

Relevant LCP Policies — PLN2005-00549, cellular facility at 500 California, Moss Beach

8.13(a) Special Design Guidelines for Coastal Communities - Montara-Moss Beach

(4) Design structures that are in scale with the character of their setting and blend rather than dominate or distract from the overall view of the urban landscape.

8.23 Utilities in County Scenic Corridors

(b) ...utilities shall not be substantially visible from any public road or developed public trail.

8.30(b) Designate County Scenic Roads and Corridors as shown on the Scenic Roads and Corridors Map for the Coastal Zone. These are Coast Highway north of Half Moon Bay city limits, ...

8.32 Regulation of Scenic Corridors in Urban Areas

(b) Apply the design criteria of the Community Design Manual*

(c) Apply specific design guidelines for Montara, Moss Beach, [etc] as set forth in Urban Design Policies of the LCP.

*Community Design Manual - Utilities

Public utility structures, including luminaries, overhead wires and utility poles should be of minimum bulk and height, should be designed to have an uncluttered appearance, and should be subordinate to or blend with the natural setting and community.



