



December 9, 2019

Kumkum Gupta, Chair and  
Planning Commissioners  
San Mateo County Planning Commission  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063

**Re: Item # 4 on the December 11, 2019 Agenda: PLN 2017-00320 (Stefanick) Harbor Village RV Park**

Dear Chair Gupta and Commissioners,

On behalf of Committee for Green Foothills (CGF) I write regarding the Coastal Development Permit, Use Permit, Design Review Permit, Mobilehome Park Permit, and Grading Permit for the proposed 50-space RV Park, 7 tent camping spaces, and shower and laundry building, located at 240 Capistrano Road, which is at the intersection of Capistrano Road and Cabrillo Highway.

The proposed project is located at the primary entry to the Pillar Point Harbor/ Princeton Area, which is comprised of a safe boating harbor within the breakwater, a variety of boating and fishing amenities, and many other visitor-serving businesses and services.

The area of the proposed RV park/tent camping identified as “**Ocean View Corridor**” on the attached aerial view currently provides important public views to and along the shore from Cabrillo Highway (Highway 1), a County Scenic Highway. This view is the first opportunity for people traveling south on Highway One to see the ocean, once they leave Montara State Beach and the Montara Lighthouse, six miles to the north.

The CCR Zoning District requires a Conditional Use Permit and CDP for all new development, and new development must comply with relevant Visual Resources Policies of the LCP.

Specific Visual Resources Policies include:

LCP Policy 8.5 (in relevant part): “**...new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads, (2) is least likely to significantly impact views from public viewpoints, and (3)...best preserves the visual and open space qualities of the parcel overall...**”

LCP Policy 8.12 (in relevant part): “**...b. Locate and design new development and landscaping so that ocean views are not blocked from public viewing points such as public roads and publicly-owned lands.**”

As currently proposed, the RV park’s bathroom facilities, large signage, and RV’s and tents are proposed to be located within this **Ocean View Corridor**. This would permanently block and/or

impair the last remaining views that have already been greatly curtailed by the prior development in the area and by the large Monterey Cypress planted along Highway One (to screen this development). The proposed facilities are not in compliance with Visual Resources Policies 8.5 and 8.12.

CGF has consistently asked over the past 30 years for these scenic views from Highway One to the ocean to be protected (see attached letter to the San Mateo County Board of Supervisors, November 28, 1989).

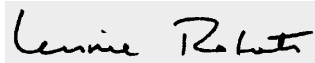
**Accordingly, CGF recommends that the project be redesigned in order to maintain the clear view within the Ocean View Corridor area to and along the shore, as required by the LCP.**

The Ocean View Corridor area should be permanently protected by a scenic easement and development limited to attractive landscaping, with low-growing native and coastal-appropriate shrubs and flowers/grassy areas, with pedestrian paths, benches, and low, attractive fencing such as split rail.

Protecting scenic views at this important entry to the Pillar Point Harbor is of vital importance to many people, whether they are residents or visitors to the coast. We believe that protecting and enhancing this area will benefit the businesses within the harbor as well.

Thank you for considering our comments.

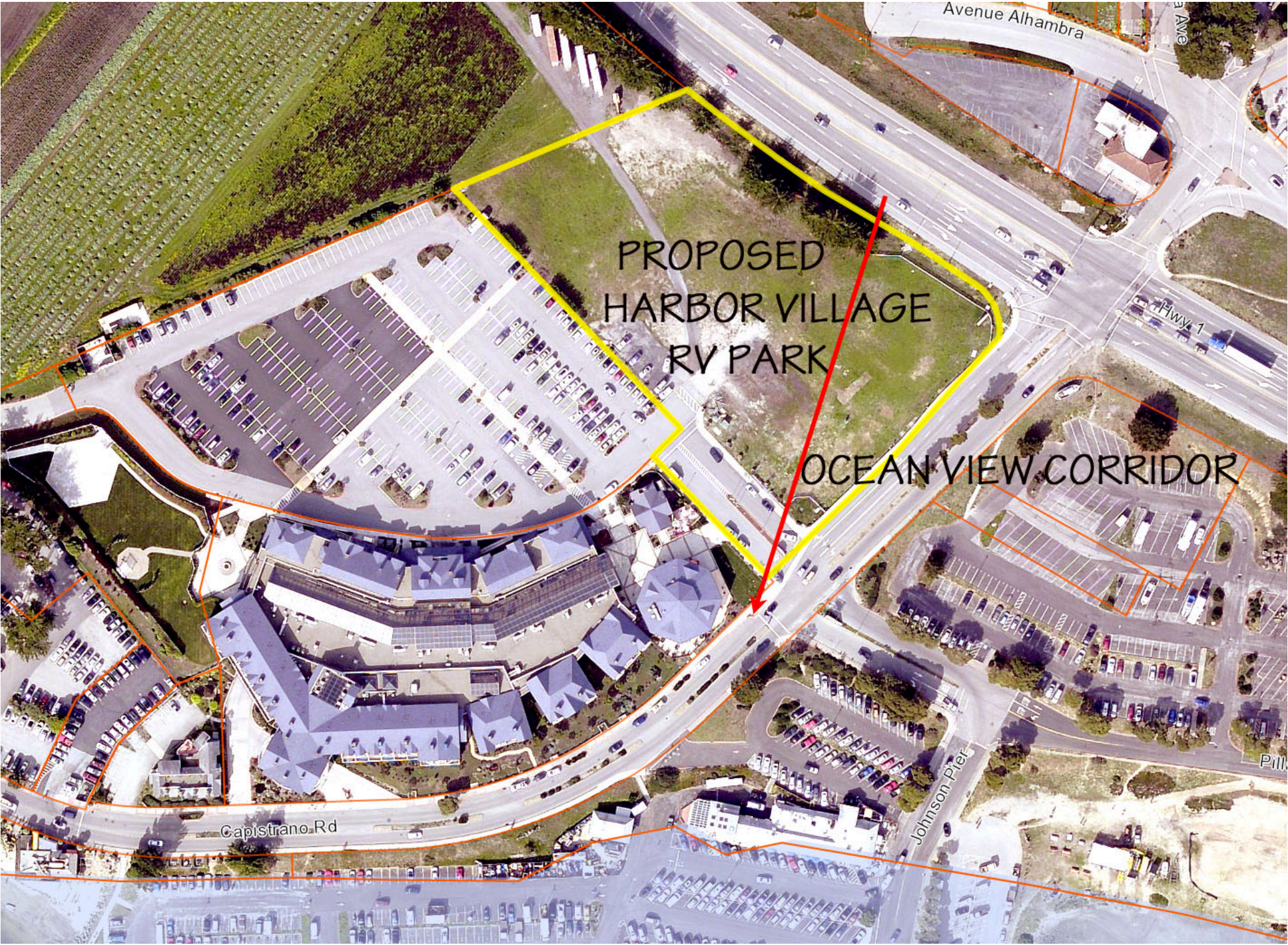
Sincerely,



Lennie Roberts, Legislative Advocate

cc: Midcoast Community Council  
Keet Nerhan  
Mike Ferreira  
Erik Martinez, California California Commission





PROPOSED  
HARBOR VILLAGE  
RV PARK

OCEAN VIEW CORRIDOR

Avenue Alhambra

3 Ave

Highway 1

Capistrano Rd

Johnson Pier

Park



COMMITTEE FOR GREEN FOOTHILLS  
Peninsula Conservation Center  
2448 Watson Court, Palo Alto, California 94303  
415/494-7158



Mary Griffin, President  
Board of Supervisors  
County Government Center  
Redwood City, CA 94063

November 28, 1989

Dear President Griffin and Members of the Board,

The Committee for Green Foothills supports the position of the Concerned Citizens of the Coastside. Their proposed compromise is a reasonable one, which provides better protection of coastal views and scenic resources, while permitting the developer to go forward with a scaled back project.

As you know, the Committee was very involved with the development of the Local Coastal Program. I was personally privileged to vote, as a Coastal Commissioner, for certification of the County's LCP back in 1980. The LCP is an excellent document, if it is diligently applied.

The CCR zoning district requires a Conditional Use Permit for all new development. That means that no project is permitted "by right", only subject to a Use Permit and upon a finding that the entire project conforms to the policies and standards of the LCP, and further that it complies with CEQA.

We believe the project presently falls short of conforming to the LCP, and that the EIR is deficient. First, the gimmicky phony lighthouse tower exceeds the height restrictions of the CCR district. It needs to be eliminated for reasons of non-compliance, safety, and visual obtrusiveness.

Second, the massiveness of the hotel structure will block coastal views from Highway One. Various rationalizations have been offered by staff to minimize this concern. One of the rationalizations is that views of the coast should only be protected from the nearest public road parallelling the sea, namely Capistrano Road. This is clearly an erroneous interpretation by staff. The LCP as drafted by the County and submitted to the Coastal Commission in 1980, used the more narrow definition of coastal views in Policy 8.12(c):

"Locate and design new development and landscaping so that ocean views are not blocked from the nearest public road parallelling the sea."

In certifying the LCP in 1980, the Coastal Commission recommended a change to that definition, and the County concurred, so the policy now reads:

"Locate and design new development and landscaping so that ocean views are not blocked from public viewing points such as public roads and publicly-owned lands." (emphasis added)

This broader language applies to views along Highway One, which is a Scenic Highway. This language requires that this project not block ocean views. By moving the project further west, away from Highway One, scaling it back, eliminating the shopping mall, and placing an open-space easement on the portion of the property identified as Parcel D, these views can be more adequately protected.

The Committee for Green Foothills strongly urges your Board to remember that the voters of California enacted Proposition 20 because of concerns about overdevelopment of the coast. Those public concerns are stronger today. Here is a golden opportunity to demonstrate your Board's commitment to protection of our golden coast.

Sincerely,



Lennie Roberts, Legislative Advocate  
Committee for Green Foothills  
339 La Cuesta  
Portola Valley, CA 94028