

Midcoast Community Council

*An elected Municipal Advisory Council to the
San Mateo County Board of Supervisors
Serving 12,000 coastal residents*

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Date: January 23, 2002

To: San Mateo County Harbor Commission
Board of Harbor Commissioners
San Mateo County Harbor District
One Johnson Pier
P.O. Box 39
El Granada, CA 94018

From: Midcoast Community Council

Re: Proposed Amendment to District Ordinance Code
RV Lot Operations

Cc:

~~SMC~~ HMCC
R. Gordon *ca. Boats & Waterways*
coastal commission

Based on the unanimous recommendation of the Midcoast Community Council Parks and Recreation Committee and on numerous public comments received in person and via e-mail, the Midcoast Community Council strongly urges you to deny any change to the length-of-stay clause, Section 3.8.2 of the District Ordinance Code.

The length of stay that the Ordinance currently allows – that no vehicle be allowed to stay overnight for more than fourteen (14) consecutive days, or more than thirty (30) days in any one calendar year – is consistent with recreational use. The State Park system (for example, in the Santa Cruz district) has a similar length of stay restriction.

As an enterprise with the zoning designation of "Commercial – Visitor Serving", the Pillar Point RV lot should cater to visitors, rather than providing residential housing. The Use Permit issued to the District by the City of Half Moon Bay (in 1987) also stated that the intended use of this property is for day use and recreational vehicle parking.

Increasing the length of stay to 90 days per stay, with no annual limit, creates a de facto mobile home park. This unintended use is also contrary to the intent of the Coastal Act (and the San Mateo County Local Coastal Program) to protect public shoreline access. The public restrooms at the RV lot should be made available for public use, and continuous RV parking (between 7 a.m. and 7 p.m.) should not be permitted in the day use parking lot.

Thank you for your consideration.

Yours,

Chuck Kozak, Chair