

## Timeline for Harbor Village approvals, 240 Capistrano – APN# 047-081-390

- CDP88-46, UP88-6 and SMN89-9 – to construct 84-room hotel, 11 apartment units, 280-seat restaurant and 60-seat bar, 15-25 retail shops (~35,000 sf) around enclosed mall, sub-surface and ground level parking for 450 vehicles, and 75-ft lighthouse tower, and minor subdivision into 4 parcels
- 1989-09-13 – PC approved after 3 hearings, appealed to BoS by Concerned Citizens of the Coastside (Larry De Young)
- 1989-12-12 -- BoS approved with lighthouse deleted after 2 hearings (11/28/89 in HMB).
- 1990-02-13 -- CCC staff report recommends substantial issue and denial of project.
- 1990-03-14 -- CCC approved CDP A-3-SMC-89-50. Adopted findings to support decision 8/10/90: Harbor Village “is in harmony with the character of the Princeton area” and scale “is compatible with the site and area.”  
(night & day compared to Feb 1990 staff report)
- 1991-07-09 – Trial court determined EIR and CCC findings inadequate: peremptory writs of mandamus and injunction, attorney fees & costs
- 1993-08-24 -- court injunction lifted after decision reversed on appeal.  
(Project cleared to proceed)
- 1994-10 -- Minor subdivision and Lot Line Adjustment:
- Parcel A: 3.7 acres -- hotel/mall/restaurant
  - Parcel B: 3.6 acres -- surface parking
  - Parcel C: 2 acres -- no development planned [2014: wedding building approved]
  - Parcel D: reduced via LLA to ~3.6 acres at Capistrano/Hwy 1 zoned CCR, and PAD acreage added to adjacent parcel to the north -- no development planned except monument sign for Harbor Village [2015: RV Park proposed]
- 1995-05-23 BoS approved 10-yr Development Agreement MIS94-0021. Developer contends Coastside Protection Initiative LCP amendments would make their project economically unfeasible because would eliminate 3<sup>rd</sup> story with height reduction from 36 to 24 ft.
- 1996-09-10 BoS on appeal approved SMJ96-0002 to allow condominium ownership of 95 hotel rooms/suites and maximum of 25 retail units. Requires CDP amendment by CCC. Final map to stipulate that each owner’s condominium use is limited to 90 days in one calendar year and no more than 29 consecutive days during any one stay.
- 1998-08-14 – Owner, Bay Colony (Westinghouse) entered into agreement to sell project to Pillar Point Project Developers LLC (Nerhan)
- 1998-12-15 BoS approved on appeal 1-yr extension to record vesting tentative map for condo ownership, SMJ 96-0002. (PC failed to approve 2-2 on 9/23/98.)  
This is final list (numbering) of Conditions of Approval.
- 2005-05-24 BoS approved Development Agreement extension for 2 yrs, to 6/22/07.

**Conditions of approval:** (per 12/15/98 BoS findings & conditions of approval on 1-yr extension of SMJ96-0002 major condo subdivision)

38. **Exterior colors** for the development shall be natural and nautical shades (ie, blues, grays, whites, etc) and shall be to the approval of the Planning Director.

39. The design and colors of the **identification sign** for the project shall be in a maritime theme to the approval of the Planning Director.

[Note: "Project sign location" is indicated on 5/15/89 site plan on adjacent parcel at corner SR-1/ Capistrano Rd. Sign not shown on other plan sheets, nor in photo montage of proposed project, from Hwy 1, nor from Capistrano Rd.]

40. A **landscape plan** for the commercial facilities and parking area prepared by a landscape architect shall be submitted for review and approval by the Planning Director. The plan shall utilize drought-tolerant plants and a drip irrigation system... The plan shall also show proposed walkways, walls, fencing, irrigation system and any additional landscape features.

42. An **outdoor lighting** plan for the parking area and commercial facilities shall be submitted for review and approved by the Planning Director prior to issuance of a building permit. The plan shall include the lighting layout and fixture design, and shall provide for low intensity shield lighting in the parking lots to minimize nighttime illumination and glare, and with consideration of nighttime security.

43. **Ninety** of the new required **parking spaces** shall be made available **for shoreline access** parking between 10AM and 4PM in a location to be approved the by Planning Director. Signs shall be posted designating the spaces available for shoreline access parking in accordance with Section 6269(d) of the County Zoning Ordinance.

57. In recognition of the need for future traffic and circulation improvements in the area of the project, the owner shall participate in an **assessment district** or similar fair and appropriate mechanism to provide funds for **future traffic improvements** made necessary because of the cumulative impacts of this and future development in the area.

61. The applicant is required to record a statement with the final map stipulating that each owner's use of the condominium units is **limited to 90 days in one calendar year and no more than 29 consecutive days during any one stay**. The property manager shall be required to keep a daily hotel guest log book which will be available to the County Planning Division for review upon demand to ensure compliance with the occupancy limitations. In addition, an Owner's Association shall be formed, an on-site management company shall perform all other hotel functions, and each room shall be available to the general public when not in use by the owner.

**Building permit** BLD2004-00911

11/1/04 - Confirmed that **from average grade (24.57')**, **average roof ht (60.57')** **does not exceed 36'** the maximum allowable height of this zoning district (when project was approved in 1989) & as approved with this project.

9/15/06 - **Revised colors** for all buildings have been proposed & approved (**EXCEPT for the pale yellow**)

2/14/08 - Final inspection/approval