

**RESOLUTION NO. C-2016-
PDP-15-046**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY FOR A COASTAL DEVELOPMENT PERMIT AND ARCHITECTURAL REVIEW FOR CONSTRUCTION OF A PREFABRICATED FIRE TRAINING TOWER OF APPROXIMATELY 50 FEET IN HEIGHT AND 4,497 SQUARE FEET IN FLOOR AREA WITH AN UNENCLOSED PLATFORM OF 550 SQUARE FEET, ON A 86,463 SQUARE-FOOT LOT DEVELOPED WITH AN EXISTING FIRE STATION AND FIRE TRAINING YARD IN THE P-S, PUBLIC SERVICE ZONING DISTRICT (APN 064-370-050)

WHEREAS, an application was submitted requesting approval of a Coastal Development Permit and Architectural Review for construction of a prefabricated fire training tower of approximately 50 feet in height and 4,497 square feet in floor area with an unenclosed platform of 550 square feet, on a 86,463 square-foot lot developed with an existing fire station and fire training yard in the PS, Public Service Zoning District (APN 064-370-050);

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the City Council conducted a duly-noticed public hearing on March 1, 2016, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

WHEREAS, the City Council considered all written and oral testimony presented for consideration; and

WHEREAS, the Coastside Fire Protection District, as Lead Agency, adopted a Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program for the project in conformance with the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council has reviewed and considered the Final Mitigated Negative Declaration and Initial Study adopted by the Coastside Fire Protection District for the Coastside Fire Protection District Fire Training Tower, in conformance with Section 15050(b) of the CEQA Guidelines; and

WHEREAS, the City Council has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

NOW, THEREFORE, BE IT RESOLVED that based upon the Findings in Exhibits A and B, and subject to the Conditions of Approval in Exhibit C, the City Council approves application No. PDP-15-046.

I, the undersigned, hereby certify that the forgoing Resolution was duly passed and adopted on the 1st day of March, 2016 by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

APPROVED:

Jessica Blair, Interim City Clerk

Rick Kowalczyk, Mayor

**EXHIBIT A
RESPONSE TO APPEAL
City Council Resolution C-2016-
PDP-15-046**

Coastal Development Permit and Architectural Review for construction of a prefabricated fire training tower of approximately 50 feet in height and 4,497 square feet in floor area with an unenclosed platform of 550 square feet, on a 86,463 square-foot lot developed with an existing fire station and fire training yard in the PS, Public Service Zoning District (APN 064-370-050)

Grounds for Appeal Item 1

The project does not conform to visual resource standards protecting views of the eastern hills from Highway one. Specifically, the project violates an objective standard in the LCP/IP §18.37 et seq "Visual Resources Protection Standards" by projecting above the ridgeline into the skyline when viewed from Highway One.

Response

The appeal raises the concern that the project site is located adjacent to a PUD (across Main Street); that PUDs are identified as visual resource areas in Zoning Code Section 18.37.020; and that because the project is located adjacent to a PUD, it is subject to visual resource standards identified, not for just the adjacent PUD, but for all other visual resource areas in the City, including all other PUDs. Specifically, the appeal asserts that because the project is located adjacent to a PUD, it is subject to the visual resource standards identified in Zoning Code Section 18.37.035 for upland slopes.

Staff believes this somewhat tortured interpretation is inconsistent with the intent of the Visual Resource Protection Standards of Zoning Code Chapter 18.37. This chapter establishes separate visual resource standards that are specific to "Beach Viewshed Areas," "Scenic Corridors," "Upland Slopes," and "Old Downtown." For Planned Development Areas (PUDs), which are also identified as visual resource areas, it references the individual development conditions of the LCP for each PUD. Based on the appellant's interpretation, development located in or adjacent to one coastal resource area (such as the Old Downtown) would be subject to visual resource standards developed for another area (like a beach viewshed area or the Wavecrest PUD). This interpretation is illogical and would have significant implications far beyond this project.

It clearly does not make sense to apply the upland slope standards to the subject site based on the fact that it is located adjacent to an undeveloped PUD (located between Main Street and Highway 1). Zoning Code Section 18.37.020 (B) identifies upland slopes as scenic hillsides visible from Highway 1 and 92 which include areas above the 160 foot elevation contour line. Four specific upland slope areas are identified; the one closest to the project site is located "southeast of Pilarcitos Creek and east of Arroyo Leon." The project site is located over 1,200 feet west of Arroyo Leon and is flat. The site is not located on or adjacent to an upland slope and is not subject to the upland slope standards of Zoning Code Section 18.37.035.

Grounds for Appeal Item 2

The proposed tower violates Municipal Code §18.01.010(G) which states "Conserve and enhance important visual resources within the city, including views of Highway 1 of the Pacific Ocean and coastal beaches and bluffs, the visual character of the old downtown area, and views of inland hillsides at the eastern edge of the city."

Response

The proposed training tower will be visible from Highway 1, but is not expected to be visually intrusive or to significantly obstruct views of the hillsides due to the structure's relatively small size, its distance from Highway 1, the remaining open area on the parcel, and the screening provided by existing street trees on either side of Main Street.

Grounds for Appeal Item 3

The project is not consistent with Municipal Code §18.37.010 (E) which states "Allow development only when it is visually compatible with the character of the surrounding areas" or with Municipal Code §14.37.035(G) which states "The proposed developed shall be compatible in terms of height, bulk and design with other structures and environment in the area". The proposed tower would clash sharply with the surrounding buildings that include: the existing fire station, 2) the community theatre, 3) the houses of Main Street Park, 4) the Ford dealership, 5) a working farm house, and 6) the nearby historic Johnston House.

Response

Buildings of varying architectural styles inform the existing visual character of the vicinity of the project site. Fire Station 40, located on the same parcel as the proposed training facility, is a single-story building with a sloped standing-seam metal roof with large eaves and five fire engine bays with roll-up doors. The Coastal Repertory Theater is an industrial building with a domed roof, and residential development located further north consists of two-story buildings with pitched roofs. Single-story buildings and surface parking are located along Main Street to the northwest. The historic Johnston House is located on the south side of Higgins Canyon Road, nearly one-third mile from the site, and a farmhouse and agricultural operation are located on the north side of Higgins Canyon Road approximately one-quarter mile from the site.

The project includes placement of a 4-story, 4,497 square-foot training facility at the north end of the project site, between the existing Coastal Repertory Theater and Fire Station 40. The proposed structure is considerably smaller, but somewhat taller than the adjacent buildings.

The structure's lot coverage, at approximately 1,875 square feet, is less than 6% of the total area of the training lot. As conditioned, the overall height is 50 feet, approximately 15 feet taller than the adjacent Fire Station 40 building and 23 feet taller than the adjacent theater. As indicated in the renderings of the site area, the visual effect of this additional height is moderated by the structure's small size, its greater massing at the ground level, the open nature of the platform at the top of the structure, and by the location, which is set back 138 feet from Main Street, 135 feet from the theater, and 130 feet from Station 40.

The height and design of the proposed training facility is intrinsic to its use. The Fire District has indicated that the facility is intended to simulate building types and occupancies existing in the District's service area - with operable doors, windows, stairwells, balconies, roof areas, fire hose connections, burn rooms, rappelling anchors, moveable interior wall partitions, and operable shutters. As result, the structure is somewhat utilitarian and industrial in appearance. This look is not an abrupt contrast with that of the existing fire station with its standing seam metal roof and large fire engine bays, or with the industrial style and chain link fencing of the adjacent theater building. The training facility's small size and location at the back of the site minimizes the visual effect from Main Street.

Both the existing buildings and the proposed training tower contrast with the Johnston House and the old farmhouse located to the east and southeast of the site. This contrast reflects provisions of the City's Land Use Plan, which designate sites fronting on Main Street for urban uses, but designate properties south of Higgins Canyon Road as Open Space Reserve, and establish a city boundary to the east and south east beyond which rural uses of the County's PAD(CD) Planned Agricultural District apply.

Grounds for Appeal Item 4

Municipal Code §14.37.035(I) states "if the project site is located in an area considered by the committee as having a unified design character or historical character, the design shall be compatible with such character." The nearby Johnston House (which dates to 1855) is listed in the National Register of Historic Places. The proposed tower clashes sharply with the rural historical character of the area.

Response

The area surrounding the project site does not have a unified design character or historical character in that the existing buildings located in the vicinity of the site (or within one-third mile of the site) vary significantly in age and design. As stated earlier, the Johnston House is located almost one third of a mile as the crow flies from the project site.

Grounds for Appeal Item 5

Municipal Code §14.37.030(B) states "Requirements which are more restrictive than the development standards set forth in the city's zoning code may be imposed on a project when the community development director, planning commission, or city council on appeal concludes such requirements are necessary either to promote the internal integrity of the design of the project or to assure compatibility of the proposed project's design with its site and surroundings." The southern end of Main Street has a quiet, rural feel that will be compromised by this tower and associated training activities. Basic community planning principles tell us that

this is the wrong place for an industrial tower that will be buzzing with training activity. Environmental review of the project should have considered alternative locations for the tower, and denial would motivate such consideration for any resubmitted project.

Response

See response to Grounds for Appeal Item 3. The California Environmental Quality Act requires an alternatives analysis for projects for which an Environmental Impact Report (EIR) is prepared. An alternatives analysis is not required for projects for which a Negative Declaration or Mitigated Negative Declaration is prepared. The Coastside Fire Protection District, as the lead agency, adopted a Mitigated Negative Declaration that indicated, based on mitigation included in the project, that the proposed fire training tower would not result in any significant environmental impact; therefore no alternatives analysis is required as part of the environmental review for the project.

Grounds for Appeal Item 6

Municipal Code §14.37.040(A) states "In approving any project, the director of community development, planning commission, or city council on appeal shall find that such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance...." The proposed tower will be unsightly at all times and will be obnoxious to the public when buzzing with training activities.

Response

The Planning Commission found that the proposed tower would not be unsightly or obnoxious. See also response to Grounds for Appeal Item 3.

Grounds for Appeal Item 7

Municipal Code §14.37.035(J) and 18.20.070(F)(6) state "The design shall promote harmonious transition in scale and character in areas located between different designated land uses." This is an area where residential housing gives way to agriculture and open space. The proposed 50-foot tower does not promote harmonious transition in scale and character.

Response

The proposed fire training facility is located between two existing public service uses, the Coastal Repertory Theater (housed in a re-purposed industrial building) and the existing Fire Station 40, both of which currently stand out in contrast with the open agricultural fields located to the east and south. This contrast is by design; the parcels fronting on Main Street are planned for urban uses. The immediately adjacent agricultural fields to the east and southeast are located outside the City under County jurisdiction and are zoned PAD(CD), which allows primarily for continuation of agricultural uses. The property to the south is located within the City boundaries, but is zoned OS-R Open Space Reserve District, which allows for agriculture, open space, and limited residential use.

Although the proposed fire training tower is somewhat utilitarian and industrial in appearance, this look is not an abrupt contrast with that of the existing fire station with its standing seam metal roof and large fire engine bays, or with the industrial style building and chain link fencing

of the adjacent theater site. Although the training tower is 15 feet taller than the existing fire station and 23 feet taller than the theater, the overall scale of the structure is relatively small. As indicated in the renderings of the site area, the visual effect of the training tower's height is moderated by the small footprint, its concentration of massing at the ground level, the open nature of the platform at the top of the structure, and by the location, which is set back 138 feet from Main Street, 135 feet from the theater, and 130 feet from the fire station. With implementation of the training tower, the existing fire station is likely to continue to be the most visually dominant structure as viewed from Highway 1, due to its prominent corner location, large size, and iconic red roof.

Grounds for Appeal Item 8

The City's Downtown Specific Plan §4.311 states: "Enhance the visual appeal of the principal gateways into the downtown area." Even when it does not emit smoke, this industrial tower degrades the visual appeal of the City's southern gateway. Therefore the project does not comply with the City's Downtown Specific Plan.

Response

The project site is located at what is generally considered to be the southerly gateway to Downtown Half Moon Bay. Although the subject site is not located within the area of the Downtown Specific Plan, the Plan identifies the intersection of Higgins Canyon Road and Main Street as a gateway intersection. The Specific Plan includes policies promoting gateway signage and beautification and calling for removal of features that detract from the visual appeal of the gateway, such as inoperable vehicles and sign clutter. The gateway policies do not provide guidance for surrounding development. Nothing in the project design limits the ability of the City to enhance the gateway element at the intersection. See responses to Grounds for Appeal 3 and 7 in regard to the project's compatibility with this gateway location.

Grounds for Appeal Item 9

The proposed tower violates California Coastal Act §30251, an adopted policy of the City's LCP which states "The scenic visual qualities of coastal areas shall be considered and protected as a resource of public importance", reinforces by Municipal Code §18.37.010(A). For all the previously stated reasons, approval of the fire tower fails to consider or protect the City's visual resources.

Response

As indicated in the response to Grounds for Appeal Items 1-8 and in the Planning Commission record, the proposed project will not negatively impact a visual resource area, will not significantly block views of the hillsides, and is reasonably compatible with adjacent development.

Grounds for Appeal Item 10

The project is appealable to the Coastal Commission in that it meets the definition of a "major public works project".

Response

The project meets the definition of a “major public works project” and is appealable to the Coastal Commission.

Grounds for Appeal Item 11

There are other compliance issues, such as segmentation of the project (the project was segmented into an after-the-fact permit for a parking lot phase, which was modified after approval to support the impending tower with utilities and cutouts, and a separate CDP for the building, thereby circumventing the requirement that CEQA analysis address the whole of the project).

Response

Pursuant to CEQA, the Coastside Fire Protection District (CFPD) is the lead agency for District projects within the City of Half Moon Bay. CFPD submitted two recent Coastal Development Permit (CDP) applications to the City for the subject site. The first application (File No. PDP-066-14), for pavement, lighting, fencing, storm water detention and tree removal, was submitted on September 29, 2014 and was determined to be categorically exempt. The project was approved by the Community Development Director on November 4, 2014 at a noticed public hearing. The subject Coastal Development Permit application (File No. PDP-15-046) for the fire training tower was submitted on June 9, 2015 and was the subject of a Mitigated Negative Declaration prepared and adopted by the CFPD.

The CFPD has indicated that funding constraints influenced the order of these applications and that the CDP for pavement and other site improvements had utility for the District, independent of the training tower. Although the fire training tower was included as a strategic goal in the District’s 2002 Strategic Plan, funding was not identified until FY 2015/16, after the approval of the pavement and site improvements CDP. A May 27, 2015 CFPD staff report to the Board of Directors (see Attachment 7) identified achievable financing via a lease purchase financing program through Government Capital Corporation. The CDP application for the fire training tower was submitted shortly thereafter.

The pavement and site improvements project (File No. PDP-066-14) did not result in any significant environmental impacts; consequently, addressing that application in the environmental review for the training tower would not have changed the conclusions of the Mitigated Negative Declaration.

EXHIBIT B
FINDINGS AND EVIDENCE
City Council Resolution C-2016-
PDP-15-046

Coastal Development Permit and Architectural Review for construction of a prefabricated fire training tower of approximately 50 feet in height and 4,497 square feet in floor area with an unenclosed platform of 550 square feet, on a 86,463 square-foot lot developed with an existing fire station and fire training yard in the PS, Public Service Zoning District (APN 064-370-050)

Coastal Development Permit – Findings for Approval

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 18.20.070:

- 1. Local Coastal Program** – *The development as proposed or as modified by conditions, conforms to the Local Coastal Program.*

Evidence: The project is consistent with the General Plan/Local Coastal Program. The project is located within the Public Facilities and Institutions General Plan designation. This designation is intended to provide for educational, governmental, and institutional uses not normally accommodated in offices located in the general commercial area, such as schools, public works and utility yards, and maintenance buildings and hospitals. The proposed fire training facility is consistent with this designation. The project will not interfere with coastal access and is located on a developed fire station site that is not located in a designated Visual Resource Area or Environmentally Sensitive Habitat Area. The Coastside Fire Protection District filed a Coastal Development Permit application for the project in conformance with LCP Policy 10-1 "City LCP Permitting Requirements," and the project is consistent with the Zoning Code and LCP, in conformance with LCP Policy 10-2 "City LCP Conformance."

Coastal Act 30240(b) and Policy 3-3 (b): *Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

Compliance: The project site is not located within or adjacent to an environmentally sensitive habitat area.

Coastal Act 30251: *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality of visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

Compliance: The proposed building and additional perimeter trees (previously approved) will partially obstruct current views of the hillsides available from Main Street across the vacant portion of the site; however, the relatively small building will leave portions of the site open to views, and the development is consistent with the existing pattern along Main Street where buildings are interspersed with open parking areas and street trees block views at regular intervals. The proposed facility will have an incremental effect on views from Higgins Canyon Road, across the open agricultural fields east of the project site. This effect is expected to be fairly minor in light of the existing pattern of development along Main Street. The proposed facility will be visible from Highway 1, but is not expected to be visually intrusive or significantly obstruct views of the hillsides due to the building's relatively small size, its distance from the Highway, and the screening provided by existing and proposed street trees on both sides of Main Street.

Overall, the proposed fire training facility is visually consistent with the pattern of development in the surrounding area. As conditioned, the project is consistent with the height limit of the Zoning Code. It is not located within a designated Visual Resource Area. The relatively small size of the building and its placement on the site mitigate the visual effect of the facility's height in relation to adjacent buildings. The building design is reasonably compatible with the existing fire station and theater buildings, and the project will not significantly affect views from Main Street, Higgins Canyon Road, or Highway 1.

Policy 7-1: *The City will establish regulations to protect the scenic corridor of Highway 1, including setbacks for new development, screening of commercial parking and landscaping associated with new development. The minimum standards shall include all areas within 200 yards of State Highway 1, which are visible from the road.*

Compliance: The subject site is located within 200 yards of State Highway 1; however Highway 1 is not designated a Scenic Highway within the City limits of Half Moon Bay. The project is not located within a Visual Resource Area as designated on the Visual Resources Overlay Map.

Policy 7-5: *All new development, including additions and remodeling, shall be subject to design review.*

Compliance: The proposed project has undergone design review by the City Council and the City Council's findings are included below.

Policy 7-11: *New development along primary access routes from Highway 1 to the beach, as designated on the Land Use Map, shall be designed and sited so as to maintain and enhance the scenic quality of such routes, including building setbacks, maintenance of low height of structures, and landscaping which establishes a scenic gateway and corridor.*

Compliance: The proposed project is not located along a primary coastal access route from Highway 1 and will not affect coastal access.

Coastal Act 30244: *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Compliance: The prefabricated training facility will be constructed on a paved site previously disturbed by grading, trenching, and other excavation, which did not uncover cultural resources. No structures of historical significance are located on the site.

2. **Growth Management System** – *The development is consistent with the annual population limitation system established in the Land Use Plan and Zoning Ordinance.*

Evidence: The proposed project does not include new residential development and would not result in any population increase.

3. **Zoning Provisions** – *The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the Zoning Ordinance.*

Evidence: The proposed fire training facility, a key element of CFPD's on-going training program, is an allowed use within the P-S, Public Service Zoning District. As conditioned, the training facility is consistent with all of the development regulations of the P-S District. The Fire District has agreed to Condition A.2.a of the Draft Conditions of Approval, which requires the height of the facility to be lowered by six inches to conform to the 50-foot height limit of the P-S District. The project site is not located within any of the Visual Resource Areas identified in Zoning Code Section 17.37.020 and is not subject to the visual resource protection standards applicable to those areas. The project is not located within, or proximate to an environmentally sensitive habitat area.

4. **Adequate Services** – *The proposed development will be provided with adequate services and infrastructure in a manner that is consistent with the Local Coastal Program.*

Evidence: The proposed project is located on a developed site where all public services and utilities are available. The training facility will facilitate the provision of fire services to the community by enhancing training opportunities for firefighters.

5. **California Coastal Act** – *Any development to be located between the sea and the first public road parallel to the sea conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.*

Evidence: The site is located east of Highway 1, and is not located between the sea and the first public road parallel to the sea.

Architectural Site and Design Review – Finding

The required Architectural and/or Site and Design Review for this project may be approved or conditionally approved only after the City Council has made the following findings per Municipal Code Section 14.37.040:

1. *That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city;*

In making the above finding, the City Council has reviewed and considered all of the following criteria as identified in Municipal Code Section 14.37.035:

- a. *Where more than one building or structure will be constructed, the architectural features and landscaping thereof shall be harmonious. Such features include height, elevations, roofs, material, color and appurtenances.*

- b. *Where more than one sign will be erected or displayed on the site, the signs shall have a common or compatible design and locational positions and shall be harmonious in appearance.*
- c. *The material, textures, colors and details of construction shall be an appropriate expression of its design concept and function, and shall be compatible with the adjacent and neighboring structures and functions. Colors of wall and roofing materials shall blend with the natural landscape and be non-reflective.*
- d. *The design shall be appropriate to the function of the project and express the project's identity. The planning and siting of the various functions and buildings on the site shall create an internal sense of order and provide a desirable environment for occupants, visitors, and the general community.*
- e. *Roofing materials shall be wood shingles, wood shakes, tile or other materials such as composition as approved by the appropriate design review authority. No mechanical equipment shall be located upon a roof unless it is appropriately screened.*
- f. *The proposed development shall be compatible in terms of height, bulk and design with other structures and environment in the immediate area.*
- g. *The proposed design shall be consistent with the applicable elements of the general plan.*
- h. *If the project site is located in an area considered by the committee as having a unified design character or historical character, the design shall be compatible with such character.*
- i. *The design shall promote harmonious transition in scale and character in areas located between different designated land uses.*
- j. *The design shall be compatible with known and approved improvements and/or future construction, both on and off the site.*
- k. *Sufficient ancillary functions provided to support the main functions of the project shall be compatible with the project's design concept.*
- l. *Access to the property and circulation systems shall be safe and convenient for equestrians, pedestrians, cyclists and vehicles.*
- m. *The amount and arrangement of open space and landscaping shall be appropriate to the design and the function of the structures.*
- n. *Where feasible, natural features shall be appropriately preserved and integrated with the project.*
- o. *Landscaping shall be in keeping with the character or design of the building, and preferably clustered in natural appearing groups, as opposed to being placed in rows or regularly spaced. The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors, shall create a desirable and functional environment and the landscape concept shall depict an appropriate unity with the various buildings on the site. Plant material shall be suitable and adaptable to the site, shall be capable of being properly maintained on the site, and shall be of a variety which would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance.*
- p. *The design shall be energy efficient and incorporate renewable energy design elements including, but not limited to:*
 - 1. *Exterior energy design elements;*

2. *Internal lighting service and climatic control systems; and*

3. *Building siting and landscape elements.*

Evidence:

The project proposes the construction of a new four-story, prefabricated fire training facility that is 50 feet tall and 4,497-square-feet on the almost 2-acre Fire Station 40 site located at the northeast corner of the intersection of Main Street and Higgins Canyon Road, with Highway 1. Proposed materials include metal siding in a clapboard design, as well as metal trim, stairs, balcony rails, doors and windows. The exterior color blends with colors of existing structures and natural features in the area. No exterior lighting is proposed on the structure. Small signs are included on doors and walls for field location purposes. No other new signage is proposed. Improvements were previously approved for the site (through applications PDP-066-14 and PDP-15-010) that will complement and support the training facility. These include pavement, gated vehicular access from Main Street, tubular steel perimeter fencing, light standards, a bioswale, and 15 additional perimeter trees. A 10,000-gallon, below-grade draughting pit, approved under Coastal Development Permit Exemption PDP-15-010, would retain and recycle water used during routine training.

The project site is located at what is generally considered to be the southerly gateway to Downtown Half Moon Bay. Although the subject site is not located within the area of the Downtown Specific Plan, the Plan identifies the intersection of Higgins Canyon Road and Main Street as a gateway intersection. The Specific Plan includes policies promoting gateway signage and beautification and calling for removal of features that detract from the visual appeal of the gateway, such as inoperable vehicles and sign clutter. The gateway policies do not provide guidance for surrounding development.

Buildings of varying architectural styles inform the existing visual character of the vicinity of the project site. Fire Station 40, located on the same parcel as the proposed training facility, is a single-story building with a sloped standing-seam metal roof with large eaves and five fire engine bays with roll-up doors. The Coastal Repertory Theater is an industrial building with a domed roof, and residential development located further north consists of two-story buildings with pitched roofs. Single-story buildings and surface parking are located along Main Street to the northeast.

The project includes placement of a 4-story, 4,497 square-foot training facility at the north end of the project site, between the existing Coastal Repertory Theater and Fire Station 40. The proposed structure has a footprint and massing that is considerably smaller, but somewhat taller than that of the adjacent buildings. The structure's lot coverage, at approximately 1,875 square feet, is less than 6% of the total area of the training lot. The upper stories step back from a ground floor of 1,604 square feet to a relatively slender top floor and open platform of 550 square feet each. As conditioned, the overall height is 50 feet, approximately 15 feet taller than the adjacent Fire Station 40 and 23 feet taller than the adjacent theater. As indicated in the renderings of the site area the visual effect of this additional height is moderated by the structure's small size, its greater massing at the ground level, the open nature of the platform at the top

of the structure, and by the location, which is set back 138 feet from Main Street, 135 feet from the theater, and 130 feet from the fire station.

The height and design of the proposed training facility is intrinsic to its use. The Fire District has indicated that the facility is intended to simulate building types and occupancies existing in the District's service area - with operable doors, windows, stairwells, balconies, roof areas, fire hose connections, burn rooms, rappelling anchors, moveable interior wall partitions, and operable shutters. As result, the structure is somewhat utilitarian and industrial in appearance. This look is not an abrupt contrast with that of the existing fire station with its standing seam metal roof and large fire engine bays, or with the industrial style of the adjacent theater building. The training facility's small size and location at the back of the site minimizes the visual effect from Main Street.

The proposed structure and additional perimeter trees (planted as part of the prior training yard project) will partially obstruct current views of the hillsides available from Main Street across the vacant portion of the site; however, the relatively small structure will leave portions of the site open to views, and the development is consistent with the existing pattern along Main Street where buildings are interspersed with open parking areas and street trees block views at regular intervals. The proposed facility will have an incremental effect on views from Higgins Canyon Road, across the open agricultural fields east of the project site. This effect is expected to be fairly minor in light of the existing pattern of development along Main Street. The proposed facility will be visible from Highway 1, but is not expected to be visually intrusive or significantly obstruct views of the hillsides due to the structure's relatively small size, its distance from the Highway, and the screening provided by existing and proposed street trees on both sides of Main Street.

Overall, the proposed fire training facility is visually consistent with the pattern of development in the surrounding area. As conditioned, the project is consistent with the height limit of the Zoning Code. It is not located within a designated Visual Resource Area. The relatively small size of the structure and its placement on the site mitigate the visual effect of the facility's height in relation to adjacent buildings. The structure's design is reasonably compatible with the existing fire station and theater buildings, and the project will not significantly affect views from Main Street, Higgins Canyon Road, or Highway 1.

2. *That such buildings, structures, planting, paving and other improvements will not impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements, or otherwise impair the desirability of living or working conditions in the same or adjacent areas; and*

Evidence: The design of the fire training facility is compatible with its surroundings so that it will not impair the desirability of living or working in the area, as discussed under Architectural Finding 1. Furthermore, the project will optimize the use and value of the land for the existing fire station use by providing a state of the art fire training facility that

enables fire fighters to train under realistic simulated conditions that reflect the building types and uses within the Coastside Fire District's service area.

Environmental Review – Finding

CEQA – The project will not have a significant effect on the environment.

Evidence: The Coastside Fire Protection District, as the lead agency for the project, adopted a Final Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMP) based on an Initial Study (IS) which identified mitigation to reduce all potentially significant impacts to a less than significant level in conformance with the requirements of the California Environmental Quality Act. This mitigation has been included in the Conditions of Approval for the project (Exhibit B).

EXHIBIT C
CONDITIONS OF APPROVAL
City Council Resolution C-2016-
PDP-15-046

Planning Commission decision to approve a Coastal Development Permit and Architectural Review for construction of a prefabricated fire training tower of approximately 50 feet in height and 4,497 square feet in floor area with an unenclosed platform of 550 square feet, on a 86,463 square-foot lot developed with an existing fire station and fire training yard in the PS, Public Service Zoning District (APN 064-370-050)

Authorization: Approval of this permit authorizes a request for a Coastal Development Permit and architectural review to allow installation of a prefabricated fire training facility at the Fire Station 40 site in the P-S, Public Service Zoning District and the Public Facilities and Institutions General Plan designation.

A. The following Conditions shall apply to the subject site:

1. **CONFORMANCE WITH APPROVED PLANS.** Development of the site shall conform to the approved plans entitled: *Proposed Fire Prop, Coastside County Water District* and date stamped August 26, 2015, except for any revisions required by this permit. The Community Development Director shall review and may approve any deviation from the approved plans that is deemed to be minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to a public hearing as required by Title 18.
2. **CONFORMANCE WITH CONDITIONS OF APPROVAL.** The permittee shall construct and operate this Project in full conformance with these Conditions of Approval. Any revision of the Conditions of Approval shall require submittal of a major modification subject to a public hearing as required by Title 18.
3. **PLAN REVISIONS.** Prior to issuance of a building permit, the permittee shall revise the project plans in conformance with the following, to the satisfaction of the Community Development Director:
 - a) Revise the project plans to reduce the building height to 50 feet, as measured from existing grade.
4. **CONFORMANCE WITH THE MUNICIPAL CODE.** No part of this approval shall be construed to permit a violation of any part of the Half Moon Bay Municipal Code. (Planning)
5. **PROJECT OPERATION.** Operation of the training facility shall conform to the parameters proposed by the Coastside Fire Protection District, as follows:

- a) Hours of Operation. Training activities at the fire training facility/prop shall be limited to between the hours of 8:00 a.m. and 5:00 p.m. daily, except that training shall also be allowed between the hours of 7:00 and 9:00 p.m. one night a week.
 - b) Live Fire. Live fire training shall be limited to 15 days per year.
 - c) Foam/Hazardous Materials. Neither fire suppression foam nor hazardous materials shall be used in the training operations.
 - d) Amplified Sound/Sirens. No amplified sound or sirens shall be used in the training operations.
6. MITIGATION MONITORING AND REPORTING. This project shall comply with all of the requirements of the adopted Mitigation Monitoring and Reporting Program (MMRP) adopted by the Coastside Fire Protection District on December 2, 2015 to the satisfaction of the Community Development Director. The permittee shall designate a construction
7. coordinator to maintain a log documenting compliance with the mitigation measures specified in the MMRP, including coordination with the Coastal Repertory Theater to avoid construction during show times. This log shall be available on the site for inspection by the City. (Planning)

B. The following Conditions shall be fulfilled prior to the issuance of building permits:

- 1. SIGNED CONDITIONS OF APPROVAL. The applicant/owner shall submit a signed copy of the conditions of approval to the Planning Department prior to issuance of a grading permit. (Planning)
- 2. CONSTRUCTION PLANS. File Number PDP-15-046 and the Conditions of Approval for this project shall be provided on the cover page of the building permit application plan submittal. All plans, specifications, engineering calculations, diagrams, reports, and other data shall be submitted with the appropriate permit application to the City's Building Division for review and approval. (Planning)
- 3. LOT GRADING, MATERIALS, EQUIPMENT AND VEHICLE STORAGE. No grading, preparation, storage, or placement of construction materials, equipment, or vehicles shall take place prior to issuance of a grading permit. Any earth movement on or off the site in excess of 50 cubic yards shall require the submittal of a grading plan for review by the City Engineer and issuance of a grading permit. Grading includes, but is not limited to, any leveling, scraping, clearing, or removal of lot surface area. Materials, Equipment, and Vehicles include, but are not limited to:
 - a. All masonry, wood, and steel construction materials;
 - b. All construction-related equipment and storage containers;
 - c. All construction-related vehicles, including temporary trailers. (Engineering)

4. EROSION AND SEDIMENT CONTROL. An erosion and sediment control plan shall be submitted that shows effective Best Management Practices (BMP) and erosion and sediment control measures for the site. Construction plans shall also include the "construction best management practices" plan sheet. (Engineering)
5. STREET/PUBLIC RIGHT-OF-WAY CUTS FOR UTILITY CONNECTIONS. Street cuts for utility connections that are less than twenty (20) feet apart shall be repaired with a single patch. Asphalt repair and overlay shall be in accordance with the City Standard Details. Existing street improvements, if undermined during construction, shall be replaced to match existing (Engineering).
6. UNDERGROUND UTILITIES/SERVICES. Electric, telecommunication, and cable and utility service to the property shall be through underground service connections only. No overhead utilities are allowed. (Engineering)
7. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2013 California Codes of Regulations Title 24, including Building Code, Residential Code, Administrative Code, Mechanical Code, Plumbing Code, Electrical Code, Energy Code, Fire Code and Green Building Code to the satisfaction of the Building Official. (Building)
8. FIRST FLOOR HEIGHT VERIFICATION. Prior to below floor framing or concrete slab steel reinforcement inspection, a stamped and signed building height verification letter shall be submitted to the City from a licensed land survey certifying that the first floor height as constructed is equal to (or less than) the elevation specified for the first floor height in the approved plans. The building pad shall be at least one-foot above the centerline crown of the roadway or the top of the curb. (Building)
9. OVERALL PROJECT HEIGHT. Maximum overall height of the project, including any grading, foundation, pad, and building elevations shall be calculated using the elevation points indicated on the topographic survey map submitted at the time of application. The approved height of all projects developed in the City will be measured from existing grade as indicated on the submitted topographical survey. (Building)
10. COMPLETION OF UTILITIES. Any public utilities requiring relocation as a result of the construction of the building(s) or improvements under this permit shall be relocated at the owner's expense. (Building)
11. NOTICE OF DISRUPTION. The permittee shall provide written notice to affected property and business owners and a copy of such notice to the City Engineer a minimum of two business days prior to any planned disruption of pedestrian or vehicular traffic, parking, or public service facilities. (Engineering)
12. CONSTRUCTION MATERIAL STORAGE. Construction material shall not be stored in the street right-of-way without prior approval from the City Engineer. (Engineering)

13. COASTSIDE COUNTY WATER DISTRICT - REGULATIONS. The project shall comply with all applicable regulations and requirements of the Coastside County Water District. Water service shall not be in the same trench as other utilities. (Water District)

14. FIRE CLEARANCE REQUIREMENTS. The permittee shall comply with all applicable fire and building codes and standards relating to fire and panic safety as identified by the Coastside Fire Protection District during the building permit process. (Fire)

C. The following conditions shall be implemented prior to and during construction:

1. NOISE MITIGATION MEASURE 1. Project construction shall conform to all of the following:

- a) Construction Hours. Construction work shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 6:00 p.m. Saturdays, and 10:00 a.m. to 6:00 p.m. Sundays and holidays, except as expressly authorized by the City Engineer in conformance with Section 14.40.020 of the Half Moon Bay Municipal Code. (Engineering)
- b) Exhaust Mufflers. All internal combustion engine-driven equipment shall be equipped with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- c) Equipment Location. Stationary noise-generating equipment (e.g. generators and compressors) shall be located as far as possible from adjacent residential properties.
- d) Acoustical Buffers. If stationary noise-generating equipment must be located near existing residential properties, then such equipment shall have temporary acoustical enclosures, blanketing, or barriers to reduce the noise emissions.
- e) Quiet Technology. The construction shall utilize “quiet” air compressors and other stationary noise sources where technology exists.
- f) Equipment Idling. Non-essential idling of construction equipment shall be limited to five minutes.
- g) Construction Plan. The contractor or construction manager shall prepare a construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordinating with adjacent residential and other land uses so that construction activities can be scheduled to minimize noise disturbance.
- h) Construction Sign. The construction contractor shall post a sign, clearly visible from the public sidewalk, with a name and telephone number of the construction coordinator who is responsible for responding to noise or other construction complaints. The construction coordinator shall determine the cause of the noise complaint and implement practical and reasonable measures to correct the problem.

2. **NOISE MITIGATION MEASURE 2.** The construction manager shall coordinate with the Coastsides Repertory Theater regarding show times and shall ensure that no construction activities occur on the project site during a show.
3. **CONSTRUCTION TRAILERS.** Temporary construction trailers are permitted as accessory uses in conjunction with the pipeline installation, subject to the following conditions:
 - a) The construction trailer shall be used as a temporary construction office only.
 - b) Neither sanitation facilities nor plumbed water is permitted within the trailer.
 - c) No overnight inhabitation of the construction trailer is permitted.
 - d) No construction trailers are permitted on site prior to building permit issuance.
 - e) The construction trailer shall be removed prior to issuance of a certificate of occupancy. (Planning)
4. **AIR QUALITY MITIGATION 1 - BEST MANAGEMENT PRACTICES.** The Coastsides Fire Protection District shall monitor construction to ensure that the project implements the following Bay Area Air Quality Management District dust control measures during all phases of construction on the project site:
 - a) **Dust Control.** Water all active construction areas twice daily or more often if necessary to control dust. Increased watering frequency shall be required whenever wind speeds exceed 15 miles-per-hour. Reclaimed water should be used whenever possible.
 - c) **Trucks.** Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e. the minimum required space between the top of the load and the top of the trailer).
 - d) **Site Sweeping.** Sweep daily (with water sweepers using reclaimed water if possible) or as often as needed all paved access roads, parking areas and staging areas at the construction site to control dust.
 - e) **Street Sweeping.** Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed to keep streets free of visible soil material.
 - e) **Stockpiles.** Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - f) **Speeds.** Limit vehicle traffic speeds on unpaved roads to 15 mph.
 - g) **Visible Dust.** Suspend construction activities that cause visible dust plumes to extend beyond the construction site.
 - h) **Maintenance.** Properly tune and maintain equipment for low emissions.
 - j) **Construction Sign.** Post a publicly visible sign with the telephone number and person to contact at the Coastsides Fire Protection District and the City of Half Moon Bay regarding dust complaints. These persons shall respond and take corrective action

within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

5. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. (Building)
6. CONSTRUCTION MATERIAL STORAGE. Construction material and equipment shall not be stored in the street right-of-way without prior approval from the City Engineer. (Engineering)
7. ENCROACHMENT PERMIT. No construction activity shall occur and no pedestrian and vehicular traffic control shall be installed within the City right-of-way or affecting the City's improvements prior to obtaining an encroachment permit from the City. All improvements constructed within the City right-of-way shall conform to City standards to the satisfaction of the City Engineer. (Engineering)

D. The following conditions shall be implemented prior to issuance of an occupancy permit:

8. EXTERIOR COLORS AND MATERIALS. Exterior building colors shall be Slate Gray as shown on the approved color board date-stamped August 26, 2015 to the satisfaction of the Director of Community Development. (Planning)

E. Validity and Expiration of Permits

1. EFFECTIVE DATE. This site is not located within the Coastal Commission Appeals Jurisdiction. This permit shall take effect after expiration of all City appeal periods. (Planning)
2. ACCURACY OF APPLICATION MATERIALS. The permittee shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals. (Planning)
3. PERMIT EXPIRATION. The Coastal Development Permit (CDP) shall expire one year from its date of final approval if development plans for a Building Permit have not been submitted. Once a Building Permit is issued, the CDP shall be deemed in effect. If plans for a Building Permit are submitted within the 1-year expiration period, and a Building Permit is not issued, the expiration of the CDP shall coincide and run concurrently with the Building

Permit plan submittal/application as long as due diligence is pursued in the opinion of the Building Official in obtaining the Building Permit.

4. PERMIT EXTENSION. The Community Development Director may, at the Director's discretion, approve a single one-year extension of this permit based on a written request and fee submitted to the Director prior to expiration of the permit. Any other extension shall require approval of a Permit Amendment prior to expiration of the permit. Any Amendment Application to extend the permit shall be filed a minimum of ninety (90) days prior to permit expiration to ensure adequate processing time. (Planning)
5. PERMIT RUNS WITH THE LAND. The approval runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned or revoked. (Planning)
6. HOLD HARMLESS. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney).

OWNER'S/PERMITTEE'S CERTIFICATION:

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

APPLICANT:

(Signature)

(Date)