

Harbor Village RV Park

PLN2017-00320

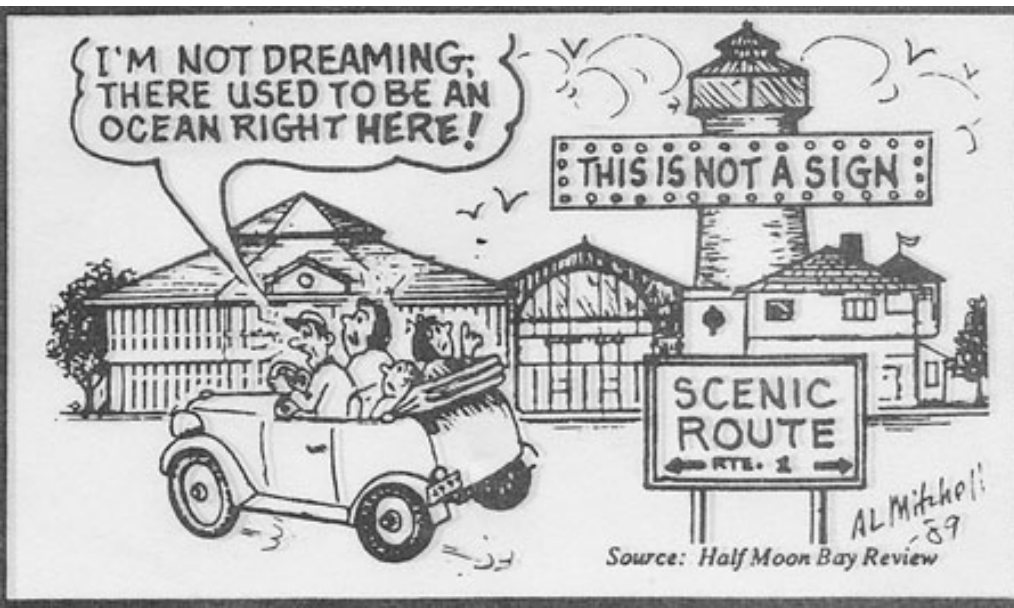
NW corner Capistrano & Highway 1, on vacant 3.3 acres
50 RV spaces, 7 tent sites, restroom/laundry
28-day maximum stay – on-site manager 24/7

May 2015: pre-application public workshop

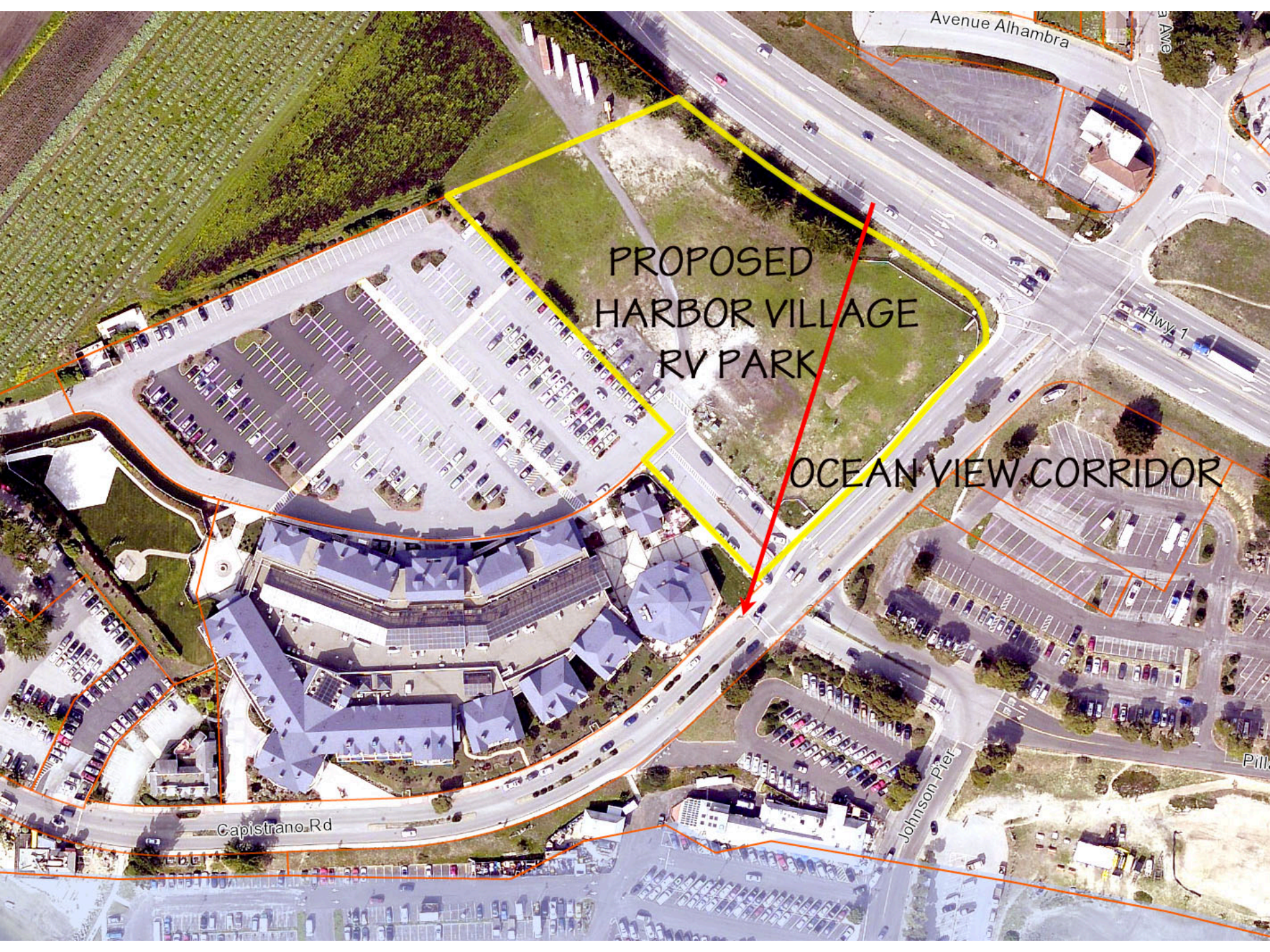
Sept 2017: first referral for MCC review/comment

Apr 2018: resubmittal plans for MCC review/comment
(project not downsized – just rearranged)

Planning/Public Works online comments indicate at least one more resubmittal is needed before ready to go to Planning Commission.



Midcoast Community Council
April 11, 2018



PROPOSED
HARBOR VILLAGE
RV PARK

OCEAN VIEW CORRIDOR

Avenue Alhambra

a Ave

Hwy 1

Capistrano Rd

Johnson Pkwy

Pill

Pillar Point Harbor Gateway



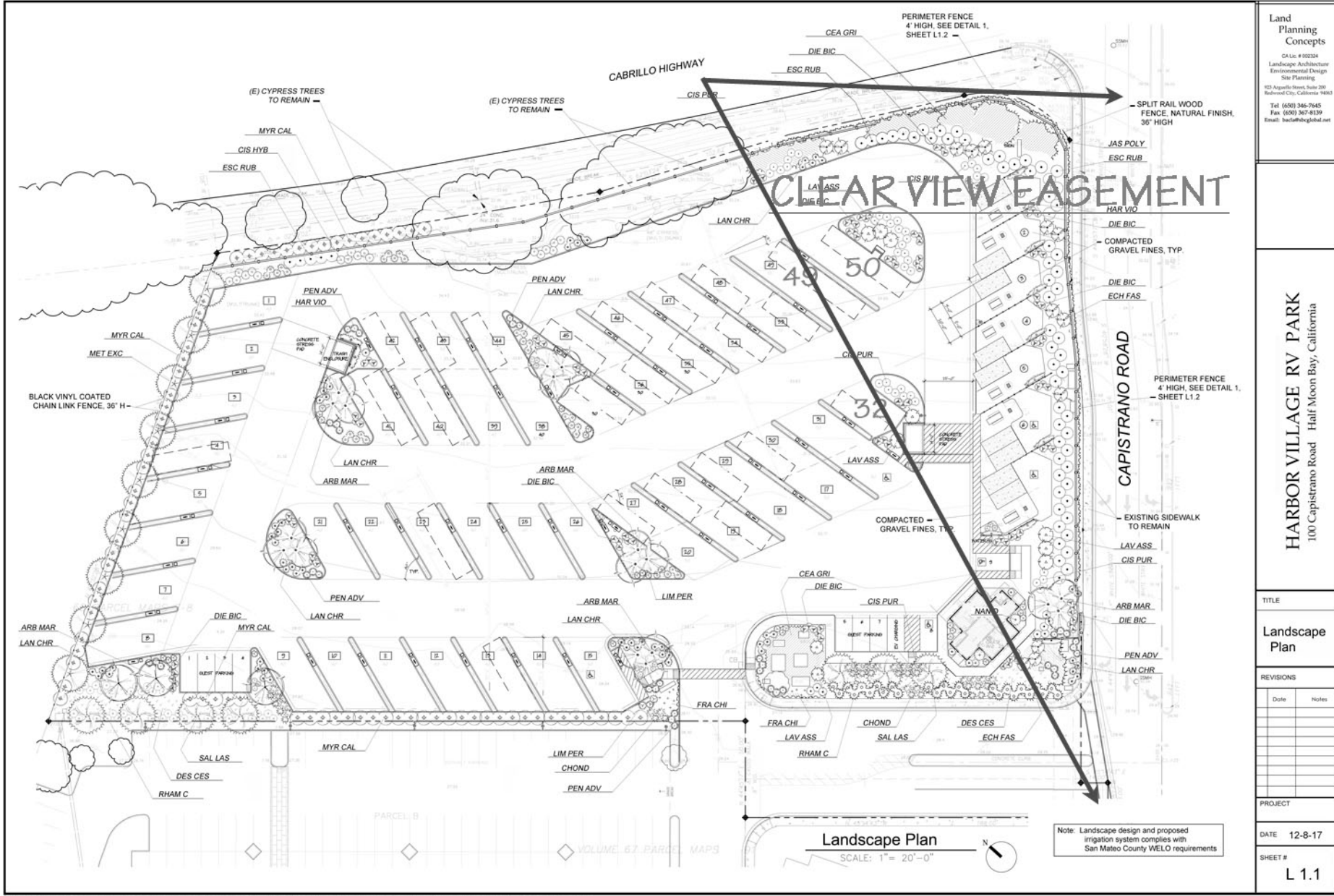
Preserve
view corridor

Entry sign:
reduce
size/content

Move perimeter
fence inside sign,
native plantings
outside

Existing view from southbound Hwy 1





Land Planning Concepts
 03/16/17 8:00AM
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 Environmental Design
 Site Planning
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HARBOR VILLAGE RV PARK
 100 Capistrano Road Half Moon Bay, California

TITLE
Landscape Plan

REVISIONS

Date	Notes

PROJECT

DATE 12-8-17

SHEET #
L 1.1

Landscape screening for RVs outside view corridor – delete RV space 32, 49, 50.

RV spaces tight at 20 ft wide
 8 visitor/overflow spaces inadequate

Agricultural buffer –
separate visitor lodging/parking
from active agriculture.



Substantial hedgerow of mixed
native shrubs & trees brings
biodiversity to the landscape –
preferable to single row of
same exotic tree species in the
plan.

RCD can help with appropriate
local native plant selection.

Community Design Guidelines call for adding visual interest to the parking lot thru extensive landscaping.

HMB Brewing Company



Harbor Village





RV landscape plan includes 20 Arbutus 'Marina'. Use natural multi-trunk form.

Pruned and trained as a straight single-trunk tree when used in sidewalks, sacrifices much of its natural beauty.

Natural form of this multi-trunk tree features graceful low branching with cinnamon-colored bark.



Remove invasive Mexican feather grass.



Alternative non-invasive grass:
Muhlenbergia lindheimeri –
Year-round good looks, tough,
drought-tolerant.





New traffic-cone orange paint added to large Harbor Village restaurant should be restored to former color.

Hotel/restaurant Conditions of Approval require natural/nautical exterior colors (blues, grays, whites, etc) to the approval of the Planning Director.