

CALIFORNIA COASTAL COMMISSION
631 Howard Street, San Francisco 94105 — (415) 543-8555

11/22/78

TO: ALL COMMISSIONERS
FROM: MICHAEL L. FISCHER, EXECUTIVE DIRECTOR
SUBJECT: REQUEST FOR AMENDMENT TO PERMIT A-133-76 (SAN MATEO COUNTY HARBOR DISTRICT)

I. Procedures.

The Coastal Act of 1976 allows the Commission to amend permits granted by the predecessor Commission under Proposition 20, except for recorded dedications of land for public benefit. To amend a permit granted under Proposition 20, the Commission must, after public hearing, make the findings required by the Coastal Act of 1976.

II. Amendment Request.

As the attached resolution (Exhibit A) indicates, the predecessor Commission granted a permit to the applicant in 1976 to expand Pillar Point Harbor at El Granada. The permit was granted subject to extensive conditions. The conditions most importantly increase commercial boats' share of the proposed slips, diminished development on beach, eliminated dredging, reduced grading, limited restaurant uses and added boat-related services required traffic circulation improvements and provided public walkways. Conditions I and II, requiring adequate parking and screening of parking areas from public view, relate directly to the requested amendment.

The Harbor District proposes to add 105 parking spaces to the development as a change order in the present construction work. The parking is proposed at the south corner of the intersection of Highway 1 and the Harbor entrance road, Capistrano Road (Exhibit B). The already permitted parking will be terraced down slope of the site of the proposed addition. The addition would be placed in two terraces rising toward the Highway. The added terraces would rise at 2.5 ft. increments in elevation, and the upper most parking area would be approximately 6 1/2 to 8 ft. in elevation below the Highway prism (Section A-A, Exhibit B). The amendment would require additional excavation to a depth of 10.5 ft. over the 1.7 acre addition. Paved parking would extend over .7 acres of the site, and the applicant's representative states the area would be landscaped to screen parked vehicles from view from the road.

III. Staff Recommendation

The staff recommends that the Commission adopt the following resolution:

A. Approval with Conditions.

The Commission hereby grants, subject to the conditions below, an amendment for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act, is located between the sea and the first public road nearest the sea, and will be consistent with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976.

B. Conditions

The amendment is subject to the following conditions:

1. Prior to the commencement of any construction pursuant to this amendment the applicant shall submit to the Executive Director for his review and approval in writing landscaping plans providing screening of the permitted added parking area from view from the highway while preserving present ocean views. Landscaping shall conform to the approved plans.

C. Findings and Declarations.

The Commission finds and declares as follows:

1. Parking. Section 30252 of the Coastal Act provides in part that new development maintain and enhance public access to the coast by, among other means, providing adequate parking facilities. The predecessor Commission, as the attached resolution of approval of the original Harbor expansion permit indicates, was cognizant of the intensification of use inherent in the project and concerned that the District provide adequate parking to maintain circulation on the adjacent highway. The proposed amendment described in the foregoing staff report will both address the predecessor Commission's concerns and meet the provisions of Section 30252 of the Coastal Act of 1976.

2. Public Ocean Views. The area on which the added parking is proposed is a presently open extension of the highway side slope. Although as the application notes, the proposed parking will eliminate much of the extended slope and open additional view corridors, the vehicles parked on the proposed area will be near the highway and larger vehicles will extend into the line of sight from the highway seaward. As the project is conditioned, the landscaping planned by the applicant for the area must be approved by the Executive Director as to its protection of the present ocean views. The Commission finds that the project, as conditioned will be consistent with the requirements of Section 30251 of the Coastal Act to protect views to and along the sea.

3. Public Access. The project is proposed between the sea and the nearest public road so that, under the provisions of Section 30604 of the Coastal Act, the Commission must find that the amendment is consistent with the public access and recreation policies of the Coastal Act. The parking will provide an additional 105 parking spaces, thereby increasing public access to a public marina and to public shoreline areas, and the Commission finds, therefore, that the proposed amendment will be in conformity with the requirements of Section 30604 of the Coastal Act.

AMENDMENT REQUEST

Exhibit B

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Exhibit B

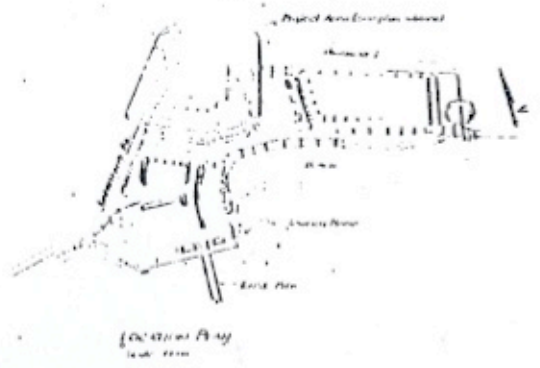
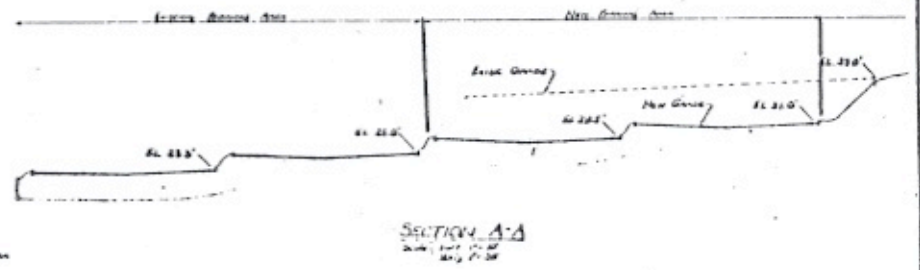
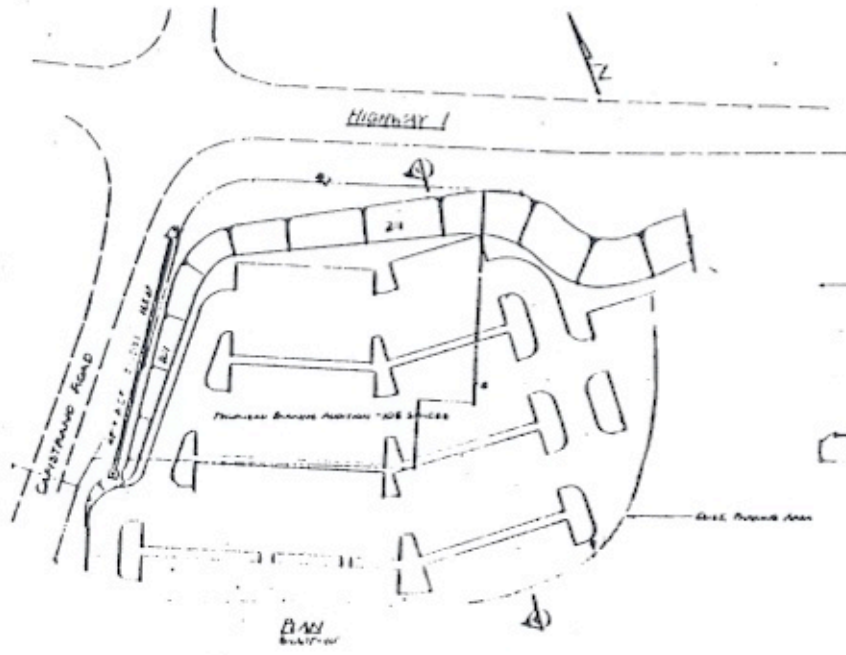


Exhibit B

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CARR H. WELLS JR. CONSULTING ENGINEER	
1000 1/2 AVENUE	SEASIDE, OREGON
PHONE 338-1111	TELETYPE 338-1111
PROJECT NO. 1000	DATE 10/1/58
THOMPSON ENGINEERING ASSOCIATES AND ARCHITECTS 1100 AVENUE C SEASIDE, OREGON	
SCALE 1" = 40'	NO. 1