocation of laundry/shower building is a detriment to the project
- Modification/replacement to existing sign structure is not part of project scope
- Additional landscape screening is unnecessary for the interior lower row
- Project may not be economically feasible with a reduction in spaces

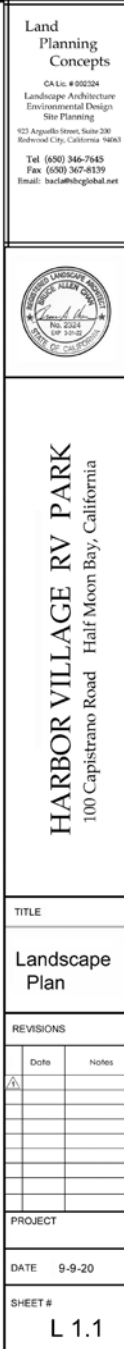


APPEAL POINT: LAUNDRY/SHOWER BUILDING RELOCATION

The new building location, as required by Condition 21(a), would not be aesthetically pleasing, results in loss of RV spaces, creates circulation issues, and does not provide additional landscape screening.

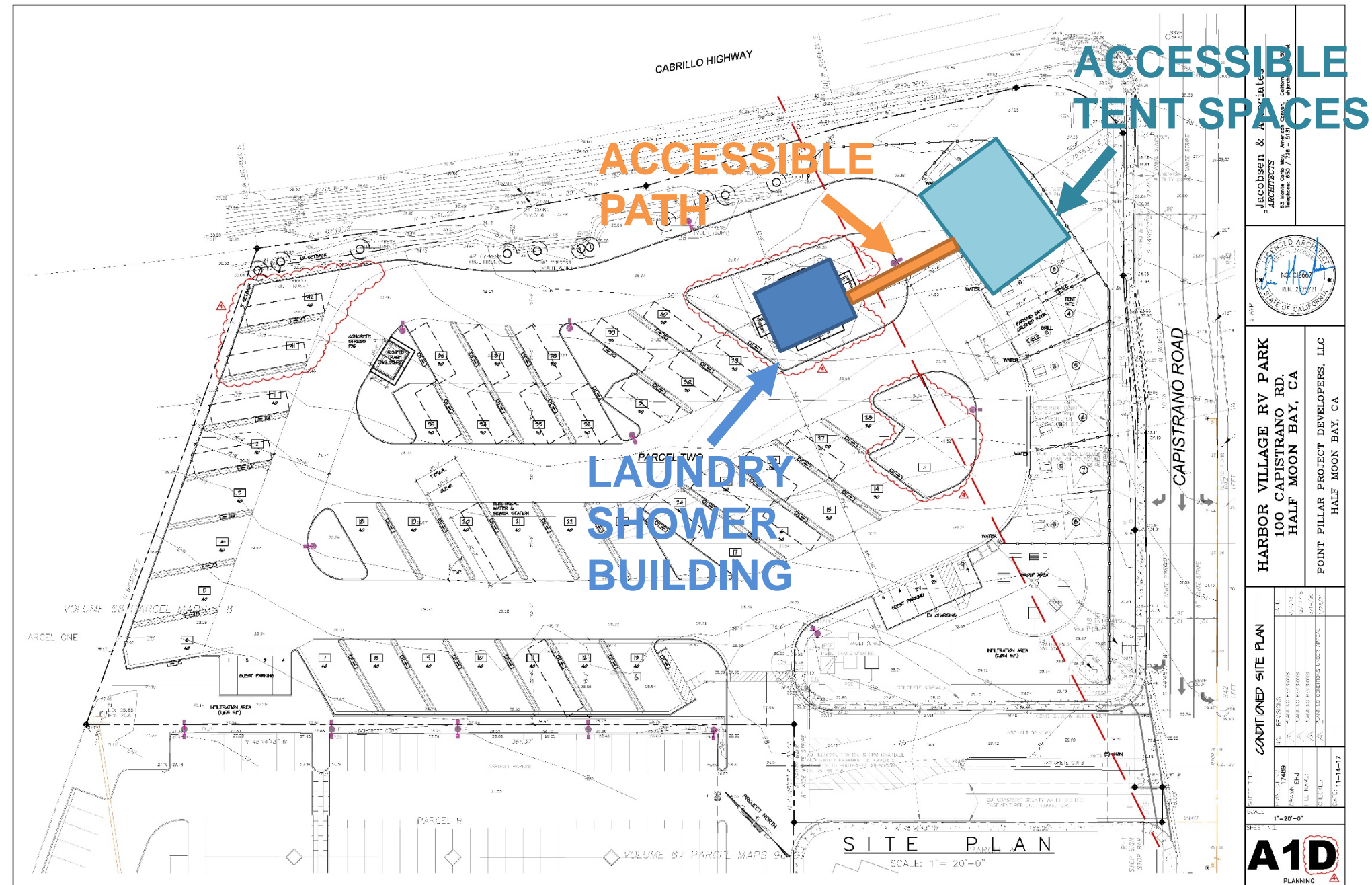
Staff Response:

- Building location is outside of the proposed Clear View Easement
- Opportunity for landscape screening increased
- Shortens necessary accessible paths
- Prevents root loss and damage for mature Cypress trees along Highway 1





CONCEPTUAL PLANNING COMMISSION CONDITIONED SITE PLAN COUNTY OF SAN MATEO





APPEAL POINT: SIZE REDUCTION OF SIGN STRUCTURE

The reduction of the size of the existing sign structure at the corner of Capistrano Road and Highway 1 to a maximum of 6 ft high and 9 ft wide, as required by Condition 21(c), is overreaching in that the sign structure is not part of the scope of the project.

Staff Response:

- Existing and proposed elements evaluated holistically
- Size reduction minimizes visual obstructions within the proposed Clear View Easement area, restoring ocean views from Highway 1
- Consistent signage style with existing monument sign at Capistrano Road and Pillar Point Harbor Boulevard intersection



**COUNTY OF
SAN MATEO**





PLANNING COMMISSION'S CONDITIONED STYLE OF MONUMENT SIGN



COUNTY OF
SAN MATEO



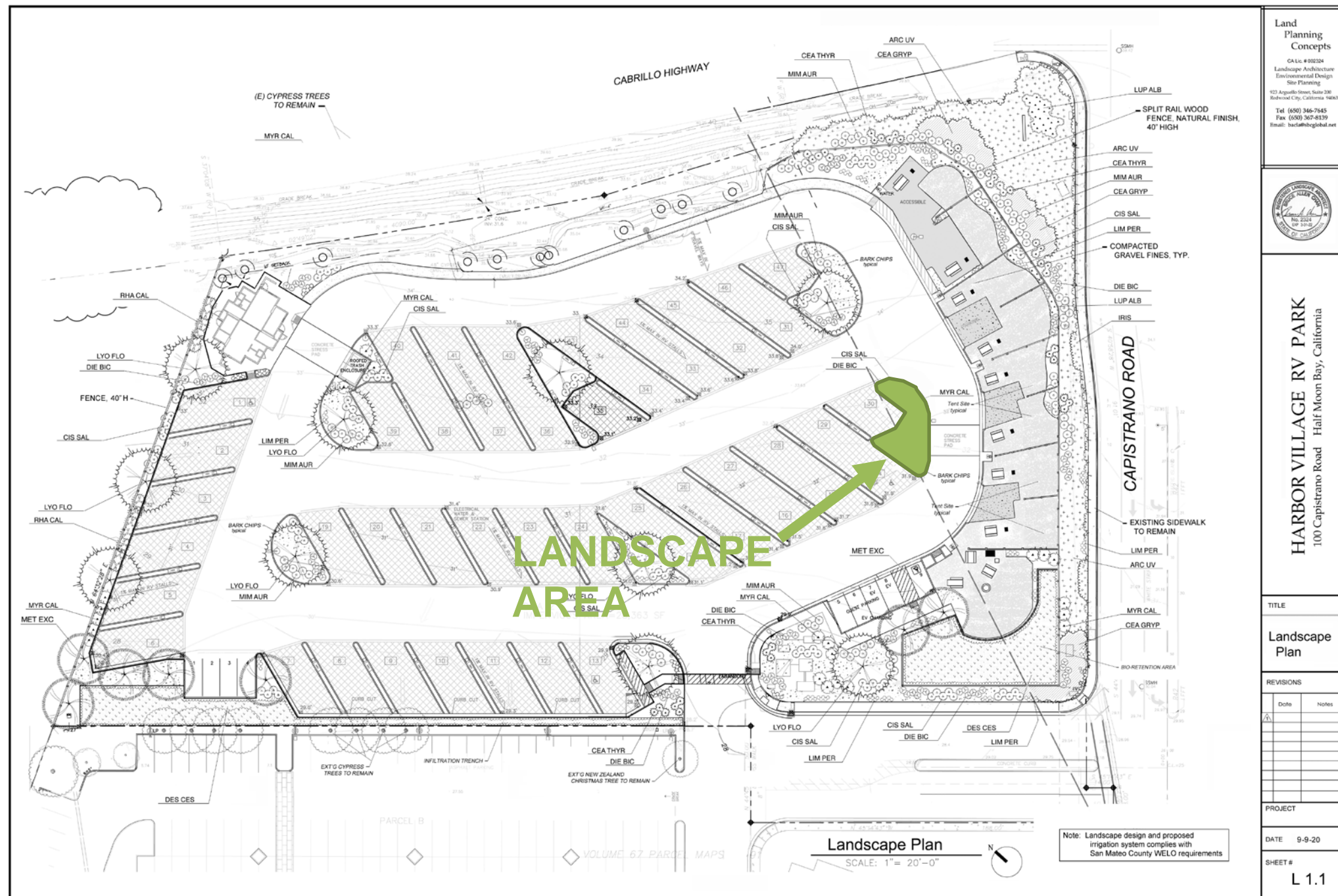
APPEAL POINT: ADDITIONAL LANDSCAPE SCREENING UNNECESSARY

The addition of robust landscape screening at the end of the lower interior row through the elimination of 2 RV spaces, as required by Condition 21(b), is unnecessary as screening from locations along Capistrano Road is provided and the loss of spaces reduces the profitability of the project.

Staff Response:

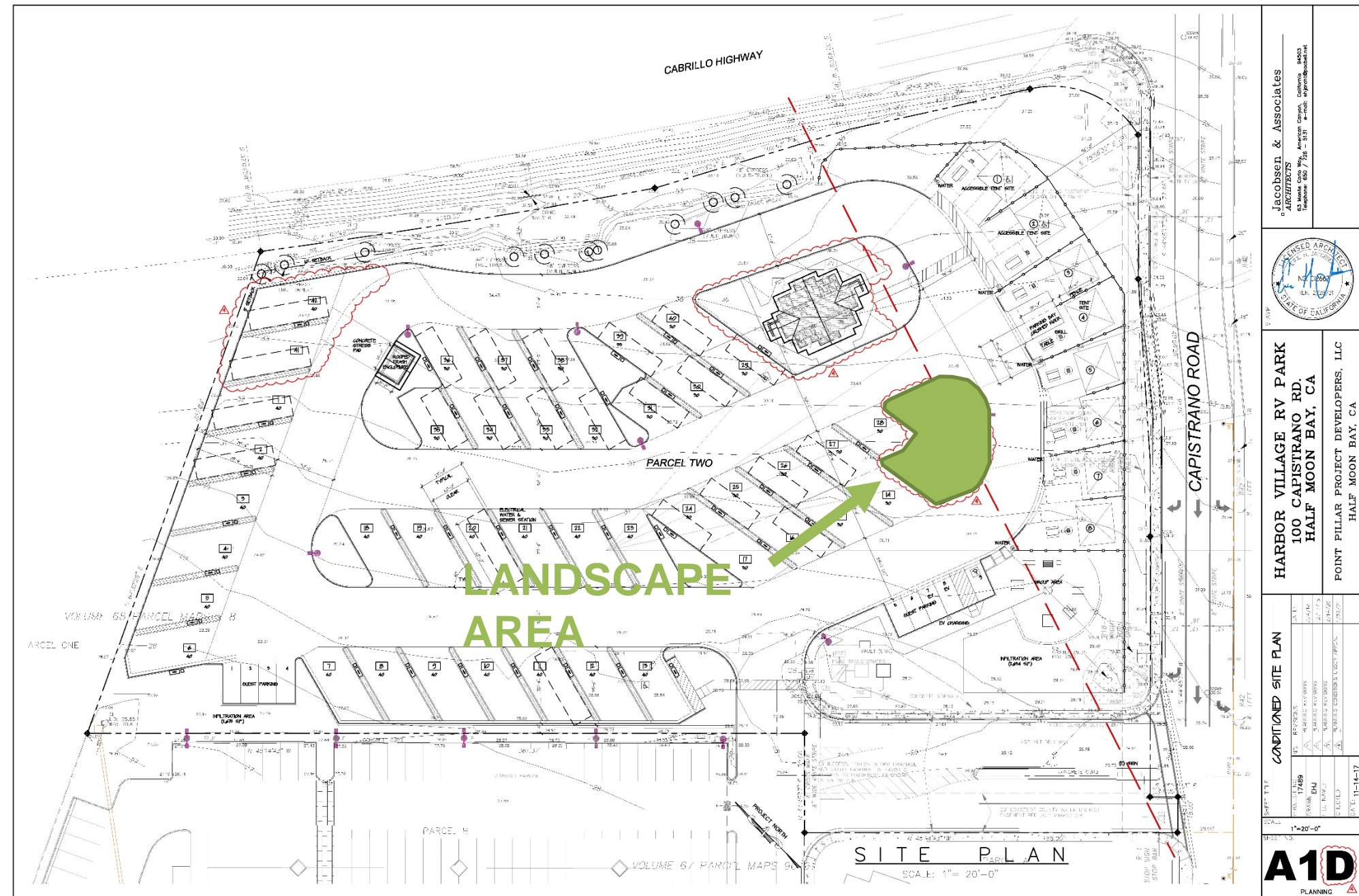
- Elimination of spaces will provide opportunity for enhanced landscape screening as larger, taller growing plants can be located in areas outside of the Clear View Easement area
- The addition of tree(s) in the island will provide continuity in the landscape plan

**COUNTY OF
SAN MATEO**



CONCEPTUAL PLANNING COMMISSION CONDITIONED SITE PLAN

COUNTY OF
SAN MATEO





APPEAL POINT: ECONOMIC FEASIBILITY

Conditions 21(a) and 21(b) require the elimination of a net 5 RV spaces; additionally, 2 spaces will be allocated to on-site managers. The economic feasibility of the project is questionable with the reduction in spaces.

Staff Response:

- Additional RV spaces could likely be gained with the review of space efficiencies of the site plan by the applicant
- Conceptual plan can continue to be modified as long as it complies with the Planning Commission's approval and conditions
- During the Planning Commission hearing, it was stated that Pillar Point RV Park has 40 spaces and is economically viable



STAFF RECOMMENDATION

That the Board of Supervisors:

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 the staff report.



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PRELIMINARY
NOT FOR CONSTRUCTION

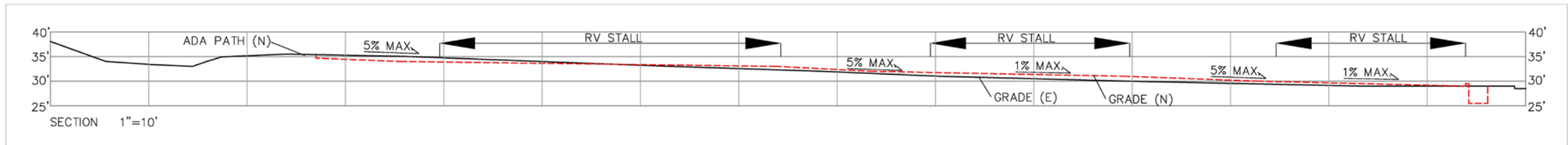
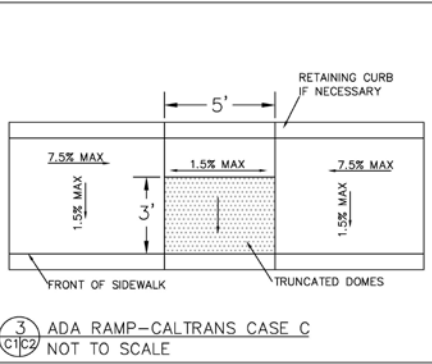
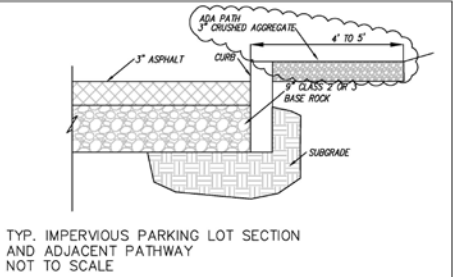
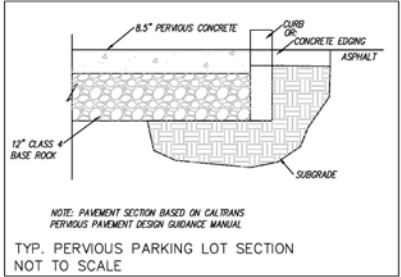


TABLE 1 - SAND SIZING FOR BIOTREATMENT SOIL

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	MIN.	MAX.
3/8 inch		100	100
No. 4		90	100
No. 8		70	100
No. 16		40	95
No. 30		15	70
No. 40		5	55
No. 100		0	15
No. 200		0	5

SIDEWALK NOTES

- EXISTING SIDEWALK BETWEEN EXISTING CATCH BASIN AND PROPOSED CATCH BASIN SHALL BE REMOVED AND REPLACED TO MATCH EXISTING, EXCEPT WITH NEW ELEVATIONS AND FLOW DIRECTION (AT LOCATION SHOWN, AT ENTRANCE TO PROPOSED RV PARK)
- NEW SIDEWALK TO BE CONSTRUCTED AT LOCATION SHOWN.
- SIDEWALK SHALL BE CONSTRUCTED OF CLASS "A" CONCRETE.
- WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED ON 10' SPACING, AT ENDS OF CURB RETURNS. MINIMUM JOINT DEPTH SHALL BE 1-1/4" WITH EDGER FINISH (R=1/8").
- MINIMUM SIDEWALK WIDTH AT HORIZONTAL OBSTRUCTIONS SHALL BE 5'.
- COLOR ADDITIVES OR PATTERN STAMP CONCRETE SHALL NOT BE USED WITHIN PUBLIC RIGHT-OF-WAY UNLESS APPROVED BY THE CITY ENGINEER.
- DURING SIDEWALK RECONSTRUCTION, PEDESTRIAN TRAFFIC SHALL BE DIRECTED VIA DETOUR SIGNS TO A FENCED PATH ON THE PROPERTY, JUST INBOUND FROM THE SIDEWALK.
- SIDEWALK RECONSTRUCTION SHALL TAKE NO MORE THAN 7 WORKING DAYS.
- ALL SIDEWALK, CURB, AND GUTTER DAMAGED PRIOR TO OR DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.

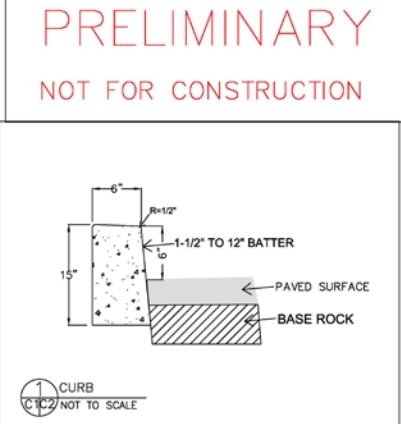
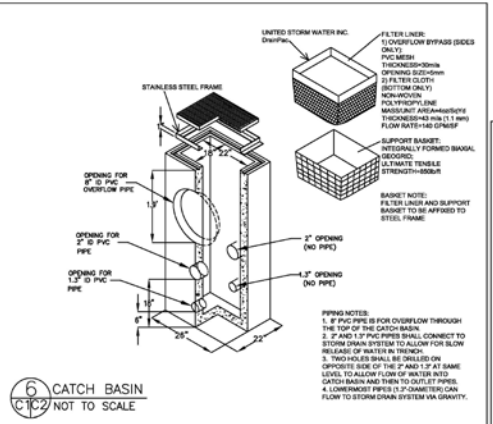
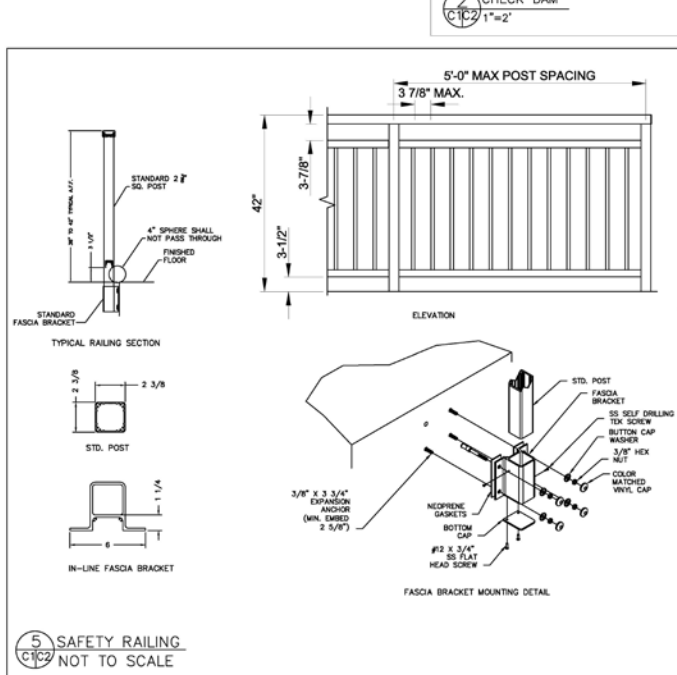
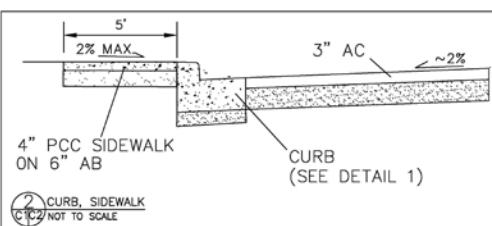
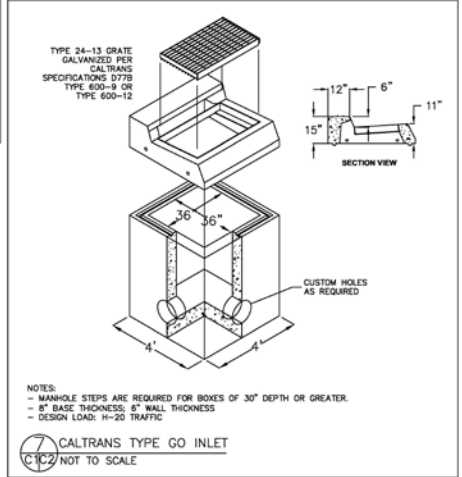
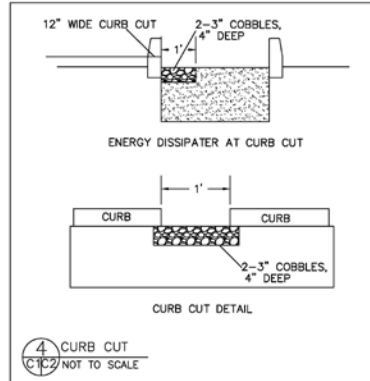
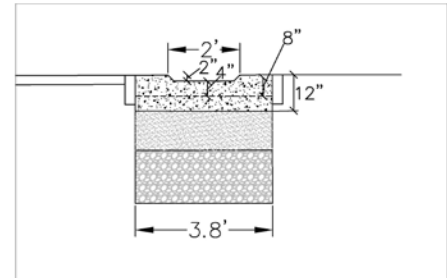
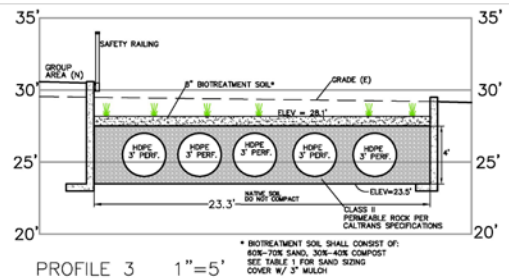
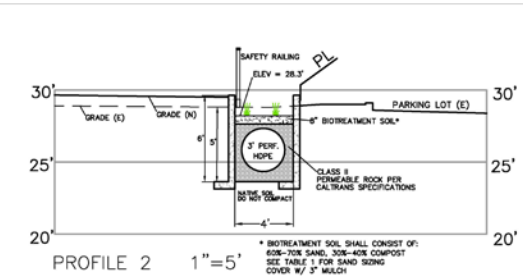
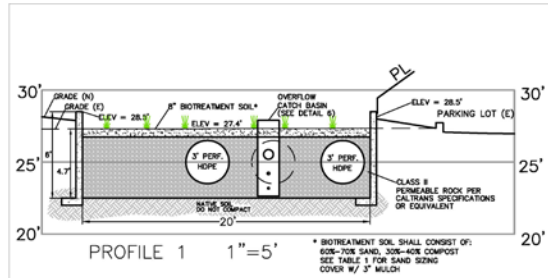


RAMP NOTES

- THE SURFACE OF RAMP SHALL HAVE TRUNCATED DOMES, AS SHOWN. (SEE TRUNCATED DOME DETAIL)
- TRANSITIONS FROM RAMPS TO WALKS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. THE BOTTOM OF THE RAMP SHALL HAVE A 1/2" LIP AT 45°.
- INSTALL SUP DOWELS 18" O.C. AT EXPANSION JOINTS.
- MINIMUM WIDTH OF RAMP, NOT INCLUDING RETAINING CURBS, SHALL BE 5 FEET.
- BACKFILL MATERIAL IN PLANTERS TO BE PLACED FLUSH WITH TOP OF CURB.
- SUB-BASE MATERIAL WITHIN 2.5' OF SUBGRADE SHALL BE COMPACTED TO 95%.

DUST CONTROL NOTES

- Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction areas.
- Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- The approved plan shall be implemented for the duration of any grading and construction activities that generate dust and other airborne particles.



Sigma Prime Geosciences, Inc.
No. 62264
CIVIL
STATE OF CALIFORNIA

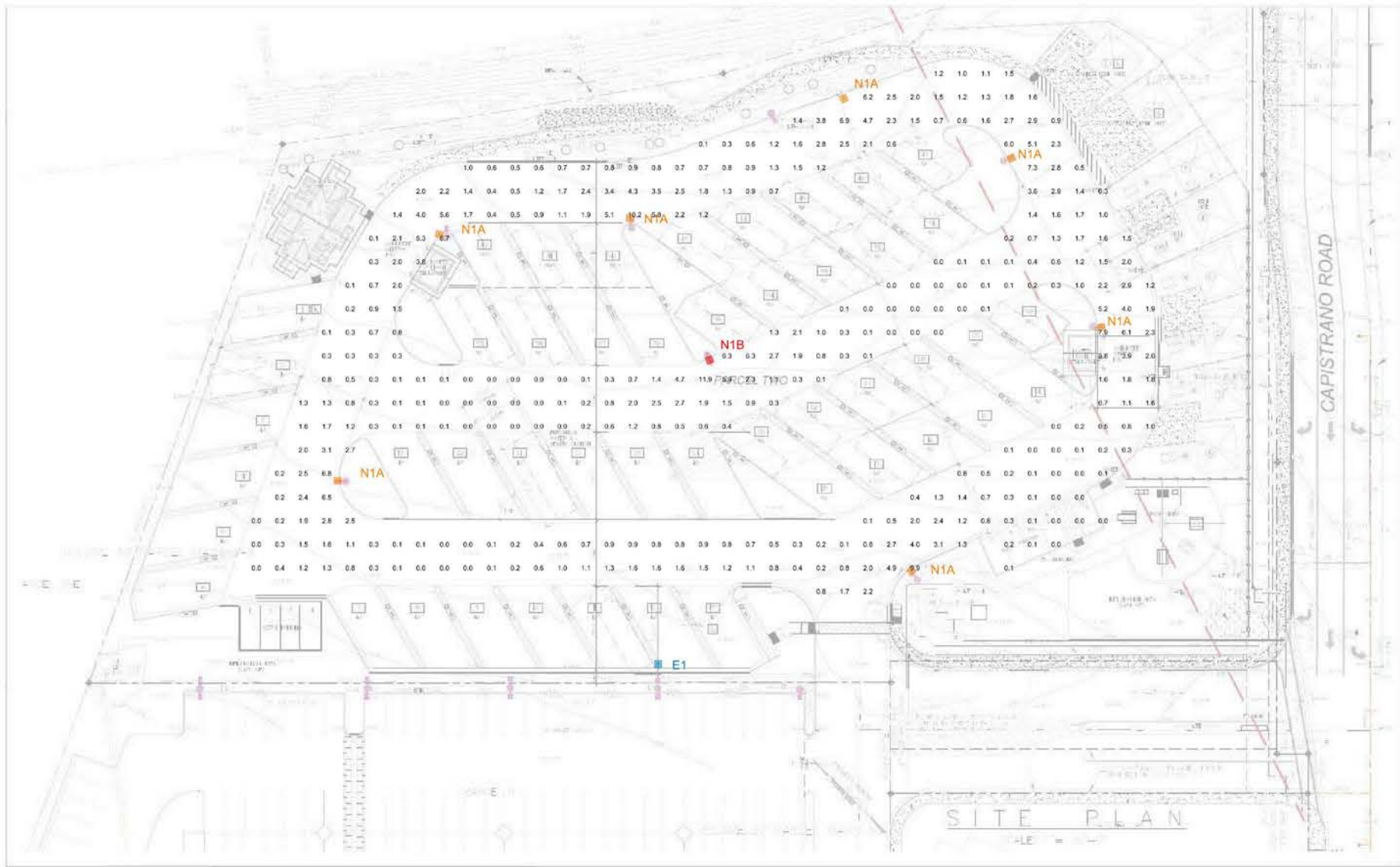
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
PO BOX 1000
MOUNTAIN VIEW, CA 94039
SIGMAPRIME@GMAIL.COM

DATE: 11-9-18
DRAWN BY: CMK
CHECKED BY: AZO
REV. DATE: 1-30-20
REV. DATE: 7-24-20
REV. DATE: 10-28-20

100 CAPISTRANO ROAD
HARBOR VILLAGE
RV PARK
APN: 047-081-430

SHEET
C-2





Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	7	N1A	SINGLE	0.950	NV-1-T3-32L-7-40K-SINGLE @ 15 1/2'	71
	1	N1B	SINGLE	0.950	NV-1-T2-32L-7-40K-SINGLE @ 15 1/2' MTG.HT	71
	1	E1	SINGLE	0.950	NV-1-T4-48L-1-40K-SINGLE @ 22' MTG.HT	156

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.35	11.9	0.0	N.A.	N.A.

HARBOR VILLAGE RV
NLS LIGHTING
REV 7
4/3/20

Jacobsen & Associates

ARCHITECTS
83 North Gore Way, American Canyon, California 94003
Telephone: 650 / 722 - 5131 e-mail: aljacob@jacobson.net



HARBOR VILLAGE RV PARK
100 CAPISTRANO RD.
HALF MOON BAY, CA

POINT PILLAR PROJECT DEVELOPERS, LLC
HALF MOON BAY, CA

PHOTOMETRIC PLAN

NO.	REVISIONS	DATE
1	REVISIONS	3/4/18
2	REVISIONS	12/17/18
3	REVISIONS	3/7/20

PROJECT NO. 17489
DRAWN BY: E.H.J.
FILE NAME: 17489
CHECKED: DATE: 11-14-17

SCALE: SHEET NO. **E1**
PLANNING