

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

**DATE:** April 26, 2017

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit for the replacement of the Half Moon Bay airport entrance sign. This project is not appealable to the California Coastal Commission.

County File Number: PLN 2016- 00548  
(San Mateo County DPW – Airport Division)

**PROPOSAL**

The Department of Public Works, Airports Division is proposing to replace the existing entrance sign for the Half Moon Bay Airport with a new, slightly smaller sign. The applicant wishes to replace the sign for two reasons: (1) the current sign is old, faded, and lists incorrect businesses (the Sheriff's Department no longer has an office at the airport), and (2) the Board of Supervisors recently re-named the airport "The Eddie Andreini, Sr. Airfield at the Half Moon Bay Airport." The applicant wishes to update the sign to reflect these changes. The existing sign utilizes a blue and white color scheme with red lettering. The proposed replacement sign utilizes an earth tone color scheme with no illumination or moving features. The replacement sign will be constructed in the same location as the existing sign.

**RECOMMENDATION**

Approve the Coastal Development Permit, County File Number PLN 2016-00548, by adopting the required findings and conditions of approval.

**SUMMARY**

Although the proposed project is minor in scope, it constitutes development as defined by the Coastal Act, and therefore, a Coastal Development Permit in compliance with Local Coastal Program (LCP) Policy 2.1 is required for this project. Staff has completed a review of the project and all submitted documents against the applicable Local Coastal Program policies. Compliance with policies intended to protect visual quality are discussed in the attached report. For the purposes of compliance with California Environmental Quality Act (CEQA), the County is the lead agency and the Department of Public Works has assumed the role of lead department. As such, the Department

of Public Works has prepared a Categorical Exemption under Section 15302 (*Replacement or Reconstruction of Existing Structures*) of the CEQA Guidelines. Staff believes that the project, as proposed, is in compliance with all applicable policies in the County's LCP and Zoning regulations.

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

**DATE:** April 26, 2017

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit, pursuant to Section 6328.4, of the County Zoning Regulations for the replacement of the Half Moon Bay airport entrance sign. This project is not appealable to the California Coastal Commission.

County File Number: PLN 2016- 00548  
(San Mateo County DPW – Airport Division)

**PROPOSAL**

The Department of Public Works, Airports Division is proposing to replace the existing entrance sign for the Half Moon Bay Airport with a new, slightly smaller sign. The applicant wishes to replace the sign for two reasons: (1) the current sign is old, faded, and lists incorrect businesses (the Sheriff's Department no longer has an office at the airport), and (2) the Board of Supervisors recently re-named the airport "The Eddie Andreini, Sr. Airfield at the Half Moon Bay Airport." The applicant wishes to update the sign to reflect these changes. The existing sign utilizes a blue and white color scheme with red lettering. The proposed replacement sign utilizes an earth tone color scheme with no illumination or moving features. The replacement sign will be constructed in the same location as the existing sign.

**RECOMMENDATION**

Approve the Coastal Development Permit, County File Number PLN 2016-00548, by adopting the required findings and conditions of approval in Attachment A.

**BACKGROUND**

Report Prepared By: Michael Schaller, Senior Planner, Telephone 650/363-1849

Applicant: San Mateo County Department of Public Works, Airports Division

Owner: San Mateo County

Location: Half Moon Bay Airport entry driveway

APN: 037-292-030

Existing Zoning: Light Industrial/Design Review (M-1/DR)

General Plan Designation: Airport - Urban

Existing Land Use: Airport with associated open space

Flood Zone: Zone X (Areas of minimal flood hazard), FEMA Community Panel 06081C-0119E and -0138E, effective date October 16, 2012.

Environmental Evaluation: The County is the lead agency and the Department of Public Works (DPW) has assumed the role of lead department, per the California Environmental Quality Act (CEQA) Guidelines. Upon project approval, DPW will file a Categorical Exemption under Section 15302 (Replacement of existing facilities located on the same site as the structure replaced, involving negligible or no expansion of capacity) of the California Environmental Quality Act.

Setting: The project site is located at the northern end of Half Moon Bay and is situated between coastal bluffs to the west and Montara Mountain to the east, and is bound by San Vicente Creek to the north and Denniston Creek to the south. A U.S. Air Force communications facility, James M. Fitzgerald Marine Reserve, and Pillar Ridge Mobile Home Park are to the west. Highway 1, agricultural fields, and the community of Moss Beach are to the north. Agricultural fields and Denniston Creek Reservoir are to the east. The community of Princeton-by-the-Sea, the Pillar Point Harbor, and Pillar Point Marsh Preserve are to the south. Vegetation around the existing entry sign is dominated by non-native grasses such as Italian ryegrass, mustard, and wild radish.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Conformance with the County General Plan**

The County's Local Coastal Program (LCP) is a subset of the County General Plan. As such, the two documents have been deemed internally consistent. The analysis below, under the LCP Section, provides evidence of the project's consistency with not only the LCP but, by extension, the County's General Plan.

#### **2. Conformance with the Local Coastal Program**

A Coastal Development Permit is required pursuant to San Mateo County Local Coastal Program Policy 2.1, which mandates compliance with the California Coastal Act for any government agency wishing to undertake development in the Coastal Zone. While this particular project is minor in

scope, it does meet the definition of development contained in Policy 1.2 (*Definition of Development* – “construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility”). Section 6328.5 of the County Zoning Regulations outlines the allowed exemptions to the requirements for a Coastal Development Permit. Public Works projects, regardless of their size, are not included within the listed exemptions. Thus, a Coastal Development Permit (CDP) is required for this relatively minor project.

Summarized below are the following sections of the LCP that are relevant to this project:

a. Visual Resources Component

Policy 8.12 (*General Regulations*). This policy addresses structural and community features in urban areas and rural service centers. It specifically requires that the design standards contained in Section 6565.17 of the Zoning Ordinance be applied to all non-residential DR Districts within the Coastal Zone. The project site is zoned M-1/DR and thus subject to this policy. Of the numerous standards contained within this section, the following is applicable to this project:

- N. The number, location, size, design, lighting, materials, and use of colors in signs are compatible with the architectural style of the structure they identify and harmonize with their surroundings.

The existing sign has an overall height of approximately 12 feet tall, has a white and blue color scheme with red lettering, and is made out of metal. The new sign will occupy the same exact location, but will be made out of high density urethane, which will weather better than the existing signage. The sign boards will be supported on two redwood posts. The overall height will be approximately the same at 11.25 feet. The new sign boards will employ an earth tone color scheme of light and dark browns (see Attachment C). Neither the existing sign nor the new sign will have lighting or moving parts. The applicant has indicated that the Midcoast Community Council supports the change in signage and are pleased with the new color palette.

3. Conformance with the M-1 Zoning Regulations

The project parcel is zoned M-1 (Light Industrial), said district having the following standards regarding exterior signage:

*Signs shall not exceed two hundred (200) square feet in area on one face and not more than five hundred (500) square feet in total area on the*

*premises. Larger areas may be authorized by the use permit in exceptional cases.*

The proposed signage measures approximately 43 sq. ft. per face (approximately the same as the existing sign), well under the 200 sq. ft. maximum. There are no other off premise exterior signs on the project site.

*Free standing signs shall not extend to a height more than twenty (20) feet above the sidewalk or paved area except when in the opinion of the Planning Commission the sign is an architectural feature of the site.*

The proposed free standing sign is approximately 11.25 feet tall and is compliant with this standard.

*Signs shall not face the side line of any adjoining lot in any "R" District when such sign is within twenty-five (25) feet of said side line.*

The adjacent zoning district is PAD (Planned Agricultural District). The nearest residentially zoned parcel is approximately 1,600 feet to the east of the proposed sign location.

**B. ENVIRONMENTAL REVIEW**

The County is the lead agency and DPW has assumed the role of lead department, per the County CEQA Guidelines. Upon project approval, DPW will file a Categorical Exemption under Section 15302 (*Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced*) of the California Environmental Quality Act.

**C. REVIEWING AGENCIES**

Department of Public Works  
Midcoast Community Council

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Proposed Sign
- D. Existing Sign

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2016-00548

Hearing Date: April 26, 2017

Prepared By: Michael Schaller  
Senior Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. That this project is categorically exempt pursuant to Section 15302 of the California Environmental Quality Act, consisting of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program with regard to the protection of visual resources.

**RECOMMENDED CONDITIONS OF APPROVAL**

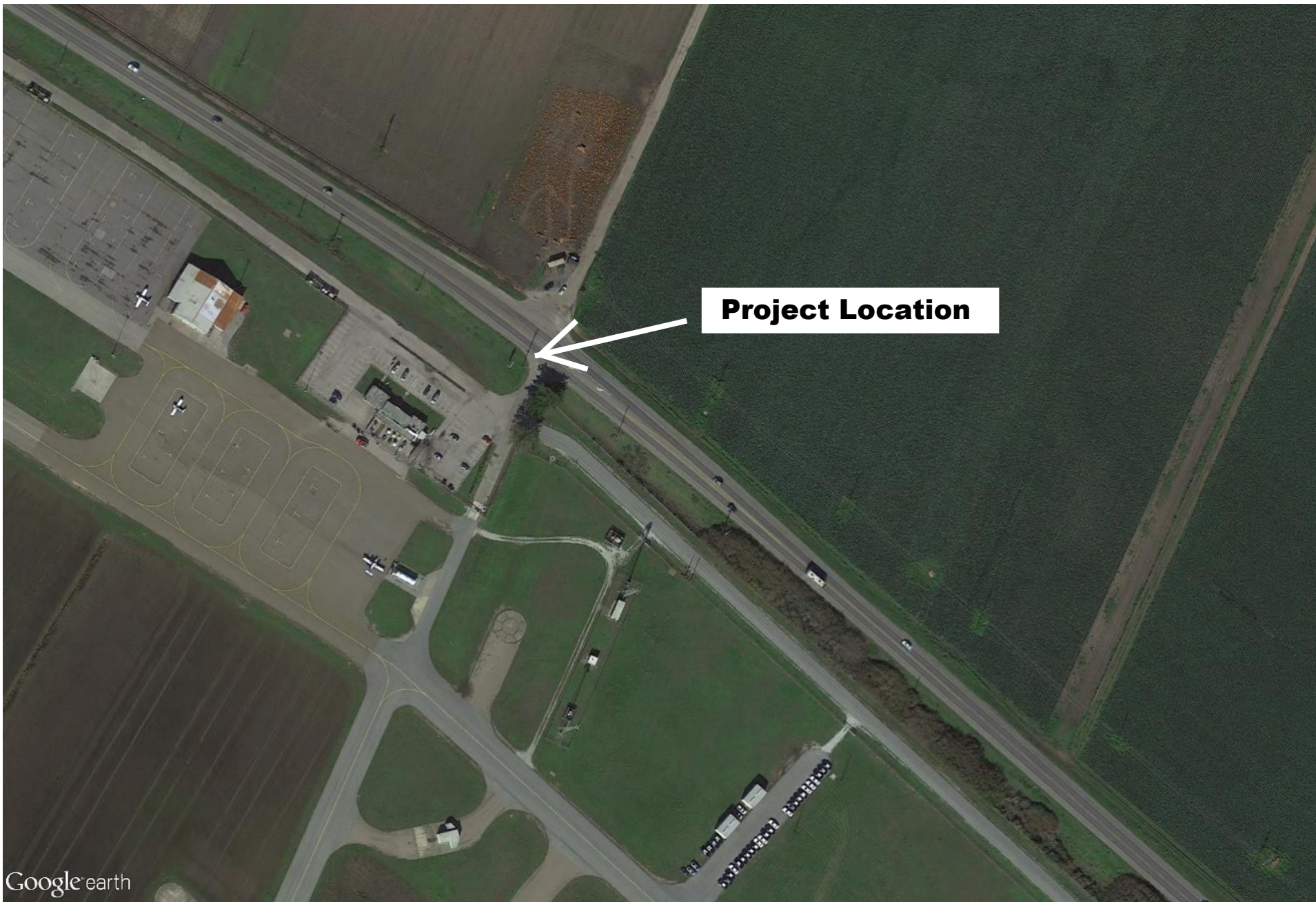
Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on April 26, 2017. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees 60 days prior to expiration.

3. The applicant has proposed no lighting of this sign. Any proposal to add lighting to this sign will constitute a significant revision to the project scope and potentially require additional review by the Planning Commission.
4. The applicant shall apply for a building permit, prior to construction of the new sign.

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

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

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

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





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

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

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

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

76 1/2"  
72"

136"

48"

2"  
11"  
2"  
11"  
2"  
11"

48"

San Mateo County Airports Est. 1942

**Half Moon Bay Airport**

*Eddie Andreini, Sr. Airfield*

**3-Zero Cafe**

**Half Moon Bay Aero**

**West Coast Aviation**

Sandblasted signs in high density urethane (HDU)  
8"x8" Redwood posts.  
Double sided sign.  
PMS 617c Background color Half Moon Bay Airport  
PMS 7527c Background color  
PMS 5615c Border Color  
Black Posts.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

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Herschend Corp.  
San Francisco, California  
415-697-6324

Project	Draw
Date	A-1
Scale	None

**San Mateo County Planning Commission Meeting**

Owner/Applicant: **SMC Dept. of Public Works, Airports Division** Attachment: \_\_\_\_\_

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