

RESOLUTION NO. 53416

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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ADOPTING STATEMENTS OF OVERRIDING CONSIDERATION PURSUANT TO
CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT
FOR PILLAR POINT HARBOR VILLAGE

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RECITALS

WHEREAS, it is the policy of the State of California and the County of San Mateo, as provided in the provisions of the California Environmental Quality Act of 1970, as amended, and the provisions of Title XIV, California Administrative Code, Guidelines for Implementation of the California Environmental Quality Act of 1970 (hereinafter "CEQA" and "Guidelines," respectively), that the County should not approve a project if it would result in a significant environmental impact if there are alternatives or feasible mitigation measures available which would substantially lessen the significant effects of such projects; and

WHEREAS, a Final Environmental Impact Report (hereinafter "FEIR") and Addendum analyzing the potential significance of impacts associated with the proposed Pillar Point Harbor Village Project has been prepared and circulated, pursuant to the requirements of CEQA, Guidelines, and County-adopted objectives and procedures for the evaluation of projects and the preparation of Environmental Impact Reports and Negative Declarations; and

WHEREAS, prior to approving a Coastal Development Permit, Use Permit and Tentative Map approval for the Pillar Point Harbor Village Project, the Board of Supervisors of the County of San Mateo has certified the FEIR as being complete, correct and adequate, and prepared in accordance with all applicable State and local guidelines in Resolution 53414; and

WHEREAS, the County, in Resolution 53415, has made certain findings, pursuant to the requirements of CEQA and Section 15091 of the Guidelines, pertaining to the significant impacts associated with development of Pillar Point Harbor Village and has identified those significant impacts which, by virtue of mitigation measures described in the FEIR and conditions listed in Resolution 53415, have been mitigated to insignificant levels, as well as those impacts which are infeasible to mitigate and for which feasible project alternatives are not available; and

WHEREAS, facts and evidence, relied on by this Board in making its determination regarding the environmental impacts, are found in the staff report and public hearing record, as well as in the Draft EIR as follows:

Land Use	-	Pages 38-42
Visual Quality	-	Pages 43-58
Traffic, Circulation and Parking	-	Pages 59-75
Noise	-	Pages 76-81

Public Services and Utilities	-	Pages 82-94
Geology and Soils	-	Pages 95-97
Hydrology and Drainage	-	Pages 98-99; and

WHEREAS, Section 15093 of the Guidelines requires the County to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project; and

WHEREAS, Section 15093 requires, where the decision of the County allows the occurrences of significant effects which are identified in the FEIR but are not feasible to mitigate, the County must state in writing the reasons to support its action based on the FEIR and/or other information in the record;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of San Mateo makes the following statements of Overriding Consideration in support of its action, and as required by the Guidelines:

1. The San Mateo County Board of Supervisors adopted the Montara, Moss Beach, El Granada Community Plan on May 16, 1978. Specific goals of the Community Plan are to provide economic opportunities for the community by allowing for the development of appropriate and desirable commercial uses and to encourage separate commercial recreation centers to serve tourists visiting the Mid-Coastside.

A policy of the Community Plan is to locate commercial recreation activities in designated areas for commercial recreation facilities, away from community commercial centers and residential areas in order to separate local and visitor traffic.

2. The Local Coastal Program (LCP) was approved by the Board of Supervisors on August 5, 1980, and certified by the Coastal Commission on November 5, 1980. The policies of the Montara, Moss Beach, El Granada Community Plan were incorporated into the LCP.

Included within the LCP is the Recreation/Visitor Serving Facilities Component which contains the following policies:

- Policy 11.1 Defines visitor serving facilities as public and private developments that provide necessary, basic visitor support services such as lodging, food, and water. Visitor serving facilities include, but are not limited to, hotels, public parking, and restaurants.
- Policy 11.5 Gives priority to visitor-serving and commercial recreation facilities on designated Mid-Coast lands and provides priority sewer and water capacity to encourage such use.
- Policy 11.6 Encourages visitor-serving commercial recreation to concentrate in the Mid-Coast rather than on the South Coast.

Policy 11.7(a) Permits visitor serving and commercial recreation facilities to locate within enclosed buildings in areas designated as Coastside Commercial Recreation.

Policy 11.7(b) Designates areas as Coastside Commercial Recreation on the Land Use Map which are: (1) near or along the shoreline, (2) already developed with visitor-oriented commercial facilities and (3) separated from neighborhood-oriented commercial areas.

3. To implement these policies, the County of San Mateo adopted the Coastside Commercial Recreation (CCR) Zoning District which allows the following uses:
 - Restaurants and bars
 - Hotels
 - Specialty shops
 - Other uses determined by the Planning Director to be primarily visitor-serving of a commercial nature and compatible with the surrounding use
4. The Pillar Point Harbor Village development consists of a mixed use commercial development containing a hotel, individual retail shops offering a selection of food items, gifts and local crafts, and a restaurant and bar. The proposed uses are consistent with the policies of the LCP and the regulations of the CCR Zoning District.
5. The proposed Pillar Point Harbor Village fulfills the Visitor Serving and Recreational Opportunities Policies 11.1 through 11.7 of the LCP by providing the following within 7 acres of the urban Mid-Coastside area:
 - 84-room hotel
 - 11 apartments
 - 15 to 25 specialty shops
 - 280-seat restaurant
 - 90 reserved parking spaces for public shoreline access
 - Access to Pillar Point Harbor for fishing, and public viewing
 - Access to nearby beaches for active and passive activities including: surfing, swimming, sunbathing, strolling and picnicking

6. The architectural design of the Pillar Point Harbor Village is in compliance with Policy 8.13(b)(1) of the Visual Resources Component of the LCP, and the provisions of the Coastside Commercial Recreation District purposes as stated in Section 6266 and described herein:

Section 6266 states the purposes of the CCR ordinance. These are:

- (1) Orient commercial development toward meeting the service and recreational needs of coastside visitors, boat users and coastside residents seeking recreation.

The proposed project provides food, lodging and parking services and recreational activities for both residents and visitors using the boating and fishing facilities at Pillar Point Harbor.

- (2) Development is active and pedestrian-oriented, while meeting the need for safe and efficient automobile access and parking.

The project has been designed to provide for immediate access to parking facilities, separating auto and pedestrian activities at the entrance to the project and providing an active pedestrian concourse within the shopping complex. Necessary traffic improvements will be required to ensure safe and efficient automobile access.

- (3) The development has an intimate, human scale.

The design of the buildings has been divided into intersecting elements and separated by landscaped open space to reduce the mass of the structure and to provide a human sense of scale that is compatible with the site and area. As presented in public testimony by the project architect, the overall project has been planned and designed along the lines of a traditional California coastal village, with a shopping complex which reflects the small storefronts found along the main street of these towns.

- (4) The development has a unified design theme appropriate to their location.

The project has been designed to reflect the nautical character of its harbor setting by using architectural forms, materials and colors which recall a turn-of-the-century seaside village resort, as described in the EIR and by the project architect at public hearings.

- (5) The development has a balanced diversity of uses.

This provision is intended to provide for a diversity of uses throughout the district and was not intended to mandate that a single development provide all the various uses applicable to the district. Nonetheless, the project has a balanced diversity of uses, including a hotel, restaurant and 15-25 specialty shops.

(6) Provides public access to nearby coastal areas.

Coastal access is required when the project is located between the ocean and the nearest public road. That is not the case in this project and thus coastal access is not required. However, the applicant has been required to provide 90 parking spaces in the parking lot for shoreline access parking.

(7) Protects coastal resources.

Coastal resources are protected by clustering visitor serving facilities in designated areas adjacent to existing commercial development in order to prevent strip commercial development along the Coast Highway and thus preserving coastal and scenic resources.

The complex has been designed with wood and shingle siding in natural and sea colors which complement and reflect the nautical character of its harbor setting and provide visual interest when viewed from Highway 1 and Capistrano Road.

7. Pillar Point Harbor and Capistrano Road provides direct access to ocean and harbor views. The Pillar Point Harbor Village is located on the inland side of Capistrano Road, away from the harbor frontage and, consequently, does not block direct views of the harbor and ocean. The project enhances harbor and ocean views by providing viewing points from hotel rooms, the restaurant and bar.
8. The Pillar Point Harbor Village provides positive economic and employment benefits for San Mateo County. The project will create between 130 and 160 jobs with a direct payroll estimated at over three and one-half million dollars per year. Operations will generate nearly one million dollars per year of direct tax revenue from hotel tax and sales tax. The increased value of the development will add over \$240,000 per year in property taxes. In addition, the multiplier effects of indirect jobs and taxes will provide additional economic benefits to local businesses and craft trades.
9. The project will provide social opportunities to San Mateo County community groups through such events as farmer's markets, Christmas festivities, art exhibits, music concerts and chorales which will encourage visitors to come to the Coastside and enjoy the coastal area.
10. The project will carry out the legislative finding of Section 30001(d) of the Coastal Act that existing developed uses and future developments that are carefully planned and developed consistent with the policies of this division are essential to the economic and social well being of the people of this State and especially to working persons employed within the Coastal Zone.

Regularly passed and adopted this 12th day of December, 1989.

AYES and in favor of said resolution:

Supervisors: MARY GRIFFIN
ANNA G. ESHOO
TOM NOLAN
WILLIAM J. SCHUMACHER

NOES and against said resolution:


Supervisors: NONE

Absent Supervisors: TOM HUENING

MARY GRIFFIN
President, Board of Supervisors
County of San Mateo
State of California

Certificate of Delivery
(Government Code section 25103)

I certify that a copy of the original resolution filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.


ELAINE S. WALTON, Assistant
Clerk of the Board of Supervisors