

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** May 17, 2018

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Use Permit, a Coastal Development Permit Amendment, and an Off-Street Parking Exception pursuant to Sections 6500, 6328, and 6119, respectively, of the County Zoning Regulations, to convert an existing conference center into a restaurant, to legalize an existing 4-foot tall solid wood fence, and allow 7 of the required parking spaces to be compact spaces, located at 107 Broadway in the unincorporated Princeton area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00514 (Burke/ Mickelson)

**PROPOSAL**

The applicant is proposing to convert an existing conference center, known as Mavericks Event Center, into an 86-seat restaurant, located at 107 Broadway in Princeton. The project includes minor exterior changes to the existing 3,600 sq. ft. two-story building that will include a new exterior restaurant sign; paving of a portion of the existing parking lots with the remaining parking area to be gravel; a total of 31 proposed parking spaces; and legalization of an existing 4-foot tall solid wood fence constructed without permits (VIO 2017-00299). The two-story restaurant will accommodate 86 indoor seats and 8 standing tables on the existing outdoor rear deck. The existing second story will be used as an office and small storeroom for the restaurant. The first floor has two bathrooms, a closet, a kitchen, and seating for 86 customers. Proposed business hours are 8:00 a.m. to 10:00 p.m., Sunday through Saturday. No tree removal is proposed and only minor grading will occur for the gravel and partial asphalt parking area.

Parking includes 10 standard size parking spaces and 2 ADA compliant spaces on the east parcel and 12 standard size parking spaces and 7 compact parking spaces on the west parcel. Independent vehicle ingress/egress driveway will be taken from Princeton Avenue, and the current access along Broadway will be closed. Nine bicycle parking spaces are proposed on the east parcel. Landscaping includes a 4-foot wide rock garden landscaped area at the entrance of the west parking area (with a 2.5-foot rock garden landscaped area along the west property line).

## **RECOMMENDATION**

That the Zoning Hearing Officer approve the Use Permit, Coastal Development Permit Amendment, and Off-Street Parking Exception, County File Number PLN 2016-00514, by adopting the required findings and conditions of approval listed in Attachment A.

## **BACKGROUND**

Report Prepared By: Olivia Boo, Project Planner, 650/363-1818

Applicant: Kerry Burke

Owners: Chris Mickelson (APN 047-024-500) and Christian Taylor (APN 047-024-090)

Location: 107 Broadway, Princeton

APNs: 047-024-500 and 047-024-090

Size: 20,000 sq. ft. and 7,000 sq. ft.

Existing Zoning: CCR/DR/CD (Coastside Commercial Recreation/Design Review/Coastal Development)

General Plan Designation: Coastside Commercial Recreation

Local Coastal Plan Designation: Coastside Commercial Recreation

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Two-story building used as a conference center with an existing unstriped parking area which is enclosed by a 4-foot high wood fence; the adjacent parcel is vacant and used as a dirt parking lot for the existing use.

Water Supply: Existing Connection by Coastside County Water District

Sewage Disposal: Existing Service by Granada Sanitary District

Parcel Legality: Developed parcel (047-024-500) - legal parcel; building permit BLD 90-2018 issued for building. Vacant parcel (047-024-090) undetermined; Chapter 1.5 (*Legal Lot Requirement and Zoning and Building Violations*) does not require verification of a legal lot for nonstructural development including, but not limited to, roads, fences, or water wells. Any future development on the vacant parcel will be subject to parcel legality verification.

Flood Zone: Zone X (Area of Minimal Flooding). Panel No. 06081C0153E, effective date October 16, 2012.

Environmental Evaluation: Categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3, for the conversion of an existing structure from one use to another where only minor exterior modifications are made and the construction of a new small structure.

Setting: The project site is located at the corner of Broadway and Princeton Avenue. An indoor gym and vacant parcel are located across Princeton Avenue. Next door, to the west, is an outdoor boat storage. Across Broadway, to the east, is an existing two-story house.

The project parcel is a flat lot and consists of an existing two-story building that is set back approximately 100 feet from the front property line. The subject building is currently a conference center and used to host special events, such as weddings. The conference center has a dirt/gravel unstriped parking lot (in front of the building) that fronts on Princeton Avenue and is accessed only from Broadway.

The newly constructed 4-foot tall wood fencing that encloses the front parking lot was constructed without a Coastal Development Permit.

Chronology:

<u>Date</u>	<u>Action</u>
December 23, 2016	- Application received.
September 8, 2017	- Violation case opened for 6-ft. tall fence built without permits, County File Number VIO 2017-00299. Fence later reduced in height to 4 feet.
October 3, 2017	- Project deemed complete.
May 17, 2018	- Zoning Hearing Officer public hearing.

## **DISCUSSION**

### A. KEY ISSUES

#### 1. Conformance with the General Plan

Staff has determined that the project complies with all applicable County General Plan Policies, specifically:

##### a. Vegetative, Water, Fish, and Wildlife Resources Policies

Policy 1.4 (*Access to Vegetative, Water, Fish, and Wildlife Resources*) and Policy 1.25 (*Protect Vegetative Resources*) ensure that the

development protect and promote existing rights of public access for purposes of recreation and that development will minimize the removal of vegetative resources and protect historic and scenic trees.

In 1983, the applicant was granted a Coastal Development Permit to construct the existing building. In compliance with Local Coastal Program policies, the applicant was required to dedicate a public access easement that consisted of improving the public right-of-way at the end of Broadway for shoreline access. The offer of dedication was recorded with the stipulation that the County accept the offer and, in place of acceptance, the County and owner agreed to payment of an in lieu fee satisfying the policy requirement. Although this requirement has been met, the applicant proposes coastal access public parking, further discussed in Section A.2.c.

Multiple Monterey cypress trees are located around the perimeter of the developed parcel. Two significant sized Monterey cypress trees (60" d.b.h. and 30" d.b.h.) and one silver dollar tree (17"-23" d.b.h.) are located in the area of the proposed asphalt parking improvements. As required by the Significant Tree Ordinance, the applicant has submitted an arborist report to assess potential construction impacts of the paved area to the trees. In the report, the arborist noted that the three trees are generally in fair health and have poor-to-fair or poor-to-good structure. The report also noted that construction does have the potential to impact the identified trees and cause decline. As such, the arborist recommends tree protection fencing, a reduction in the asphalt area, and protective measures for excavation near and around the existing trees. The applicant has reduced the asphalt area as recommended by the arborist, and staff has conditioned the project to require tree protection and measures for tree excavation.

b. Visual Quality Policies

Policies 4.36 (*Urban Area Design Concept*) and 4.39 (*Commercial Signs and Outdoor Advertisements*) seek to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and to regulate commercial signs and outdoor advertising by using a consolidated set of standards.

The existing wood-constructed, two-story building is compatible with the design and appearance of the adjacent wood and stucco-constructed buildings nearby. There is an existing wood-constructed two-story house of similar material located across Broadway.

Minor exterior building changes include changing the business signage on the front elevation (a new sign is proposed to be mounted

to the building) to reflect the restaurant use. While there are no specific sign regulations relative to size for the Coastside Commercial Recreation District, a condition has been added requiring sign details to be submitted at the building permit stage for Planning Department review and approval. Signage shall be consistent with applicable General Plan, Local Coastal Program, and Design Review policies and consistent with other commercially-zoned districts (C-1). One additional coastal access parking sign is proposed at the entrance to the parking lot to identify parking that is available to the public for access to the shoreline (Pillar Point Harbor).

c. General Land Use Policies

Policy 7.15 (*Designation of Land Uses*), Table 7.1P (*General Plan Land Use Designations*), and Policy 7.16 (*Land Use Objectives for Urban Areas*) seek to apply land use designations where appropriate to urban areas to meet land use objectives that include revitalizing existing developed areas and discouraging urban sprawl.

The parcel's land use designation is Coastside Commercial Recreation (CCR), which identifies trade and distribution uses including, but not limited to, retail trade and service uses. Service uses include, but not limited to, commercial amusement, hotels, and motels and restaurants. The proposed project is consistent with the CCR land use designation since the proposal is for a restaurant use intended to serve both the visiting and local community in the Princeton area. Furthermore, the proposed project will continue the use of an existing building, surrounded by existing urban development with no new structures proposed and does not contribute to urban sprawl.

d. Urban Land Use Policies

Policy 8.20 (*Redevelopment*) and Policy 8.40 (*Parking Requirements*) encourage the redevelopment of existing commercial land uses in a manner that is compatible with surrounding land uses, and to regulate minimum on-site parking requirements and standards to accommodate the parking needs of development, provide convenient and safe access, prevent congestion of public streets, establish orderly development patterns, and discourage an over-reliance on auto travel to the exclusion of other travel modes.

The project will convert an existing conference center building into a restaurant that will provide food service to the visiting and local community. The use will add another restaurant to the Princeton area. The majority of food establishments are located near the entrance to

Princeton, on Capistrano Avenue. The project includes striping the asphalt front parking lot area and delineating gravel parking spaces in order to meet the minimum designated on-site parking spaces required for the restaurant. The parking lot will be accessed by a new driveway on Princeton Avenue, and the existing access from Broadway will be closed and no longer used as parking lot ingress/egress.

The building and property is currently accessed from Broadway; this entrance/exit will be blocked off upon the proposed change in use. A total of 31 parking spaces (22 standard size parking spaces, 2 ADA compliant spaces, and 7 compact parking spaces) and access including a two-way ingress/egress driveway, are proposed. Bicycle parking is also proposed and will include 9 spaces. The proposed parking plan will establish convenient, safe off-site parking to reduce traffic impacts to both Princeton Avenue and Broadway and to reduce congestion.

2. Conformance with the Local Coastal Program

Staff has determined that the project complies with all applicable Local Coastal Program (LCP) policies, specifically:

a. Locating and Planning New Development Component

Policy 1.4 (*Designation of Urban Areas*) and Policy 1.5b (*Land Uses and Development Densities in Urban Areas*) designate as urban those lands shown inside the urban/rural boundary on the Land Use Plan Maps, including Montara, Moss Beach, El Granada, Princeton, and Miramar; and permit in urban areas the use and amount of development allowed on a parcel that is compliant with the density credit requirements of Policy 1.8c and Table 1.3 of the LCP.

The project site is located in the unincorporated Princeton area and thus designated for urban use. Policy 1.8c(3) (*Amount of Development Allowed for Visitor-Serving, Commercial Recreation, and Public Recreation Uses*) allows the amount of development for one/first density credit to be 1.5 times the amount stated in Table 1.5, provided the proposed visitor-serving, commercial recreation, or public recreation use is consistent with the types of uses listed in LCP Policies 11.1, 11.2, or 11.3, and only if the use enhances public opportunities for coastal recreation. The project encompasses two parcels, each parcel having one density credit. According to Policy 11.1 (*Definition of Visitor-Serving Facilities*), food establishments include restaurants, therefore, Table 1.5 allows 28.60 seats per density credit for restaurants with eating areas. Thus, the two parcels

together have a total of two density credits which allows 86 seats when combined for the restaurant use. The project proposes up to 86 seats maximum. Therefore, the use and amount of development are consistent with the density credit requirements of the LCP. The project is conditioned for the use of both parcels to support the restaurant with regard to satisfying the minimum parking requirements discussed further in Section 3, below.

b. Visual Resources Component

Policy 8.12 (*General Regulations*) requires the application of Section 6565.17 (*Design Review Districts*) of the Zoning Regulations and the design criteria set forth in the Community Design Manual for all development in urban areas of the Coastal Zone, as discussed below:

- (1) Design Review District Section 6565.17 and Community Design Manual

Paved Areas

Paved areas should be integrated into the site, related to their structure, and landscaped to reduce visual impact from residential areas and from roadways. Small separate paved parking lots are preferred to large single paved lots, and driveways should be shared when feasible to reduce curb cuts.

Vehicle access onto the project site consists of one new two-way driveway off of Princeton Avenue to the new gravel/paved parking lot. Paving will be minimized and located only in the area in front of the existing building. Though constituting one parking lot to serve the restaurant, the parking spaces are separated into two parking lot areas and will be constructed around the existing mature cypress trees. The newly built 4-ft. tall fence (legalization) along the eastern parcel will provide partial screening along the roadway and the adjacent residential use; no additional fencing is proposed on the western parcel (vacant lot). A 4-ft. landscaping strip is proposed along Princeton Avenue at the new entrance and Condition No.19 is recommended to ensure that landscaping consists of native plant species and that landscaping is restricted and maintained to maximum 3-foot growth height (with exception to the existing mature trees) to ensure that ocean views are maintained.

### Colors and Materials

Varying architectural styles should be made compatible through the use of similar materials and colors which blend with the natural setting and surrounding neighborhood; the use of natural and earth colors are encouraged.

The existing two-story building is constructed of wood exterior walls with a traditional gable pitch roof for the second story, and a shed roof for the rear first story. The building is painted an off-white cream color with blue trim which blends with the surrounding development. The roof is a metal material. No new exterior painting or colors are proposed. Most of the buildings surrounding the subject parcel are two stories. Development along Princeton Avenue and Broadway includes gable, hip, and flat roofed buildings constructed of wood and stucco and ranging from one- and two-story buildings. Building colors along Princeton Avenue are predominantly light gray, including the buildings and houses immediately around the subject property. The building located across Broadway is a two-story house, with wood siding and painted a light gray color. The commercial building located across Princeton Avenue is painted a similar light gray color and is home to an indoor gym business.

### Structural Shapes and Scale

The design of the structure should be appropriate to the use of the property and should be in harmony with the shape, size, and scale of adjacent buildings in the community.

The 3,600 sq. ft. building is an existing two-story building of simple design that is already compatible with the design and appearance of adjacent and nearby commercial buildings. The building has been on the property since 1984. No changes to the building are proposed.

### Signs

Signs should be simple, well designed, and constructed of materials which harmonize with their surroundings.

One business sign is proposed and shall be in scale with the building and surrounding commercial developments. A smaller freestanding coastal access sign located at the parking lot entrance is also proposed. A condition of approval is included in Attachment A that requires the applicant to submit a copy of the



final sign plan details, including colors and materials, to the Current Planning Section for review and approval prior to the issuance of the building permit for the tenant improvements.

Landscaping and View Preservation

Structures should be located to retain views of prominent scenic features and native plant materials should be used for landscaping to assure against non-native plant intrusion and to minimize visual impact.

The applicant is proposing to legalize the 4-foot tall solid wood fence that provides screening of the eastern parking lot area; no fencing is proposed for the western parking lot. Views to the harbor from this parcel are partially blocked by the existing building. To preserve the views along the vacant lot, the project is conditioned to require that landscaping consist of native plant species with a maximum 3-foot growth height.

Policy 8.13b (*Special Design Guidelines for Coastal Communities*) applies supplemental design criteria for the Princeton-by-the-Sea community which require structures to be designed to reflect the nautical character of the harbor setting, are of wood or shingle siding, employ natural or sea colors, and use pitched roofs.

No exterior changes are proposed to the building with exception of a new sign; the existing building is already compatible in design, color, and material to surrounding development, including wood siding and gable style roof. The building is appropriately scaled to the site and surrounding development. The newly constructed 4-foot fence is the most recent exterior change to the property.

c. Shoreline Access Component

Policy 10.2 (*Definition of Development*) identifies development requiring a coastal development permit, which includes improvements to structures that intensifies the use, among others. Policy 10.13 (*Commercial and Industrial Areas*) requires the establishment and improvement of vertical (trails) and lateral (shoreline destinations) public access and parking consistent with Policy 10.22(d) (*Parking*) as a condition for obtaining a permit for commercial development along the shoreline.

Properties along the coastal shoreline are required to provide a lateral access dedication easement to the County. As previously discussed in Section A.1, above, the owner paid an in lieu fee to the County satisfying this requirement. Though this condition has been met, the owner is proposing shared coastal access parking compliant with Policy 10.22(d), which requires new commercial parking facilities of 10 or more spaces within 1/4-mile radius of an established shoreline access area, to designate and post 20% of the total spaces for beach user parking between 10:00 a.m. and 4:00 p.m. The project includes a small freestanding coastal access sign at the entrance of the parking lot designating at least 6 parking spaces (20%) during the required hours in conformance with this policy.

d. Recreation/Visitor-Serving Facilities Component

Policy 11.4 (*Recreation and Visitor-Serving Facilities Permitted in the Coastal Zone*) permits necessary visitor-serving facilities that consist of public and private developments that are exclusively available to the general public and provide necessary basic visitor support services, such as lodging, food, water, and restrooms.

The project will result in a new dine-in restaurant establishment intended to serve both the visiting and local community consistent with this policy.

Policy 11.5 (*Priority to Visitor-Serving and Commercial Recreation Facilities*) and Policy 11.6 (*Concentrated Development in the Midcoast*) give priority to concentrating visitor-serving, commercial recreation, and/or public recreation facilities on designated Midcoast lands.

The project parcel is zoned Coastsides Commercial Recreation which is intended for uses and development that are primarily oriented toward meeting the service and recreational needs of Coastsides visitors and residents. The proposed dine-in restaurant is intended to be a “sit down” establishment that will provide a full-service restaurant. Proposed business hours are 8:00 a.m. to 10:00 p.m., Sunday through Thursday, and 8:00 a.m. to 11:00 p.m., Friday and Saturday. Furthermore, the project site has provided adequate on-site parking.

Policy 11.15 (*Private Recreation and Visitor-Serving Facilities*) requires that private recreation and visitor-serving facilities conform to the development and locational standards included throughout the LCP, the design standards of the Visual Resources Component, the intensities of use appropriate to the rural or urban setting, and to the requirements of the individual site.

The proposed project conforms to the applicable development and locational standards as discussed in this section of the staff report, along with the design standards of the Visual Resources Component as discussed above.

e. Hazards Component

The parcels are located in a mapped tsunami inundation area and subject to LCP 9.3 which requires that the regulations of the RM (Resource Management) apply. Section 6326.2 outlines uses that are not permitted within the tsunami inundation area. These uses include publicly-owned buildings intended for human occupancy, residential structures and resort development. The change in use of the existing, event center building to a restaurant use, does not fall into either category, thus this is an allowed use in this area. The building already exists, no new structure is proposed. The project proposes only minor changes, a building sign for the future restaurant, an expanded parking area to meet parking requirements and tenant improvements.

3. Conformance with the Zoning Regulations

The project site is located within the Coastside Commercial Recreation (CCR) Zoning District, which allows “restaurant use” which is defined as commercial establishments to serve prepared food to the general public for immediate consumption on the premises, subject to a use permit. Eighty-six seats are proposed indoors for dine-in seating; no seating is proposed on the outdoor deck.

The proposed project complies with the Development and Performance Standards of the CCR Zoning District, as identified below:

	<b>Required Standard</b>	<b>Existing</b>
Minimum Building Setbacks		
Front	None	22. ft.
Rear	None	>50 ft.
Left Side	5 ft.	20 ft.
Right Side	5 ft.	25 ft.
Combined Sides	15 ft.	>15 ft.
Maximum Building Height	36 ft.	16 ft.
Maximum Lot Coverage	50%	7.4%
Impervious Surface Area (Non-Porous Surfaces)	Maximum 10% of Parcel (East Parcel Size: 20,000; Maximum is 2,000 sq. ft.)	9.6% 1,920 sq. ft.)

a. Impervious Surface Area

The amount of parcel area covered by impervious structures less than 18" in height is limited to 10% of the parcel size. The civil drawings identify proposed asphalt paving of 1,920 sq. ft. (where 2,000 sq. ft. is the 10% maximum) in front of the existing building in the location of the ADA parking spaces and access route, compliant with this requirement.

b. Protection of Coastal Resources and Siting

Development shall be sited and designed to provide maximum feasible protection of coastal resources including, but not limited to, marine views.

The project site is located on the south side of Princeton Avenue, with existing development consisting of a two-story building set back approximately 100 feet from the front property line. The existing 4-foot wood fence to be legalized provides privacy/security to visitors/customers to the restaurant while still preserving the shoreline view from Princeton Avenue and Broadway. The proposed gravel parking area will not impede public views of the ocean and is conditioned to require a maximum landscaping growth height of 3 feet.

c. Landscaping and Parking Areas

When a project requires more than 10 off-street parking spaces for development within a 1/4 mile along the nearest public road from an established shoreline access, a minimum of 20% of these parking spaces shall be available for shoreline access parking between 10:00 a.m. and 4:00 p.m. Signs shall be posted designating spaces available for shoreline access parking.

The property is located adjacent to Broadway which provides vertical shoreline access. The proposal includes a sign posted at the parking lot entrance that indicates 6 parking spaces designated as shoreline access parking between the hours of 10:00 a.m. and 4:00 p.m.

As stated earlier, landscaping is proposed along Princeton Avenue and is conditioned to be cared for and maintained at a maximum 3-foot height.

d. Noise, Odor, Lighting, Vibration, Enclosed Uses, Trash, and Storage

Conditions have been included to require compliance with the noise, odor, and vibration levels. No outdoor lighting is proposed, however, a

condition of approval has been added to require lighting designed and located to confine direct rays to the premises. The restaurant seating will be located within the existing building and the trash container will be enclosed and is not located within the front yard setback.

e. Parking Regulations

Pursuant to Chapter 3 (*Parking*) of the County Zoning Regulations, one on-site parking space is required per three seats or stools for food establishments. The restaurant proposes 86 seats. The existing parking lot, located in front of the existing building, will accommodate 10 parking spaces plus two ADA parking spaces. The adjacent parcel will provide an additional 19 parking spaces, providing a total of 24 standard size spaces and 7 compact parking spaces for the restaurant use. Per the Planning Department's Compact Parking Spaces Policy, up to 25% of the required off-street parking spaces, in lots of 20 cars or more, may include compact car size spaces. The minimum required dimensions for compact spaces is 8 feet wide by 16 feet deep. The proposed compact spaces are 9 feet wide by 18 feet deep. The project is otherwise compliant with access requirements including the required two-way driveway and minimum 24-foot wide access aisles.

The owner has made arrangements with the adjacent property owner to use this property for parking in order to meet parking requirements. Because the additional parking is located on a separate contiguous parcel, a condition of approval has been added that identifies the restaurant's minimum parking requirements to have been met through the combined use of the subject parcels for parking. Should a change of use or other development be proposed, parking may be reevaluated for compliance. Should the required parking for the restaurant be removed or become unavailable, additional permits may be required. If the owner fails to secure such permits, the Planning Department may begin the use permit revocation process.

In order to approve the Off-Street Parking Exception, the Zoning Hearing Officer must make the following findings:

- (1) **That the establishment, maintenance, and/or conducting of the off-street parking facilities, as proposed, are as nearly in compliance with the requirements as are reasonably possible.**

The proposed parking areas are compliant with access standards and the majority of the parking spaces meet the minimum parking space dimensions. The 7 proposed parking

spaces meet the minimum width and are short by one foot in minimum depth. In order to accommodate all the required parking spaces and minimize land disturbance and impacts to the existing mature vegetation, allowing the compact parking spaces is as nearly in compliance with the requirements as reasonably possible.

- (2) That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The parking areas provide adequate driveway and aisle access as well as the required number of parking spaces to serve the restaurant and coastal access requirements. The plan has been reviewed by the Department of Public Works and was granted conditional approval.

f. Design Review

Pursuant to Section 6268 (*Design Review*) of the CCR Zoning Regulations, and provided the project parcel is located in a Design Review overlay, the project is subject to design review. Non-residential development is required to comply with the design guidelines and criteria of the Community Design Manual and the LCP's Visual Resources and Special Communities Component. See Section A.2 (*Visual Resources Component*) for discussion on the project's compliance with the applicable design review standards of the Community Design Manual and Visual Resources and Special Communities Component of the LCP.

**Use Permit Findings**

Pursuant to Section 6267 of the Zoning Regulations, the following findings must be made in order to approve the Use Permit amendment:

- (1) That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, 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.**

The project is compatible with the type and appearance of other existing development along Princeton Avenue and Broadway,

and the proposed restaurant is intended to be a full service restaurant. The project site is able to accommodate on-site parking, as well as pedestrian traffic via the existing sidewalk along Princeton Avenue and Broadway. Furthermore, the project is not considered a destination attraction that would cause a significant increase or change in pedestrian or vehicle traffic patterns as the use is intended to provide service to people that visit the Princeton area for other primary reasons. There is no evidence to suggest that the proposed project will have any detrimental effects upon coastal resources or result in adverse impacts to properties or improvements in the area.

**(2) That the design and operation of the proposed use will further the purpose of this Chapter (CCR District) as stated in Section 6265.**

The design and operation of the proposed use will further the purpose of this Chapter (*CCR Zoning District*) as stated in Section 6265, as the project consists of a full service restaurant intended to serve users, both visiting and local, in the Princeton area. The project will revitalize an existing conference center building that is compatible with the surrounding mix of commercial recreation development in the area. The project will also provide improvement (i.e., parking lot striping) to the existing on-site parking lot for safer and more efficient parking. Furthermore, the project, which is located on the south side of Princeton Avenue, will not impact coastal resources, public views, or public access to nearby coastal areas.

**(3) That the design and operation of the proposed use will conform with the development standards stated in Section 6269.**

The design and operation of the proposed use will conform with the development standards stated in Section 6269 (*CCR Zoning District*) since the project, as proposed and conditioned, conforms to the applicable development standards of the CCR District Regulations with regard to setbacks, height, lot coverage, protection of coastal resources, and landscaping.

4. Public Comments Received

A referral of the project to the Midcoast Community Council yielded the following comments. No comments from the California Coastal Commission were received.

- a. *What are the plans for the existing large rocks/boulder that line the front property line (Princeton Avenue) and the west property line?*

Staff's Response: The applicant proposes to integrate the boulders into a rock garden landscaped area of 4 feet at the front of the new driveway access (Princeton Avenue) and a 2.5-ft. wide landscaped area along the western property line of the west parking lot.

- b. *There is existing landscaping along the rear property line of parcel 047-024-090 that has since matured and interferes with the shoreline view. The Council requests that the owner maintain a 3-ft. height limit that will protect the view.*

Staff's Response: Staff has included a condition of approval that requires landscaping to be maintained and have a maximum growth height of 3 feet to protect public views. The applicant has stated that the landscaping along the rear property line of the west parcel will be removed.

## B. ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3, for the new construction of small structures and the conversion of an existing structure from one use to another where only minor exterior modifications are made. The proposed project consists of converting an existing conference center into a sit down restaurant. Minor exterior changes include a new business sign, legalizing a new 4-ft. tall solid wood fence, and existing parking lot improvements.

## REVIEWING AGENCIES

Building Inspection Section  
Department of Public Works  
Environmental Health Division  
Coastside Fire Protection District  
Granada Sanitary District  
MidCoast Community Council  
California Coastal Commission

## ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Site Plan/ Floor Plan



- D. Site Photos
- E. Arborist Report
- F. Mid Coast Community Council Comment

OSB:jlh – OSBCC0205\_WJU.DOCX

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2016-00514

Hearing Date: May 17, 2018

Prepared By: Olivia Boo  
Project Planner

For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3, for the conversion of an existing structure from one use to another where only minor exterior modifications are made.

For the Use Permit, Find:

2. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, 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. The project is compatible with the type and appearance of other existing development in the area, can accommodate on-site parking, and does not propose activities that will adversely impact coastal resources.
3. That the design and operation of the proposed use will further the purpose of this Chapter (CCR District) as stated in Section 6265. The project will revitalize an existing conference center building, improve on-site parking (including bicycle parking), and provide coastal access parking for residents and visitors.
4. That the design and operation of the proposed use will conform to the development standards stated in Section 6269. As conditioned, the project conforms to the applicable development standards including setbacks, impervious surfaces, and landscaping.

For the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program (LCP), specifically in regard to the Locating and Planning New Development Component, Visual Resources Component (including the Community Design Manual Standards), and Recreation/Visitor-Serving Facilities Component of the LCP. Staff has determined that the project is located in an urban area and complies with the density credit requirements of the LCP. Furthermore, the existing building is visually compatible with the mix of commercial recreation development along Princeton Avenue, and the project is a visitor-serving food establishment that will serve the needs of Coastside visitors and residents in the area.
6. Where the project is located between the nearest public road and the sea that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project includes the required 20% coastal access public parking spaces and no additional public access is required since the offer of dedication for coastal access recorded as part of the original permit (UP823-22; CDP83-45) was satisfied upon payment of an in lieu fee.
7. That the project conforms to the specific findings required by the policies of the San Mateo County Local Coastal Program (LCP) with regard to Locating and Planning New Development, Visual Resources, and Recreation/Visitor-Serving Facilities, as discussed in this staff report.

For the Off-Street Parking Exception, Find:

8. That the establishment, maintenance, and/or conducting of the off-street parking facilities, as proposed, are as nearly in compliance with the requirements as are reasonably possible. The exception requested is only for the proposed compact parking spaces that are one foot short for minimum depth where, otherwise, the proposed parking is compliant. The parking areas will provide adequate driveway and aisle access as well as the required number of parking spaces to serve the restaurant and coastal access requirements.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and approved by the Zoning Hearing Officer on May 17, 2018. The Community Development Director may approve minor revisions or modifications

to the project if they are consistent with the intent of, and in substantial conformance with, this approval.

2. Parking regulation requirements for the restaurant use are met through the combined use of the subject parcels. Should a change of use occur, or other development proposed, on either parcel, parking may be reevaluated for compliance. Should the required parking (number of spaces or otherwise) for the restaurant be removed or become unavailable, additional permits may be required. Should the owner fail to secure such permits (e.g., parking exception), the Planning Department may begin use permit revocation.
3. Any change in use or intensity not already approved shall require a permit amendment. An amendment requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
4. No site disturbance or tenant improvement work shall occur until a valid building permit has been issued.
5. A minimum of 20% of the required off-street parking spaces for this parcel (specifically, 6 parking spaces) shall be made available for shoreline access parking between the hours of 10:00 a.m. and 4:00 p.m. The applicant shall identify each shoreline access parking space by posting a sign, or identifying spaces by other means (subject to review and approval by the Planning Department). These spaces shall be identified and included on the site/parking plan submitted for the building permit, along with details for the signage (including text).
6. Asphalt parking spaces shall be striped and gravel parking spaces shall be delineated using physical demarcation; the method of delineation shall be identified on the site plan of the building permit plans and subject to review and approval by the Planning Department. All striping and demarcation shall be maintained in good condition.
7. Signage for the restaurant use shall be consistent with all applicable regulations and be consistent with the C-1 District for maximum size criteria. Sign details must be submitted as part of the associated building permit for review and approval by the Planning Department.
8. Any exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed exterior lighting shall be reviewed and approved by the Planning Department (design manufacturer's "cut sheets") prior to the issuance of a building permit. Prior to Planning final of the building permit for this project, the applicant shall submit photos verifying the installation of any approved exterior light fixtures.

9. Any new utilities shall be located underground from the nearest existing pole. No new poles are permitted to be installed.
10. The approved use shall maintain compliance with the noise, odor, and vibration standards of the Coastside Commercial Recreation District.
11. Any outdoor garbage dumpsters shall be screened by 6-ft. high fencing and/or landscaping materials for screening purposes. Furthermore, garbage dumpsters are not permitted to be located in the front yard area.
12. The granting of this permit does not in any way constitute an authorization of any riprap placed along the shoreline of this property; nor does it eliminate any requirement for the property owner to resolve the unpermitted riprap placed along this shoreline with either the County of San Mateo or the California Coastal Commission.
13. The property owner(s) for each parcel shall agree in writing to participate in an “area-wide shoreline protection and access solution” including removal of riprap if required. This agreement shall be submitted for Planning Department/County Counsel review prior to the issuance of a building permit and shall commit the current and future property owners to contributing their fair share of the cost of designing, permitting, constructing and maintaining the solution, and to allow for lateral access across the property in conjunction with implementation of the solution. This agreement shall be recorded as a deed restriction for each parcel.

#### Erosion and Sediment Control

14. An erosion and sediment control plan shall be submitted as part of the building permit plans for review and approval prior to the issuance of a building permit. The applicant shall implement the approved erosion and sediment control plan prior to the beginning of any construction activities, and shall maintain erosion and sediment control measures throughout the duration of project construction. 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 any 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 hay bales or coir netting, 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, buildings, and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - h. Performing earth-moving or ground disturbing 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.
15. To reduce the impact of construction activities on neighboring properties and/or the public roadways, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
  - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

- c. The applicant shall ensure that no construction-related vehicles will impede through traffic along any shared access driveways or public right-of-ways (including Princeton Avenue). All construction vehicles shall be parked on-site outside of any public right-of-way. Specifically, the west parking lot shall be used for construction-related vehicles and staging. There shall be no storage of construction vehicles, equipment, or materials in any public right-of-way or shared driveway.
16. The applicant shall ensure that during construction, noise, light, dust, odor, and other interference with persons and property off the development site is minimized. Furthermore, no hazardous materials shall be stored on-site.
17. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

#### Landscaping and Tree Protection

18. The applicant shall submit a tree protection plan as part of the building permit application for Planning Department review and approval. Tree Protection Fencing shall be erected prior to the commencement of any construction activities occurring on the site and remain until the project is completed. Tree protection measures shall be maintained in good condition and consist of a 6-ft. high, minimum 12-gauge chain link fence. Fences are to be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2 feet at no more than a 10-ft. spacing. Tree protection areas for significant sized trees shall be identified as Tree Protection Zones (TPZ).

Each Significant Tree to be protected shall have a designated TPZ identifying the area sufficiently large enough to protect the tree and roots from disturbance given the proposed development and parcel boundary constraints. The TPZ for the 60-ft. Monterey cypress is a 60-ft. radius. The TPZ for the 30-ft. Monterey cypress is a 30-ft. radius. The TPZ for the 17-23" Silver Dollar eucalyptus is a 40-ft. radius.

19. A 4-foot landscaping strip is proposed along Princeton Avenue at the new entrance. The landscaping shall consist of native plant species and restricted and maintained to a maximum 3-foot grown height (with exception of the existing mature trees) to ensure that ocean views are maintained.

20 The following activities are prohibited within the TPZ and shall be noted on the Tree Protection Plan:

- a. Storage or parking of vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials, including but not limited to, paint, petroleum products, concrete, stucco mix, or dirty water, is prohibited within the TPZ.
  - b. The use of tree trunks as a winch support, anchorage, temporary power pole, signposts, or other similar function.
  - c. Cutting of tree roots by utility trenching, foundation diggings, placement of curbs and trenches, and other miscellaneous excavation.
  - d. Soil disturbance or compaction, grade, or drainage changes.
21. Any existing and proposed landscaping (excluding existing trees) located on the parcels, including at the end of Broadway, shall be maintained and have a maximum growth height of 3 feet so that ocean/harbor views are not blocked from Broadway or Princeton Avenue. Landscaping shall consist of native plant species. The applicant shall remove the landscaping at the rear property line of parcel 047-024-090.
22. Approval of this permit amendment does not authorize the removal of any trees or vegetation with exception to the existing landscaping located at the rear of the west parcel.

Building Inspection Section

23. A building permit is required for the conversion from “conference center” to “restaurant”.
24. Building permit submittal shall be based on the currently adopted California Building Standards, which as of this time are the 2016 California Building Standards, Title 24.
25. Building permit submittal shall also be based on the currently adopted San Mateo County Building Regulations.

Department of Public Works

26. Prior to the issuance of the 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.

27. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
28. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
29. Prior to the issuance of the 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.

#### Environmental Health Division

30. The project will be reviewed at the Building Permit stage.

#### Coastside Fire Protection District

31. Fire sprinkler system to meet Group A-2 and Group B.
32. Obstructed Fire Sprinkler Coverage: Shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage. Any heat producing appliances that are hooked up to an electrical power source, natural or propane gas, and are operational, shall not have sprinkler heads located within their respective heat zones.
33. Fire Sprinkler Hardware: Along with an automatic fire sprinkler system, this project is required to install all related fire sprinkler hardware (Exterior Bell). You will not be issued a building permit until plans have been submitted, reviewed, and

approved by the fire district. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Department.

34. Emergency Building Access: The proposed project 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 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 Fire Prevention Bureau for specifications and approvals prior to installation.
35. Address Numbers: Building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON-SITE). The letters/numerals for permanent address numbers shall be of 6-inch height with a minimum 3/4-inch stroke and of a color, which is contrasting with the background. Such letter/numerals shall be illuminated and facing the direction of access.
36. Exit Doors: Exit doors shall be of the pivoted type or side hinged swinging type. Exit doors shall swing in the direction of exit when serving an occupant load of 50 or more.
37. Exit Door Hardware: 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 one inch in height.
38. Exit Illumination: Illumination: Signs shall be internally or externally illuminated by two electric lamps or shall be an approved self-luminous type.
39. Power Supply: Current 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. Include exit illumination with electrical plans and submit to the San Mateo County Building Department.
40. Occupancy Load Sign: 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.
41. Fire Alarm to meet requirements for Group A-2 and Group B.

42. Engineered Fire Suppression System and Hood and Duct: The kitchen cooking area shall be protected and required by a UL-300 compliant engineered fire suppression system and a hood and duct grease laden vapor extraction system. Submit plans to the San Mateo County Building Department.
43. Fire Extinguishers: There must be at least one 2A10BC fire extinguisher for each 3,000 sq. ft. of travel distance not to exceed 75 ft. with at least one extinguisher per floor per Title 19, California Code of Regulations.

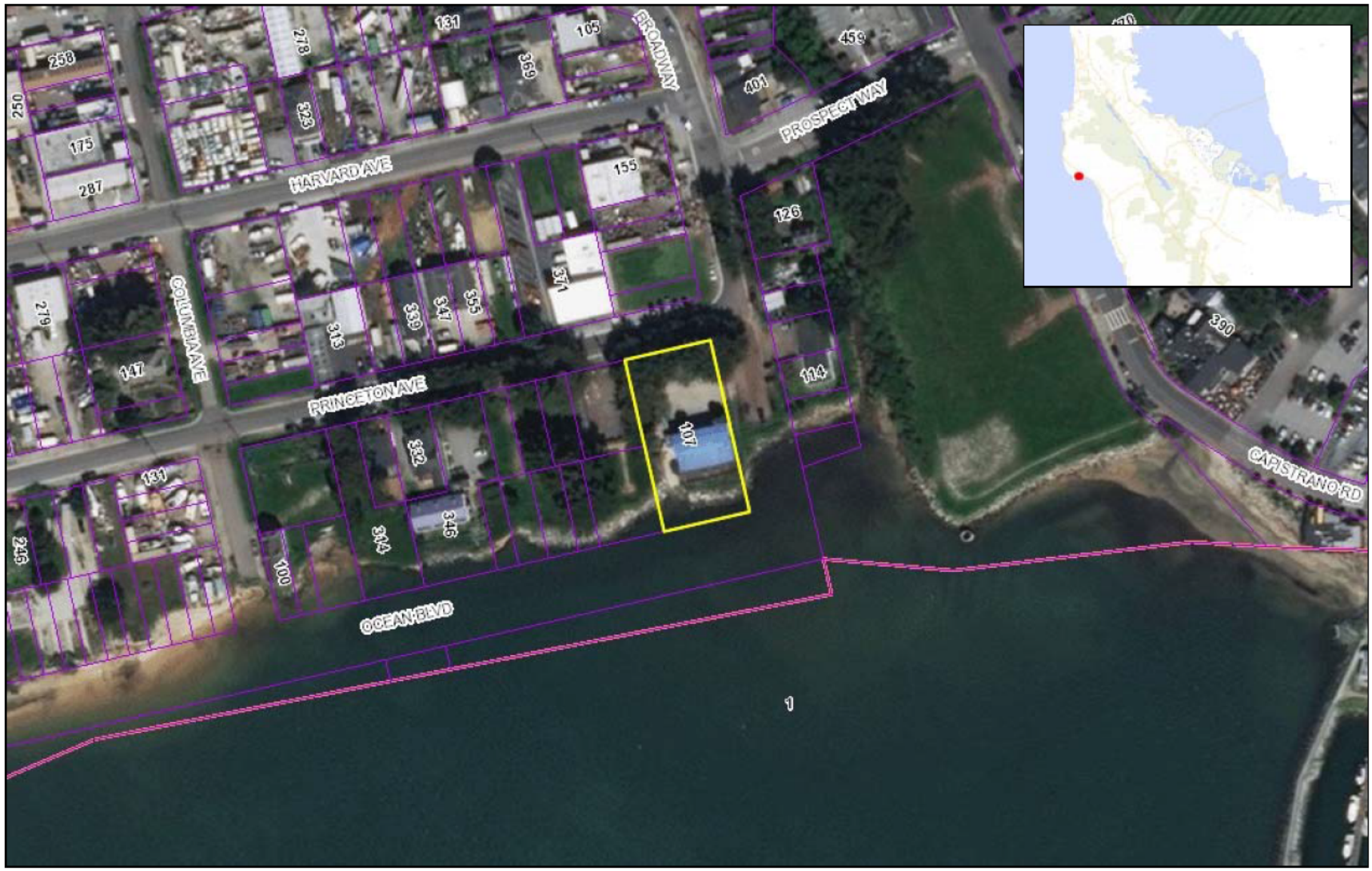
Coastside County Water District

44. Prior to the issuance of a building permit, the Coastside County Water District shall review a complete set of building plans to determine if the water service capacity available is adequate for the proposed development and complies with all District regulations.

Granada Community Services District

45. The applicant shall comply with any requirements of the Granada Community Services District for the proposed use.

OSB:jlh – OSBCC0205\_WJU.DOCX

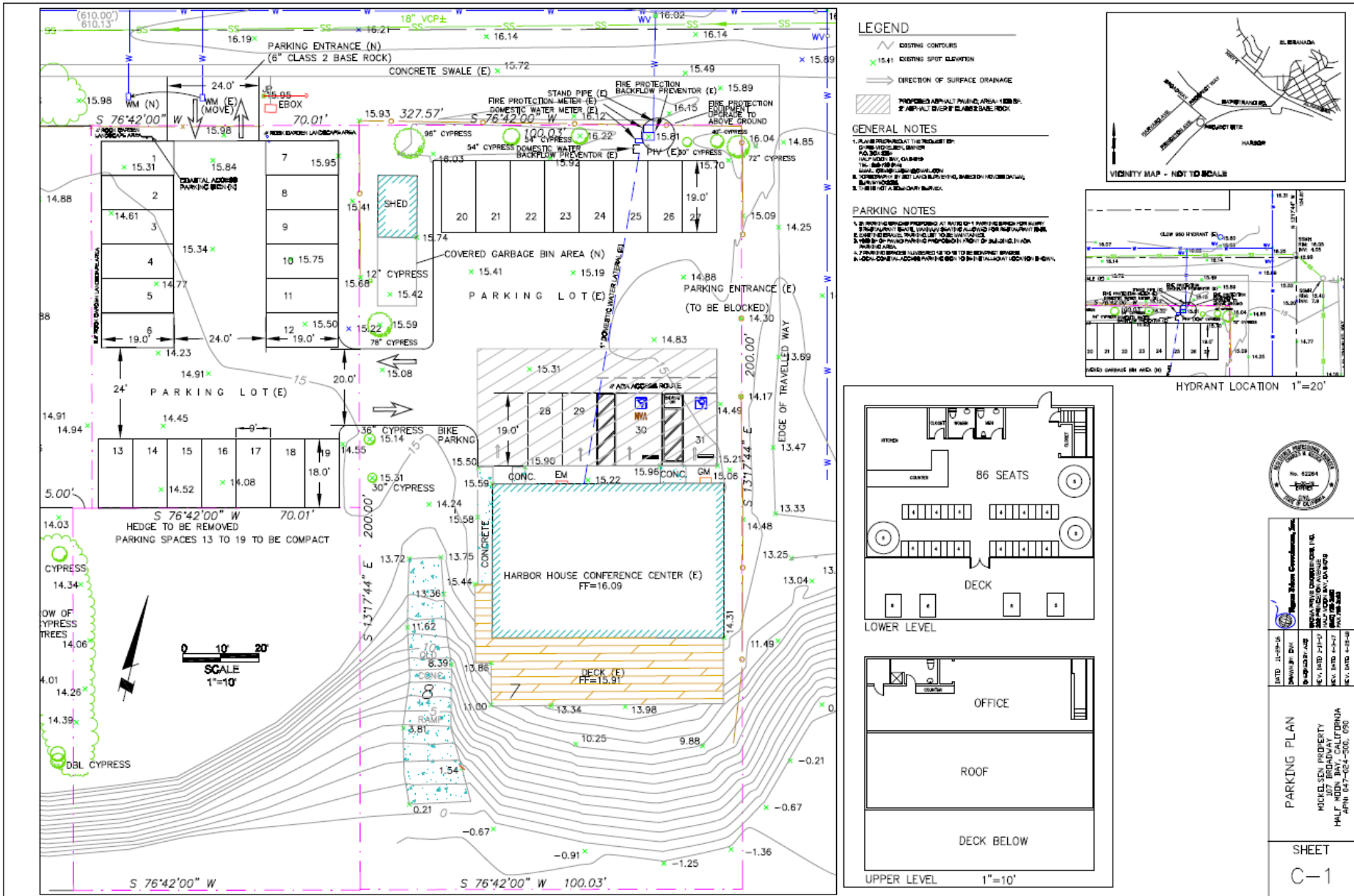


**San Mateo County Zoning Hearing Officer Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

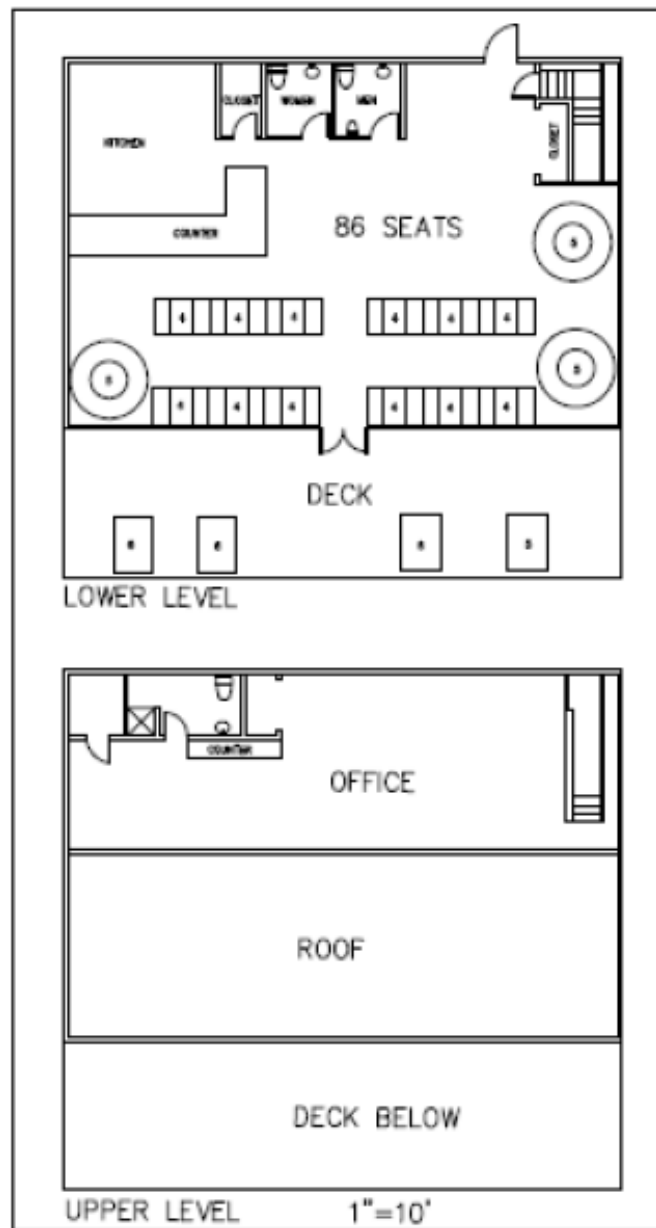


## San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: \_\_\_\_\_

File Numbers: \_\_\_\_\_

Attachment: \_\_\_\_\_



**San Mateo County Zoning Hearing Officer Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant:

Attachment:

File Numbers:



***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant:

Attachment:

File Numbers:





***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant:

Attachment:

File Numbers:



***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant:

Attachment:

File Numbers:



***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant:

Attachment:

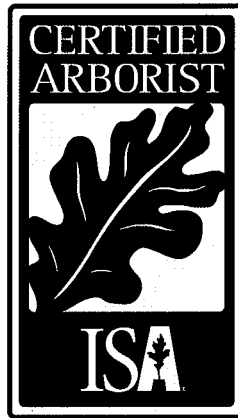
File Numbers:

---

**Tree Inventory and Protection Report**  
**For**  
**Chris Mickelsen**  
**107 Broadway in Half Moon Bay, CA 94019**  
**APN 047-024-090 & -500**

---

Submitted by  
Ned Patchett  
Certified Arborist WE-4597A  
April 6, 2018



Ned Patchett Consulting  
830 Buena Vista Street in Moss Beach, CA 94038  
Cell 650 400-0020  
Office/Fax 650 728-8308  
[ned@arboristconsultant.com](mailto:ned@arboristconsultant.com)  
[www.arboristconsultant.com](http://www.arboristconsultant.com)

© 2018 Ned Patchett Consulting  
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means (electronic, mechanical, photocopy, recording or otherwise) without written permission from Ned Patchett Consulting.

# Table of Contents

<i>Summary</i> .....	1
<i>Introduction</i> .....	1
Assignment .....	1
Limits of Assignment.....	1
<i>Tree Assessment Methods</i> .....	2
<i>Suitability for Preservation</i> .....	2
<i>Observations</i> .....	2
Site Description .....	2
All Trees .....	3
Specific Tree Protection Recommendations.....	3
<i>Conclusion</i> .....	3
<i>General Tree Protection Recommendations</i> .....	5
Tree Protection Fencing .....	5
Tree Protection Zones .....	5
Activities prohibited within the TPZ.....	5
<i>Tree Pruning Recommendations</i> .....	5
<i>Mulching Recommendations</i> .....	6
<i>Glossary Of Terms</i> .....	7
<i>Bibliography</i> .....	8
Appendix A – Tree Inventory .....	9
Appendix B – Tree Map .....	10
Appendix C – Arborist Disclosure Statement.....	11
Appendix D – Certification of Performance .....	12

## Summary

Chris Mickelsen retained my services to assess (3) trees on his property at 107 Broadway in Half Moon Bay, CA 94019. The purpose of my examination was to assess the health and condition of the subject trees, determine their potential for preservation during the proposed construction, and to provide recommendations to reduce the impacts of the proposed construction to a less than significant level.

There are a total of (3) trees included within this report that are considered Significant Trees in San Mateo County. Portions of the proposed construction are located within the outer portions of the Tree Protection Zone of these trees. Therefore, I have provided tree protection recommendations to reduce the potential for impacts to these trees.

---

## Introduction

### Assignment

Chris Mickelsen retained my services to perform the following tasks:

1. Assess tree health, condition and potential impacts from the proposed construction located at 107 Broadway in Half Moon Bay, CA.
2. Identify which trees are considered Significant Trees as defined in the San Mateo County Significant Tree Ordinance.
3. Provide construction guidelines to be followed throughout all phases of the construction project.
4. Document this information in a written report.

### Limits of Assignment

I did not perform an **aerial inspection** of the upper crown or a detailed **root crown inspection** on the subject trees.

---

## Tree Assessment Methods

On March 28, 2017, I visited the site to collect field information for this report. A **Visual Tree Assessment (VTA)** was performed on each of the subject trees. Each tree included within this tree report was assigned a number that corresponds to the tree numbers in this report and on the included tree map (see Tree Map in Appendix B). The following outlines the procedure for collecting information for this report:

1. Identify tree species
  2. Measure the diameter of the trunk at 48 inches above grade **Diameter at Standard Height (DSH)**
  3. Identify if the tree is a Significant Tree, as defined by San Mateo County
  4. Assess the health and condition of each tree
  5. Assess the structural stability of each tree
  6. Inspect the trees for pest or disease.
- 

## Suitability for Preservation

The goal of tree preservation is for the existing trees to remain assets to the site for years to come. Trees that are in poor condition and cannot tolerate construction impacts will become a liability and therefore should be removed. An assessment of a tree's suitability for preservation includes the following:

1. **Tree Health**-A healthy tree can tolerate construction impacts better than a tree in poor health and is more likely to adapt to new site conditions after development.
  2. **Tree Structure**-Trees with structural defects such as decayed wood, weak branch attachments and codominant stems are a liability and therefore should be removed.
  3. **Tree Age**-Mature and over-mature trees are less able to tolerate construction impacts while younger trees have more tolerance for construction impacts.
  4. **Species Tolerance**-All trees require protection to avoid injury. However, certain tree species can tolerate construction impacts better than others.
- 

## Observations

### Site Description

The site is located at 107 Broadway in Half Moon Bay, CA. The proposed construction consists of paving a section of the existing parking area with Asphalt.



## All Trees

I have prepared a tree inventory that contains all of the necessary tree information as outlined by the San Mateo County (See Tree Inventory in Appendix A).

In addition, I have calculated the optimal **Tree Protection Zone (TPZ)** for each Significant Tree that I consider suitable for preservation and I have provided tree protection recommendations to mitigate the impacts of the proposed construction and to protect these trees during the construction process (See Tree Protection Recommendations).

## Specific Tree Protection Recommendations

Portions of the proposed construction are located within the **Tree Protection Zone (TPZ)** of the (3) trees included within this report. Therefore, this work has the potential to impact these trees and cause decline.

The following are my recommendations to reduce the impacts of the proposed construction and to protect this tree during the construction process.

1. Tree Protection Fencing should be erected prior to the commencement of any construction activities occurring on the site.
2. Pull back the section of the proposed Asphalt paving to the black line shown on attached tree protection plan.
3. The portion of the excavation cut that is required for the installation of 6 inches of base material and 2 inches of Asphalt that is closest to the trees and located within the TPZ, should be performed by hand digging (see attached map). Any roots that are 1 inch in diameter and larger which are encountered during the excavation process should be cleanly cut at the edge of the excavation zone. These roots should then be covered with burlap and the burlap should be kept moist until the roots can be covered again with soil.
4. Perform the tree pruning recommendations on the subject trees.

---

## Conclusion

Protection of trees that are considered Significant Trees by the San Mateo County during construction is a mandatory part of the construction process. In addition, proposed construction within Tree Protection Zones can require the direct onsite supervision of a Project Arborist and can include specialized construction designs and methods to reduce tree impacts.

There are a total of (3) trees included within this report that are considered Significant Trees in San Mateo County. Portions of the proposed construction are located within the outer portions of the Tree Protection Zone of these trees. Therefore, I have provided tree protection recommendations to reduce the potential for impacts to these trees.

---

Tree Report for Chris Mickelsen  
Ned Patchett, Certified Arborist WE-4597A

4/6/2018

Page 4

## General Tree Protection Recommendations

The following are my recommendations to reduce the construction impacts to the Significant Trees on the site from the proposed construction.

### Tree Protection Fencing

Fenced enclosures shall be erected around trees to be Significant to establish the **TPZ** in which no soil disturbance is permitted and activities are restricted.

#### Size and type of fence

All trees to be preserved shall be Significant with 6-foot high, minimum 12-gauge chain link fence. Fences are to be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing.

#### Duration

Tree fencing shall be erected before any demolition, grading or construction begins and remain in place until the project is completed.

### Tree Protection Zones

Each Significant Tree to be protected shall have a designated **TPZ** identifying the area sufficiently large enough to protect the tree and roots from disturbance.

I have calculated the optimal **TPZ** for each tree that is going to be retained. This information can be found in the Tree Inventory (See Tree Inventory in Appendix A).

### Activities prohibited within the TPZ

1. Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials, including but not limited to, paint, petroleum products, concrete, stucco mix or dirty water.
2. The use of tree trunks as a winch support, anchorage, as a temporary power pole, signposts or other similar function.
3. Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation.
4. Soil Disturbance, Soil Compaction or grade changes.
5. Drainage changes.

### Tree Pruning Recommendations

A **crowns cleaning** is removal of all dead branches 2 inches in diameter and larger, removal of all broken branches, selective limb removal or end weight reduction to reduce the chances of limb failure and shaping to maintain a natural form.

Tree Report for Chris Mickelsen  
Ned Patchett, Certified Arborist WE-4597A

4/6/2018

Page 5

I have indicated which trees require a crown cleaning within the Tree Inventory.

## **Mulching Recommendations**

I recommended that wood chips be spread within the **TPZ** to a 3-to 5-inch depth, leaving the trunk clear of mulch.

## Glossary Of Terms

<b>Aerial inspection</b>	An inspection of the upper crown of the tree that requires climbing.
<b>Crown</b>	Parts of the tree above the trunk, including leaves, branches and scaffold limbs. (Matheny and Clark, 1994)
<b>Diameter at standard height (DSH)</b>	The diameter of a tree's trunk as measured at 4.5 feet from the ground. (Matheny and Clark, 1994)
<b>Windthrow</b>	Tree Failure due to uprooting caused by wind. (Glossary of Arboriculture Terms, 2007)
<b>Root crown</b>	Area where the main roots join the plant stem, usually at or near ground level. Root Collar. (Glossary of Arboriculture Terms, 2007)
<b>Root crown inspection</b>	Process of removing soil to expose and assess the root crown of a tree. (Glossary of Arboriculture Terms, 2007)
<b>Visual Tree Assessment (VTA)</b>	A method of visual assessing the condition of a tree that does not include a root crown inspection or an aerial inspection.

## Bibliography

Matheny, N.P. and J.R. Clark. *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas* (2<sup>nd</sup> Edition). Pleasanton, CA. HortScience Inc., 1994.

Matheny, N.P. and J.R. Clark. *Trees and Development A Technical Guide to Preservation of Trees During Land Development*. Champaign, IL. International Society of Arboriculture, 1998

Harris, R.W. *Arboriculture Integrated Management of Landscape Trees, Shrubs, and Vines*. Englewood Cliffs, NJ: Prentice-Hall, Inc., 1992

International Society of Arboriculture. *Glossary of Arboriculture Terms*. Champaign, IL Dixon Graphics, 2007

## Appendix A – Tree Inventory

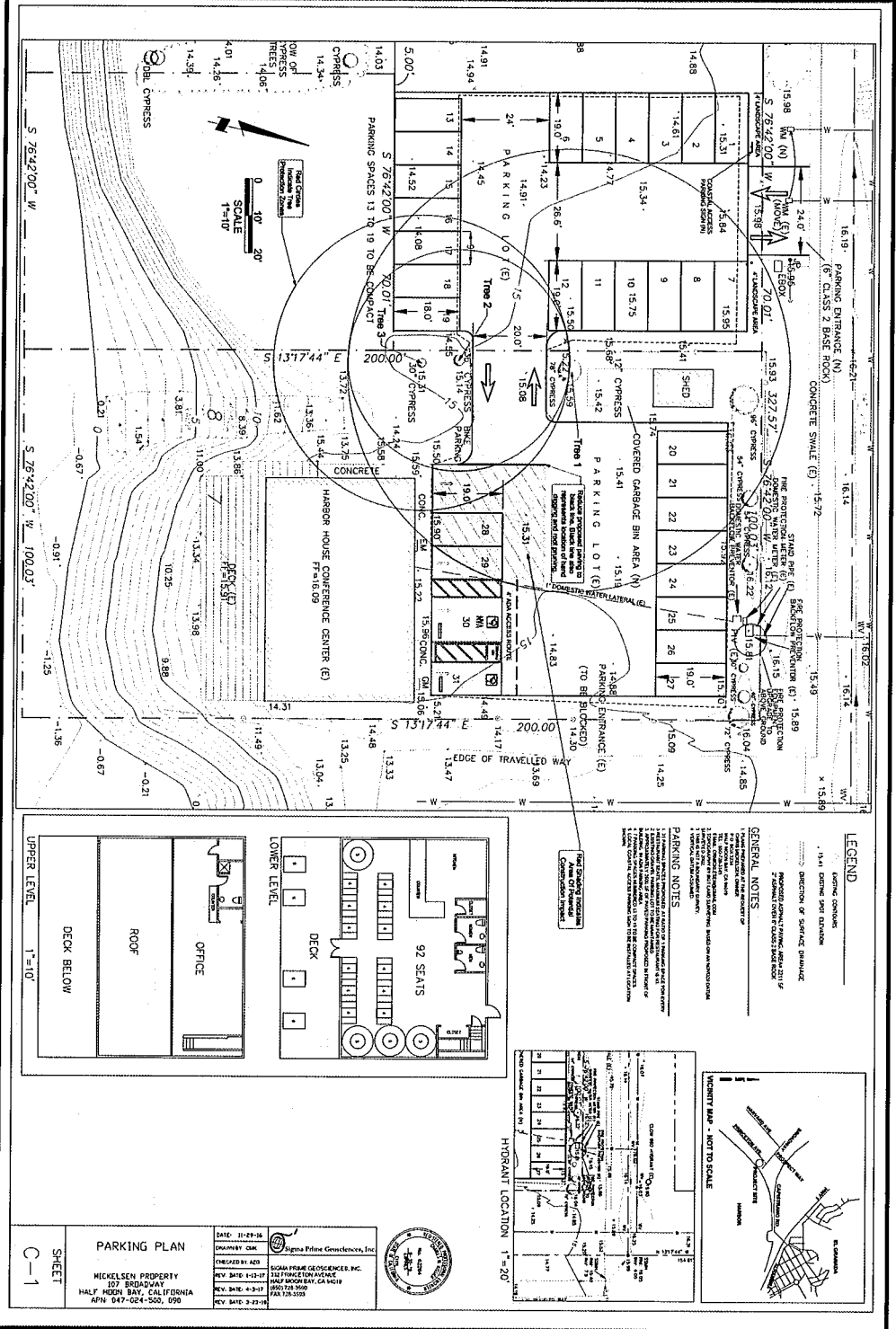
Tree #	Species	Botanical Name	DSH (Inches)	Significant Tree	Health	Structural Condition	Observation	Recommendations	Optimal Tree Protection Zone (Radius in feet)
1	Monterey cypress	<i>Hesperocyparis macrocarpa</i>	60	Yes	Fair	Poor to Fair	I observed dead branches, several large broken branches and heavy and over-extended limbs that could fail in their current condition in the upper crown. There is evidence of past root impacts from the current base material/parking surface and nearby concrete pad for the garbage enclosure.	I recommend a crown cleaning with an emphasis on selective end weight reduction to reduce the potential for further limb failures. Please refer to the tree protection recommendations in the main section of report.	60
2	Monterey cypress	<i>Hesperocyparis macrocarpa</i>	30	Yes	Fair to Good	Poor to Good	I observed dead branches, some broken branches and over-extended limbs that could fail in their current condition in the upper crown. There is evidence of past root impacts from the current base material/parking surface. It appears that the top of this tree failed at some point in the past.	I recommend a crown cleaning with an emphasis on selective end weight reduction to reduce the potential for further limb failures. Please refer to the tree protection recommendations in the main section of report.	30
3	Silver Dollar	<i>Eucalyptus cinerea</i>	17-23	Yes	Fair	Poor to Good	The two main stems of this tree are splitting apart and one stem is leaning up against the nearby cypress tree. I observed dead branches in the upper crown of this tree and over-extended limbs.	I recommend a crown cleaning with an emphasis on selective end weight reduction to reduce the potential for limb failures and installation of a support cable to reduce the potential of a failure between the two main stems. Please refer to the tree protection recommendations in the main section of report.	40

Tree Report for Chris Mickelsen  
Ned Patchett, Certified Arborist WE-4597A

4/6/2018

Page 9

# Appendix B – Tree Map



## Tree Report for Chris Mickelsen Ned Patchett, Certified Arborist WE-4597A

4/6/2018

Page 10



## Appendix C – Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees. They recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. Likewise, remedial treatments like any medicine cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



---

Ned Patchett

Certified Arborist WE-4597A

## Appendix D – Certification of Performance

I, Ned Patchett, certify;

- That I have personally inspected the tree and the property referred to in this report. I have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with the parties involved;
- That the analysis, opinions and conclusions within this report are my own;
- That my analysis, opinions and conclusions were developed and this report has been prepared accordingly to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over 24 years.

Signed: Ned Patchett

Date: 4/6/18

Tree Report for Chris Mickelsen  
Ned Patchett, Certified Arborist WE-4597A

4/6/2018

Page 12

# Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors  
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*  
P.O. Box 248, Moss Beach, CA 94038-0248 - [www.MidcoastCommunityCouncil.org](http://www.MidcoastCommunityCouncil.org)

**Dave Olson** . **Claire Toutant** . **Lisa Ketcham** . **Dan Haggerty** . **Chris Johnson** . **Brandon Kwan** . **Barbra Mathewson**  
Chair Vice-Chair Secretary Treasurer

Date: May 9, 2018  
To: Lisa Grote, Zoning Hearing Officer  
Olivia Boo, Project Planner  
Cc: Renée Ananda, CCC Coastal Program Analyst  
From: Midcoast Community Council/ Dave Olson, Chair  
Subject: **PLN2016-00514 -- Conversion of Maverick's Event Center in Princeton into restaurant, and legalize 4-ft tall solid wood fence**

Midcoast Community Council (MCC) review of this project occurred without up-to-date site plan and before release of the staff report, so please forgive any discrepancy or duplication of what may already have been addressed.

Maverick's Event Center encompasses three parcels, including APN-047-024-090 and -150, aka 380 Princeton Ave, used for parking and a shoreline wedding site. It appears there was no CDP for the tall-growing hedge planted across the back of the parking area that has blocked most of the street-to-ocean view across these parcels. See attached current view and 2012 photo of the newly installed hedge. There is no clearer example of landscaping as development than when it is used to screen off the coastal view between the nearest road and the sea. Please require a 3-ft height limit for these plantings.

To mitigate for the reduced street-to-ocean views due to the new solid wood fence, MCC requests conditions of approval regarding landscaping to restore and maintain ocean views (photos attached). Landscaping between Princeton Ave and shoreline, across all three related parcels, shall be located and selected for mature size that will not block public street-to-water views.

From the public viewpoint at end of Broadway, maintain vegetation for clear view of harbor from the viewing benches past the SE corner of the building. Overgrown shrubs at that location have blocked a portion of the view.

Thank you for consideration of our comments.



