

December 16, 2014

Point Pillar Project Developers, LLC
Attn: Ron Stefanick
P.O. Box 158
Half Moon Bay, CA 94019

Dear Mr. Stefanick:

Subject: **LETTER OF DECISION**
File Number: PLN2012-00132
Location: 280 Capistrano Road, Princeton
APN: 047-081-390

On December 10, 2014, the San Mateo County Planning Commission considered Coastal Development Permit and Use Permit Amendments, pursuant to Sections 6328.4 and 6500 of the County Zoning Regulations, to allow the construction of a permanent building to replace a seasonal tent used for wedding receptions at the Oceano Hotel.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the project by adopting the required findings and conditions of approval as identified in Attachment A.

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 December 24, 2014.

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

Any questions regarding this matter should be directed to Summer Burlison, Project Planner, at (650)363-1815 or Email: sburlison@smcgov.org.

Sincerely,



Heather Hardy
Planning Commission Secretary



cc: Department of Public Works
Building Inspection Section
Environmental Health Division
Coastside County Fire District
County Assessor
Midcoast Community Council
Harriett Segelcke
Barbara Kossy
Dan Haggerty
Bruce Turner
Robert Schmidt
Lennie Roberts

To provide feedback, please visit the Department's Customer Survey at the following link:
planning.smcgov.org/webforms/san-mateo-county-planning-and-building-engagement-survey

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2012-00132

Hearing Date: December 10, 2014

Prepared By: Summer Burlison
Project Planner

Adopted By: Planning Commission

FINDINGS

Regarding the Environmental Review, Found:

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, Found:

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, Found:

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 Coastsides 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.

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. Amplified music is prohibited from being played outdoors at any time. No amplified voices shall be allowed outdoors, after 10:00 p.m. throughout the year. Amplified voices (prior to 10:00 p.m.) shall be in compliance 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 voices 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 and shall be maintained in good condition to the satisfaction of the Community Development Director. A parking layout plan that shows all existing off-street parking spaces and each parking space that is or will be posted for shoreline access parking shall be submitted to the Planning Department for review and approval by the Community Development Director prior to issuance of a building permit. The parking layout plan shall demonstrate compliance with the minimum number of shoreline access parking spaces required (i.e. 20%). 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, in compliance with the approved parking layout plan.
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.