

CALIFORNIA COASTAL COMMISSION
NORTH COAST AREA
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260

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Filed:	November 27, 1995
49th Day:	January 15, 1996
180th Day:	May 25, 1996
Staff:	Bill Van Beckum
Staff Report:	December 22, 1995
Hearing Date:	January 11, 1996
Commission Action:	

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: **1-95-56**

APPLICANTS: **ROBERT AND JONI WILLIAMSON**

PROJECT LOCATION: 788 Main Street. Half Moon Bay
San Mateo County, APN 056-191-220

PROJECT DESCRIPTION: Develop a one- and two-story commercial complex (5,167-square-feet total floor area) by (1) demolishing an 800-square-foot barn and an 80-square-foot outhouse, (2) remodelling an existing 675-square-foot, one-story office building for retail use, (3) constructing three commercial buildings (one- and two-story, 28.5-feet-high) for retail and office use, as additions to the existing office building, (4) landscaping, and (5) paving the remainder of the site for 14 off-street parking spaces, two driveways for ingress and egress, and a pad for a trash enclosure.

Lot area:	9,944 square feet	
	<u>Existing</u>	<u>Proposed</u>
Building coverage:	1,555 square feet	3,855 square feet
Pavement coverage:	0	4,468 square feet
Landscape coverage:	396 square feet	1,045 square feet
Ht abv fin grade:	11.5 feet	28.5 feet
Parking spaces:	0	14 spaces
Plan designation:	Commercial - General	
Zoning:	C-2 (General Commercial)	

LOCAL APPROVALS RECEIVED: City of Half Moon Bay Site and Design Permit
No. PSD-01-95, and CEQA Negative Declaration
No. EIR-01-95.

SUBSTANTIVE FILE DOCUMENTS: Half Moon Bay Land Use Plan, certified
September 24, 1985.

STAFF NOTE:

Standard of Review. The Half Moon Bay Land Use Plan (LUP) was certified by the Commission on September 24, 1985. The LCP Implementation Plan (IP) was reviewed by the Commission, and certified with suggested modifications, at the Commission's December 13, 1995 meeting. However, the full LCP is not effectively certified as the City has not yet had an opportunity to accept the modifications to the IP. Therefore, the Commission retains permit jurisdiction and the standard of review for the application is the Coastal Act. However, in finding below that the application would not prejudice the preparation of an LCP consistent with Chapter 3 of the Coastal Act, the application was also reviewed for consistency with the LUP certified by the Commission.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the City of Half Moon Bay to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions. See Attachment A.

III. Special Conditions.

1. Final Foundation and Grading Plans.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, the applicant shall submit for the review and approval of the Executive Director final engineered foundation and grading plans prepared in accordance with the recommendations contained in the geotechnical investigation report prepared by GeoForensics, Inc., dated November 12, 1995. Evidence of approval by a geotechnical engineer and the City of Half Moon Bay shall accompany the submittal.

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

1. Project and Site Description.

The subject property is located 1/4 mile east of Highway 1, and about 1/2 mile inland from the ocean, at the south end of the downtown section of Half Moon Bay. See Exhibits 1 and 2. The site, which fronts both on Main and Purissima Streets, currently contains a one-story, 675-square-foot office building which faces Main Street. The applicants are proposing to remodel this building for retail use, and construct three adjacent one- and two-story commercial buildings for retail and office use, resulting in 5,167-square-feet of total usable floor space. Behind the existing building is a barn and outhouse which the applicants are proposing to remove, to provide for a portion of the proposed 14-stall parking lot, which aside from landscaping, would cover the balance of the site. See Exhibit 3. The site is zoned for commercial use and is adjoined by other commercial development. The flat parcel contains no environmentally sensitive habitat.

2. New Development.

Section 30250(a) of the Coastal Act states that new development shall be located in or near existing developed areas able to accommodate it and where it will not have significant adverse effects on coastal resources. The intent of this policy is to channel development toward more urbanized areas where services are provided and potential impacts to resources are minimized.

The proposed development is located in an existing urban area, in which public services are available for the project. The Coastsides County Water District has confirmed that the property has an existing water service connection that will provide sufficient capacity to serve the proposed development's water needs. The project is not constrained by the Sewer Authority Midcoastside (SAM) sewer plant's very limited capacity available for new uses because there currently is an on-site sewer connection available to adequately serve the project.

Therefore, the Commission finds that the project as proposed is consistent with Section 30250(a) of the Coastal Act to the extent that the project will be located in an existing developed area with adequate public services able to accommodate it. However, a separate coastal development permit or amendment to this permit would be required for any future proposal to locate any more intensive water - consuming use (e.g., a restaurant requiring additional water and sewer capacity) on the site.

3. Visual Resources.

Section 30251 of the Coastal Act provides in applicable part that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall: (a) be sited and designed to protect views to and along the ocean and scenic coastal areas, and (b) be visually compatible with the character of surrounding areas.

The project has no potential to block views to and along the coast, as the project site is located about half a mile from the shoreline and inland of Highway One. The proposed one- and two-story buildings' heights, 13-feet to 28.5-feet, meet the C-2 district's standards, and are compatible in scale with existing development on the Main Street parcels adjacent to and across from the site. The front exterior finish of all three new buildings will be horizontal siding, similar to the siding on the site's existing office building and similar to many other facades (historical and recent) along Main Street. Thus, the proposed project will be visually compatible with the character of the surrounding area. Therefore, the Executive Director finds that the proposed development is consistent with Coastal Act Section 30251.

4. Erosion/Geologic Stability

The Coastal Act contains policies to assure that new development does not contribute to geologic hazards and to minimize risks to life and property. Section 30253 of the Coastal Act states in applicable part:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

A geotechnical investigation for the project site was conducted by GeoForensics, Inc., on November 10, 1995. The resulting geotechnical report, dated November 12, 1995, concludes that the proposed development, on a coastal terrace site "considered to have a deep soil profile of generally strong soils," is geotechnically feasible, provided certain recommendations made in the report are incorporated into the project design and construction. The report recommends that certain grading and soil compaction work be undertaken, and that foundation construction be performed according to certain specifications. In addition, the report recommends that drainage measures be incorporated into the project to drain runoff away from proposed foundations. Finally, the report recommends that final development plans incorporating the recommendations be submitted for the review of the geotechnical consultant, to document the geotechnical aspects of the construction.

To ensure that the final development plans conform with the recommendations of the geotechnical report, the Commission attaches Special Condition No. 1, requiring that final foundation, grading, and drainage plans conforming with the the recommendations of the geotechnical report be submitted for the review and approval of the Executive Director prior to construction. The condition

also requires that evidence of approval by the geotechnical engineer and the City of Half Moon Bay be provided with the submittal. As conditioned, the Commission finds that the project is consistent with Section 30253 of the Coastal Act.

5. Local Coastal Program.

The Half Moon Bay Land Use Plan (LUP) was certified by the Commission on September 24, 1985, and adopted by the City. The LCP Implementation Plan was reviewed by the Commission, and certified with suggested modifications, at the Commission's December 13, 1995 meeting. However, the full LCP will not be effectively certified until the City agrees to and accepts the modifications to the I.P. Therefore, the Commission retains permit jurisdiction and the standard of review that the Commission is applying in its consideration of the application is the Coastal Act. The certified LUP policies are considered advisory and not binding in this case.

The certified Half Moon Bay Land Use Plan (LUP) designates the subject property as Commercial General. The proposed commercial development is consistent with this land use designation.

Half Moon Bay LUP Section 9.1.2 states, in part, that new development shall be located within developed areas able to accommodate it, or where such areas are not able to accommodate it in other areas with adequate public services and where it will not have significant adverse effects on coastal resources. With the existing availability to the site of the necessary water and sewer service connections to adequately serve the proposed development, the proposed project is consistent with LUP Section 9.1.2., as the project will be located within a developed area with adequate public services to accommodate it.

LUP Policy 4-6 states in part that development shall be reviewed for "adjacency to, threats from, and impacts on geologic hazards" and that "mitigation measures shall be required where necessary." As conditioned to require submittal of final foundation and grading plans conforming to the recommendations of the geotechnical report prepared for the project, the project will not contribute to or create a geotechnical hazard. Therefore, the project is consistent with LUP policies regarding the avoidance of geotechnical hazards.

Coastal Act Section 30604(a) authorizes permit issuance if the Commission finds that the proposed development is in conformity with the provisions of Chapter 3 of the Coastal Act and if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare or implement a local coastal program that is in conformance with Chapter 3 of the Coastal Act. As discussed above, approval of the project, as conditioned, is consistent with Chapter 3 of the Coastal Act, and thus will not prejudice the City of Half Moon Bay's ability to implement a certifiable LCP for this area.

6. California Environmental Quality Act (CEQA).

Section 13096 of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

As discussed above, the project has been mitigated to ensure that the project will not contribute to or create a geotechnical hazard. The project, as conditioned, will not have a significant adverse effect on the environment, within the meaning of CEQA.

For purposes of CEQA, the lead agency for the project is the City of Half Moon Bay. The City adopted a negative declaration for the project on March 23, 1995.

Exhibits

1. Regional Location Map
2. Vicinity Map
3. Site Plan and Elevation

ATTACHMENT A

Standard Conditions

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

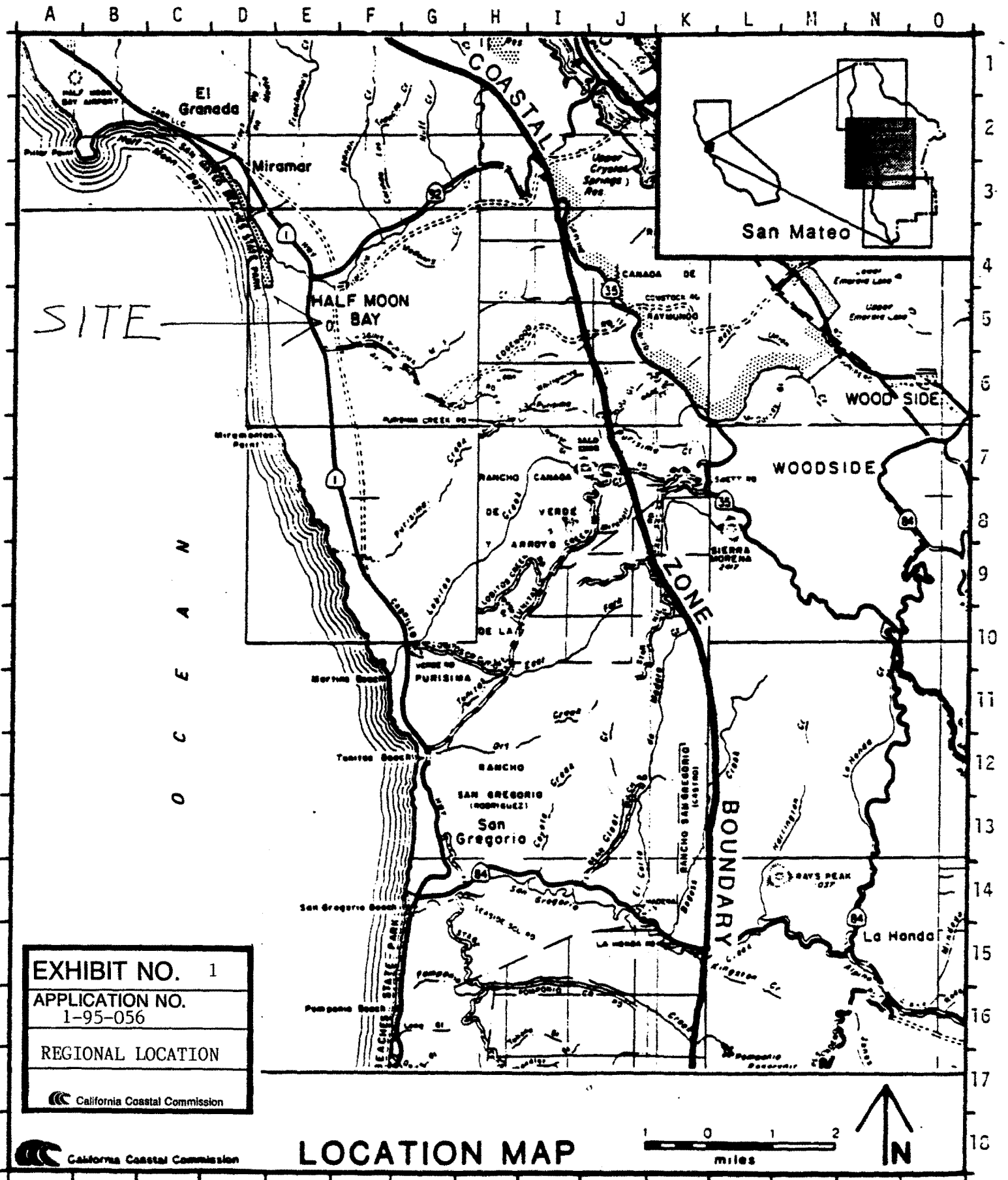


EXHIBIT NO. 1

APPLICATION NO.
1-95-056

REGIONAL LOCATION

California Coastal Commission

California Coastal Commission

LOCATION MAP

0 1 2
miles



BEACH

SAN MATEO COAST
STATE BEACHES DIST. OFF.

FRANCIS
BEACH
CAMP-
GROUND

SEWER
PLANT

MOON

BAY

MAIN

SAN

MATEO


TO STATE HWY. 1 7 MILES
TO SKYLINE BLVD. 5 MILES

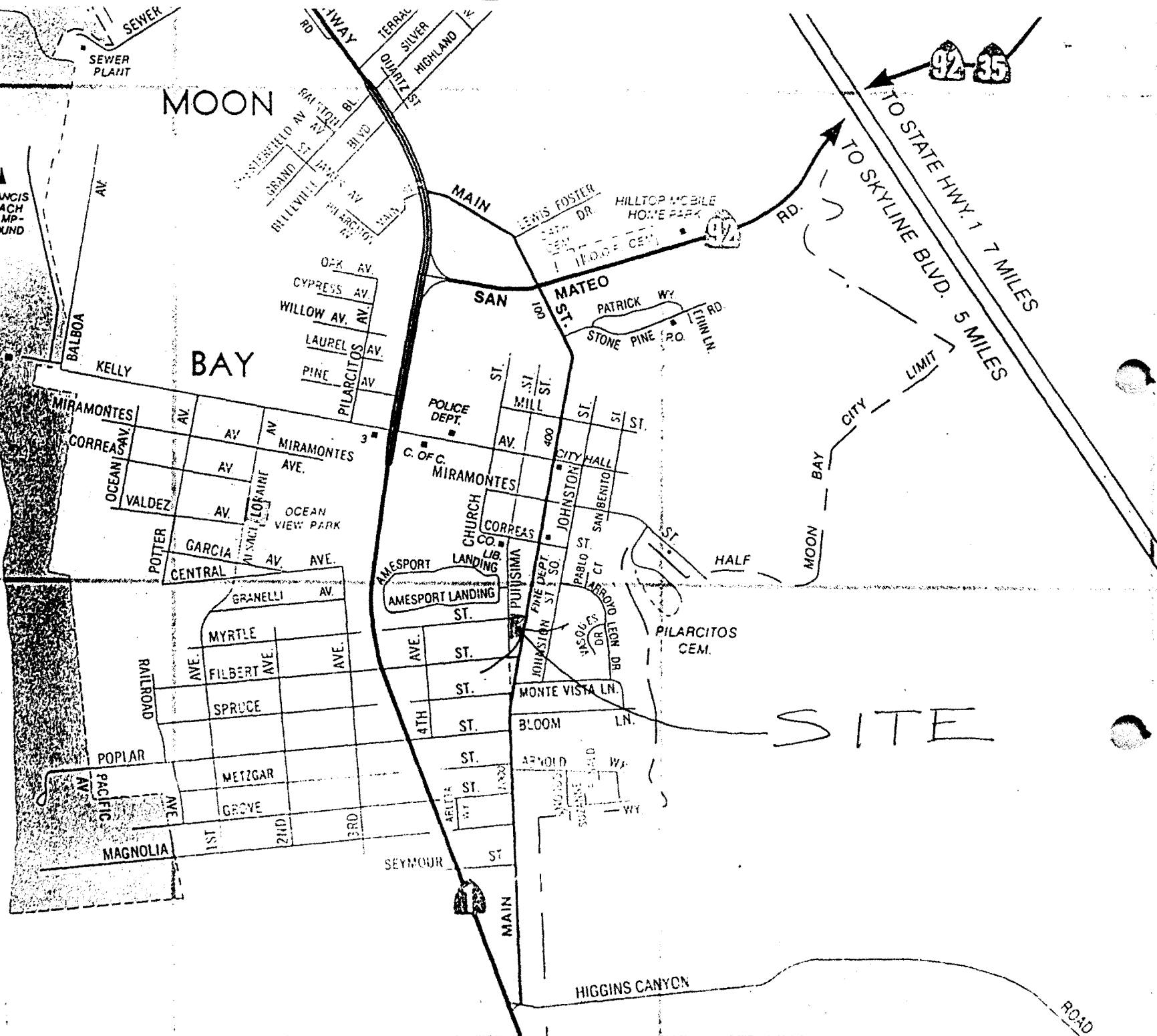
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LIMIT

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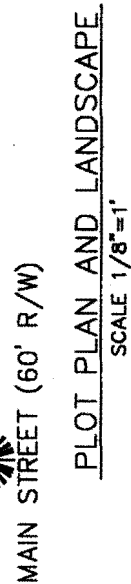
HIGGINS CANYON

ROAD

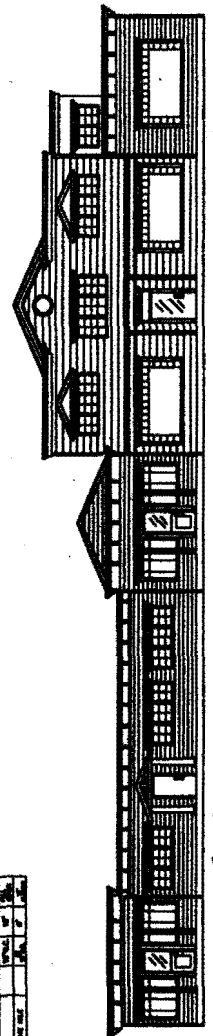
 California Coastal Commission	EXHIBIT NO. 2
	APPLICATION NO. 1-95-056
	VICINITY MAP




SITE INFORMATION	
LOT SIZE	8444 SQ.FT.
TOTAL FLOOR AREA	5392 SQ.FT.
PERCENT LOT COVERAGE	58.8 %
AREA LANGUAGE	1048 SQ.FT.
PERCENT LANGUAGE	19.3 %
REQUIRED PARKING	12
PROVIDED PARKING	14
TOWERS	6-1



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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← EXISTING →

EXHIBIT NO.	3
APPLICATION NO.	1-95-056
SITE PLAN & ELEVATION	
 California Coastal Commission	