

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
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**March 2, 2017**

Carmelisa Morales, Project Planner  
San Mateo County Planning and Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, California 94063

**Re: 178 7<sup>th</sup> Street Montara - San Mateo County Planning Case Number PLN2017-00002 (Edward Love)**

Dear Ms. Morales,

Thank you for forwarding us the project referral (dated February 6, 2017) for the subject Planning File referenced above, which we received in our North Central Coast District Office on February 8, 2017. The project referral is for a Major Development project located at 178 7<sup>th</sup> Street in Montara. The proposed project entails the construction of a three-story, 13-room hotel totaling 10,942 square feet; and includes seven parking spaces. It will include the demolition of an existing residential structure and 700 cubic yards of grading.

The proposed site is located in Montara which is designated as an Urban Area by San Mateo County's Local Coastal Program (LCP) Policy 1.4. The proposed project area is also within the Cabrillo Highway/Highway-1 County Scenic Corridor and is afforded protection by the visual resources provisions of the LCP. The County's evaluation of the proposed project must consider its consistency with LCP Policies 8.32, 8.12, and 8.13 which provide for the regulation of scenic corridors in urban areas and require application of the regulations of the Design Review zoning ordinance, Community Design Manual and the specific coastal community guidelines for Montara. The LCP also protects coastal views and requires that development (including buildings and structures, un-natural obstructions, signs, and landscaping) be prevented from substantially blocking views to or along the shoreline from coastal roads. The applicant should provide visual simulations of the proposed hotel, signage and parking to aide in the assessment of the visual effects on views in the area including from Highway 1. Additionally, the proposed development must conform to the standards in LCP Sections 6250 for Neighborhood Business Districts (C-1); and 6251(e) that provides limitations on exterior business signs in C-1 Districts. The proposed development must be consistent with LCP Policy 1.5 (Land Uses and Development Densities in Urban Areas) which incorporates the adopted Montara-Moss Beach-El Granada Community Plan by reference and requires that development in urban areas be limited to the amount, density, and size of development permitted by the LCP.

The proposed hotel meets the definition of visitor-serving as provided in LCP Policy 11.1. As such, it must be evaluated for consistency with the LCP visitor-serving facility policies including but not limited to LCP Policy 11.4 which permits necessary visitor serving facilities which are designed to enhance public opportunities for coastal recreation and do not substantially alter the natural environment or unique small down character of Coastside communities; and Policy 11.15 which outlines development standards for private recreation and visitor-serving facilities. LCP Policy 11.20 requires that visitor-serving facilities connect to public or community water and sewer systems. The proposed project must be evaluated to show that it can be connected to a public or community system for these services; in this case, it would be a connection through the Montara Water and Sanitary District. Consistent with LCP Policy 11.23, the County should encourage the applicant to develop the proposed hotel as a low-cost facility.

LCP Public Works policies 2.42, 2.43, 2.44, 2.47, 2.51 regulate road capacity, desired level of service, and protect road capacity for visitors in coastal areas. The primary road access to the coast in San Mateo County is

Carmelisa Morales, San Mateo County

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via Highway 1. Studies show that the current volume of traffic on Highway 1 exceeds its capacity and that even with substantial investment in transit and highway improvements, congestion will only get worse in the future. This proposed project could temporarily generate additional traffic in the area during construction; and permanently in the long-term, post-construction. LCP Policy 2.52 protects the public's ability to access the coast, but the extreme traffic congestion on Highway 1 interferes with the public's ability to access the area's substantial public beaches and other visitor serving coastal resources. Consistent with LCP Policy 2.52, the applicant must develop and implement a traffic impact analysis and mitigation plan (TIMP) prior to approval. The study must identify the project's traffic impacts along Highway 1 during weekday, peak hours and on weekends, holidays, and the summer season. Conflicts with and potential impacts to pedestrian and bicycle uses in the area should be considered in the traffic study, as well. Measures to mitigate potential traffic impacts must also be provided as part of the traffic study. Finally, the proposed hotel must meet the parking requirements as provided in LCP Section 6119 (Parking Spaces Required). Section 6119 requires one off-street parking space for each four guest bedrooms.

Please consider these comments to be preliminary (as they may not be all encompassing). We may have additional feedback as the project is shepherded through the development and environmental review process. Feel free to contact me if you have questions regarding our comments. I can be reached by telephone at (415) 904-5292 or e-mail at [renee.ananda@coastal.ca.gov](mailto:renee.ananda@coastal.ca.gov).

Sincerely,



Renée Ananda, Coastal Program Analyst  
North Central Coast District