

Continue the item to date uncertain -- come back with:

1. Height restricted clear view easement:
  - a. Boundary Hwy 1, Capistrano Rd, with 3<sup>rd</sup> side from end of picket fence on Hwy 1 to parcel SW corner at Harbor Village restaurant.
  - b. **Clear View Easement** Area has height restriction over the existing ground relative to 3 feet above the elevation of adjacent Capistrano Rd for any structure, permanent or temporary, vegetation, planted or portable, or any other object that may limit view over the easement area. (see clear view easement for 640 Coronado, El Granada)
2. Landscaping aesthetic: (MCC 4/12/18)
  - a. **Harbor Gateway** on Capistrano & Hwy 1 approaches should provide a welcoming sense of place, with harbor views and landscaping that consists primarily of local coastal native plants, selected and informally arranged so they can achieve their mature size and natural form without obstructing harbor and ocean views from Hwy 1 or Capistrano. Collaboration between Harbor Village and the Harbor District, as the two halves of this Gateway, is encouraged.
  - b. **Agricultural buffer** should be substantial hedgerow of varied native shrubs/trees to bring biodiversity to the landscape. (SMC Resource Conservation District can advise on appropriate local native plant selection.) This plant list and natural arrangement would also be much more appropriate for filling the gaps among cypress trees to screen RVs from the highway instead of the linear rows or exotic species in the existing plan.
3. **Reduce size of RV Park** to allow adequate space for robust landscape screening of RVs and trash enclosures, from Highway 1 and Capistrano, outside of the clear view easement. (MCC 4/12/18) -- Suggest maximum of 40 RV spaces.
4. Encourage a redesign to create more space around each RV, increase landscaped areas to improve visitor experience, absorb more stormwater runoff (beyond 10-yr storm), and improve overall appearance of the area whether park is full or empty (see Community Design Manual for parking lots).
5. Demonstrate sufficient clearance for large RVs on access driveway, including with existing parking spaces, and limit allowed RV size accordingly.
6. CoA that during grading operations, **topsoil** shall be carefully stored and treated as an important resource, such as the CoA for the Corinda los Trancos Creek restoration project.

7. **Submit revised landscape plan** compliant with Harbor Gateway landscape aesthetic. Plant list should include expected mature height of each species. Show split rail fence with construction details. Include planting island construction details to demonstrate topsoil direct connection to natural subsoil. Require deep well-drained soil in parking lot planting islands for trees to thrive and mature to full size. (This is an effort to avoid whatever conditions led to the mostly barren planting islands in Harbor Village parking lot -- now about 12 yrs old.)
8. CoA for **monitoring length of stay**: *“RV Park on-site host/manager shall monitor and maintain records of tenancy and length of stay of the RV Park patrons for one year. One year from the date of permit approval, a report with the records of tenancy and length of stay shall be provided to the Community Development Director for review and determination of need for any further action.”* (per June 2019 CDP for Pillar Point Harbor RV Park -- same applicant)
9. At the **bus stop** on Capistrano, provide extra space off the sidewalk with a bench.