

Connect the Coastside, Buildout Analysis & Traffic Projections Draft Report
Comments by MCC rep to TAC, 10/12/14

p. 18 – What is a discretionary transit rider?

p. 29 – Montara ample on-street parking – Ample for residents, but not so ample for overflow beach, trailhead, and restaurant parking.

Pillar Point and HMB Airport: Second paragraph states that no parking is allowed on Airport St (except the area adjacent to the Pillar Ridge community), and Capistrano north of Prospect. While Airport St. only has sidewalks fronting the developed portion, there are no parking prohibitions anywhere on the street. Capistrano south of Prospect has only limited parking in parking cutouts. North of Prospect where there are no curbs, there are occasional opportunities for parking on the shoulder.

p. 51 - LCP Update adopted in 2012 (BoS approved 2011, CCC certified 8/8/12, effective 9/8/12)

Table 6: Pillar Ridge has 227 existing single-family units.

p. 53 Table 9 – Princeton -- Where are 231 existing multi-family units in Princeton? Pillar Ridge has 227 single family. How do you get 358 multi-family at build out – on what parcels? There are more than 4 existing grandfathered single-family houses in Princeton, not counting caretaker units. Are caretaker units counted as single family? Are multi-use in CCR with one residential unit counted as single family? All evidence shows there is far more residential use in Princeton than legally permitted.

p. 54 Table 10 – where is multi family zoning in Montara, existing & future?

Table 9 & 10 – Need to see parcel detail from data source, such as in Appendix of 2012 Housing Element, Table 9-11

p. 60, last paragraph: “of these intersection, 2nd St, 7th St. ...”
Should be 8th instead of 7th.

Appendix A - Off-Street Parking Supply

- La Costanera #8, 40 spaces, private. Notes say “restaurant parking”. There is shared beach parking per 1977 condition of approval. Restaurant is permitted as dinner house (after 5pm) with 53 parking spaces (33 in lot north of restaurant – First St. ROW – and 20 in lot south of restaurant).
- Moss Beach Distillery #13: 14 spaces in lot (closest to bluff) are to be designated/posted for public use from sunrise to sunset per Condition 13 of 1995 letter of decision. They are not so marked but the requirement nevertheless exists. County should enforce.
- Pillar Point #30a: County has gravel overflow parking lot on West Point Ave. near Stanford Ave.