

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

**DATE:** February 26, 2014

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, to install two State Park signs, one sign to be located at Montara State Beach and one sign to be located at Bean Hollow State Beach. Both beaches are located west of Cabrillo Highway in the unincorporated Montara and Pescadero areas, respectively, of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2013-00306  
(State of California Beaches and Parks)

**PROPOSAL**

The applicant is proposing to install two State beach identification signs. One sign will be located at Montara State Beach, facing the southbound traffic, and the second sign will be located at Bean Hollow State Beach, facing northbound traffic. Each sign will be located near existing entry ways to each respective beach. Both beaches are located to the west of Cabrillo Highway in the unincorporated Montara and Pescadero areas, respectively, of San Mateo County. Each 4' x 7' sign plate will be supported by two 9-foot tall posts mounted in-ground.

**RECOMMENDATION**

That the Planning Commission approve the project Coastal Development Permit (County File No. PLN 2013-00306) by making the required findings and adopting the recommended conditions of approval as shown on Attachment A.

**SUMMARY**

This project will allow the placement of two State beach identification signs, one sign each, to be located at Montara State Beach and Bean Hollow State Beach, with both signs installed along Cabrillo Highway. Staff has determined that the project complies with the County's Local Coastal Program. While the proposed State beach signs will be prominent and visible from Cabrillo Highway and within the State Scenic corridor, the location, approximately 30 feet from the edge of Cabrillo Highway, is necessary to provide adequate visibility to vehicles traveling at relatively high speeds. Staff has

determined that the visual impacts from this project will not be significant due to the use of the State of California Beaches and Parks approved design for the signs. The signs will provide clear State beach identification while continuing to blend in with the natural environment, absorb light and minimize reflection.

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

**DATE:** February 26, 2014

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit, pursuant to Section 6328 of the San Mateo County Zoning Regulations, to install two State Park signs, one sign to be located at Montara State Beach and one sign to be located at Bean Hollow State Beach. Both beaches are located west of Cabrillo Highway in the unincorporated Montara and Pescadero areas, respectively, of San Mateo County. This project is appealable to the California Coastal Commission.

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**PROPOSAL**

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**RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit, County File No. PLN 2013-00306 by adopting the required findings and conditions of approval in Attachment A.

**BACKGROUND**

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

Owner: State of California

Applicant: State of California/Beaches and Parks (Brad Michalk)

Location: Montara State Beach, Montara; and Bean Hollow State Beach, Pescadero

APNs: 036-321-010 and 086-202-010, respectively

Parcel Size: 16.6 and 16.5 acres, respectively

Existing Zoning: Planned Agricultural Development (PAD)

General Plan Designation: Public Recreation, Agriculture

Flood Zone: APN 036-321-010 is within Zone VE, and APN 086-202-010 is within Zone V, both flood zones are subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action, Community Panel Numbers 06081C0117E and 06081C0735E, respectively, dated October, 2012.

Existing Land Use: State Beach with Paved Visitor Parking Area

Environmental Evaluation: San Mateo County has reviewed and concurs with the California Department of Parks and Recreation determination that the proposed signs are a minor alteration of the existing public facilities involving no expansion of use beyond that existing at the time of the lead agency's determinations; construction and location of limited numbers of new, small structures; minor public alterations in the condition of land and vegetation that does not involve removal of healthy, mature scenic trees; construction or placement of minor structures accessory to (appurtenant to) existing facilities; included as "Installation of Signs" in the Department of Parks and Recreation's list of exempt activities, in accordance with CCR Section 15300.4. A Notice of Exemption was prepared and circulated June 4, 2013.

Setting: The Montara State Beach is located west of Cabrillo Highway in the unincorporated Montara area. The proposed beach identification sign will be installed on the west side of Cabrillo Highway, facing southbound traffic. This State beach is improved with a paved parking lot that is surrounded by low growing vegetation. Two walking trails lead visitors to the beach area, approximately 250 feet from the parking area. The sign is proposed to be located approximately 30 feet from the edge of Cabrillo Highway, on the north side of the existing parking lot entrance for the beach. The proposed sign location is an already disturbed area with sparse growing vegetation.

The Bean Hollow State Beach is also located west of Cabrillo Highway in the unincorporated Pescadero area. The State Beach has two parking areas, the "northern" and "southern" parking lots. Both are improved with low growing vegetation, a paved parking area and public restrooms. The southern parking area has a few picnic benches and a large water tank. The beach area is within 50 feet of the parking lots. The parking lots are connected by a walking trail that runs parallel with Cabrillo Highway. The sign will be installed in an area that is improved with mature low growing

vegetation, and located away from existing footpath traffic, approximately 30 feet from Cabrillo Highway, and provides State beach identification for northbound travelers. The final location will be determined by State Park staff.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Compliance with Local Coastal Program**

The proposed project complies with the Local Coastal Program (LCP). Staff has reviewed the LCP and the following components are relevant to this project:

##### **a. Sensitive Habitats Component**

Policy 7.3 (*Protection of Sensitive Habitats*) prohibits any land use or development that would have significant adverse impacts on sensitive habitat areas. According to the County's Geographic Information System, the California Natural Diversity Database identifies both State Beaches to contain both State and Federal sensitive plant and animals within the beach property. Both State Beaches themselves include sensitive habitat. The proposed signs will be located in existing low growing vegetation adjacent to the existing established beach entrances, approximately 30 feet from the edge of Cabrillo Highway, where land is already disturbed by the foot traffic of visitors. Furthermore, minimal ground disturbance will be required to install the two, in-ground mounted, "H" designed support posts. The signs are not expected to have a significant impact to any sensitive habitats.

##### **b. Visual Resources Component**

Policy 8.5 (*Location of Development*), Policy 8.15 (*Coastal Views*) and Policy 8.18 (*Development Design*) requires new development be located on a portion of a parcel where the development is least visible from State and County Scenic Roads, and is least likely to significantly impact views from public viewpoints, prohibits development from substantially blocking views to or along the shoreline from coastal areas, and requires development to blend with the surrounding character of the area and not detract from the visual or natural quality by appropriate design, height, size, color and materials.

The State Beach signs will be located within the Cabrillo Highway State Scenic Corridor, approximately 30 feet from Cabrillo Highway; this is necessary to provide clear visible State Beach identification to

vehicles travelling on Cabrillo Highway. The proposed signs, as designed, will have minimal visual impact from public viewpoints and coastal areas. The signs will display the beach name identification, and will be made of thick high pressure laminate and steel plating supported by 9' tall posts painted brown. The sign face measures 4' x 7'. Furthermore, a condition of approval has been added to require that the final colors and materials blend in with the natural surrounding environment and minimize reflection. The signs are intended to provide clear beach location identification for visitors for public benefit and are not expected to cause a significant adverse visual impact to coastal areas or views.

c. Shoreline Access Component

Policy 10.39 (*Signing and Publicizing Access*) requires signing and publicizing of established shoreline access areas in a manner that is visible but does not detract from the scenic quality of the Coastal Zone, and requires that signs be distinctive in their design, easy to understand, and uniform.

The proposed State beach identification signs will match a design already approved by the State and similar signs exist at other State beaches such as Pescadero State Beach. The signs are designed and located such that they will not cause a significant visual impact from coastal areas or detract from the scenic quality of the Coastal Zone (see, also, staff's response to Section 1.b., *Visual Resources Component*).

2. Compliance with Zoning Regulations

The proposed sign locations will be located on parcels zoned PAD/CD. Projects undertaken by the State of California, Department of Parks and Recreation for park purposes are exempt from review under the County's General Plan and Zoning Regulations, per Section 53090 of the California Government Code.

B. ENVIRONMENTAL REVIEW

San Mateo County has reviewed and concurs with the California Department of Parks and Recreation determination that the proposed signs are a minor alteration of the existing public facilities involving no expansion of use beyond that existing at the time of the lead agency's determinations; construction and location of limited numbers of new, small structures; minor public alterations in the condition of land and vegetation that does not involve removal of healthy, mature scenic trees; construction or placement of minor structures accessory to (appurtenant to)

existing facilities; included as "Installation of signs" in the Department of Parks and Recreation's list of exempt activities, in accordance with CCR Section 15300.4. A Notice of Exemption was prepared and circulated June 4, 2013.

C. REVIEWING AGENCIES

Building Inspection Section  
Cal-Fire  
Department of Public Works  
Geotechnical Section  
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map: Montara State Beach, Montara; and Bean Hollow State Beach, Pescadero
- C. Sign Details
- D.-G. Site Photos

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2013-00306      Hearing Date: February 26, 2014

Prepared By: Olivia Boo, Project Planner      For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. This project is categorically exempt under the provisions of Section 15303 of the California Environmental Quality Act Guidelines involving the new construction of limited numbers of new small structures. The sign structures will require minimal ground disturbance and be located at, established parking areas within the existing Montara State Beach and Bean Hollow State Beach. Furthermore, the locations and design of the sign structures will not significantly impact the visual quality of the Coastal Zone and will avoid any significant impacts to any environmental resources of hazardous or critical concern. A Notice of Exemption will be filed and posted for review.

Regarding the Coastal Development, Find:

2. 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). The Planning Commission has reviewed the plans and materials and determined the project, as proposed and conditioned, will not have any adverse impacts on Sensitive Habitats, Visual Resources, or Shoreline Access, as the State beach identification signs will require minimal ground disturbance and be located along Cabrillo Highway, will improve clear State beach identification to visitors, and will be designed (e.g., with respect to size, color and materials) to minimize visual impacts on coastal areas.
3. That the project conforms to the specific findings required by the policies of the San Mateo County LCP with regard to the Sensitive Habitats, Visual Resources, and Shoreline Access Components. As previously stated, the proposed signs will be designed and located in a manner to minimize ground disturbance and visual



impacts on coastal areas, and will be used as State beach location identification assisting visitors to easily find the beaches.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. This approval is for the project as described on the plans and documents submitted for consideration by the Planning Commission on July 19, 2013. Any revisions to the approved plans must be submitted to the Planning Department for review and approval prior to implementation. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of, and are in substantial conformance with, this approval.
2. The Coastal Development Permit is valid for one (1) year from the date of approval, in which all work authorized under this permit must be completed. The Coastal Development Permit may be extended beyond one (1) year if the applicant requests an extension in writing and submits payment of applicable extension fees at least sixty (60) days before the expiration date.
3. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and adjacent water bodies by:
  - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of 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 and watercourses.
  - 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 site and obtaining all necessary permits.
  - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
  - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - h. Performing clearing and earth moving activities only during dry weather.
  - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilizing designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
4. Noise levels produced by proposed construction activities shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
5. The applicant shall use materials and colors that blend in with the natural environment, absorb light and minimize reflection. As indicated in the staff report and application, final colors and materials shall blend in with the natural surrounding environment and minimize reflection. Any modifications to the proposed materials and/or colors shall be submitted to the Community Development Director for review and approval.

#### Building Inspection Section

6. A building permit is required.

#### Coastside Fire Protection District

7. Addressing: The 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.

<b>Distance from Road</b>	<b>Address Number Size</b>
0-50 feet	6-inch
50-100 feet	8-inch
100-150 feet	10-inch
150+ feet	12-inch
With a corresponding increase in stroke width.	

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**PLN2013-00306**

- Name**
- BEAN HOLLOW STATE BEACH
  - MONTARA STATE BEACH



**San Mateo County Planning Commission Meeting**

Owner/Applicant: CALIFORNIA STATE PARKS

File Numbers: PLN2013-00306

Attachment: B





Proposed Sign Location To Face Northbound traffic



Bean Hollow Sign Location  
(Sign will face northbound traffic)

**San Mateo County Planning Commission Meeting**

Owner/Applicant: CALIFORNIA STATE PARKS

Attachment: D

File Numbers: PLN2013-00306



Approximate Montara State Beach Sign Location



Approximate State of California Beach Sign  
(Sign Will Face Southbound Traffic)

**San Mateo County Planning Commission Meeting**

Owner/Applicant: CALIFORNIA STATE PARKS

Attachment: E

File Numbers: PLN2013-00306



Sample California State Park State Beach Sign

***San Mateo County Planning Commission Meeting***

Owner/Applicant: CALIFORNIA STATE PARKS

Attachment: F

File Numbers: PLN2013-00306