

Planning & Zoning Committee of the MidCoast Community Council

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Fax: 3 Pages

To: **Ms. Miroo Brewer**

San Mateo County Planning and Building Division

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re: PLN2000-00730: Use Permit, PAD Permit and Coastal Development Permit for a roadside stand and related recreational activities at 12391 San Mateo Road (Highway 92) in the Unincorporated Area east of Half Moon Bay.
APN 056-331-020

Miroo:

Sorry for the delay on this one – and I should've gotten this out sooner. At our meeting of 2/21/01 the Planning & Zoning Committee of the MidCoast Community Council reviewed the above reference application, along with **PLN2000-00711 (Lemos)**. Many of the issues were common to the two projects, and our two response may be similar. For the record of each, I've repeated the common issues, but also highlighted comments specific to each. Project applicant Hank Pastorino was in attendance, along with a number of interested residents. We compiled the following comments:

1. **Traffic & Parking:** Congestion and the crossing of Highway 92 by pedestrians was the topic of most interest. In general, it was agreed that the Use Permit for this operation would need to address these issues in the condition that during peak business times for this operation (seasonally, from October through December,) proper traffic control measures be instituted to minimize traffic congestion and help ensure pedestrian safety. It was noted that both the Lemos and Pastorino operations had taken measures in the past years to help ease the worst of these conditions, including controlling directional access in and out of the business' parking lots and contracting with the CHP for traffic control during the peak weekends around the time of the Half Moon Bay Pumpkin Festival.

Specific to this project, it was encouraged that a setup that routes westbound and eastbound exiting traffic to different ends of the property be instituted to minimize backup in and out of the access driveway.

Adequate parking is available at the project site, but it is recommended that current and planned parking be analyzed to avoid any impact or allow any vehicular access to the creeks or sensitive areas adjacent to the property.

The problem remains of the vehicular access to the property from Highway 92 and the resultant congestion it can cause. Various suggestions were made to help ease the situation:

- Condition that entrances be clearly marked and noticed sufficiently up the road to alert drivers to the location of the entrances.
- Coordinate work with the improvement project for this stretch of Highway 92 to include adequate right and left turn lanes in the vicinity of these projects. In the meantime, these turn lanes should be delineated by temporary traffic cones and directed by traffic officers during peak visitor times.
- Establish access hours for the business, especially during Pumpkin Festival Weekend, so that during peak traffic times in the evening no egress would be allowed.
- Other suggestions put forward:
 - provide a shuttle service between the businesses in this area and down into Half Moon Bay
 - develop a joint parking area for the businesses in the area with minimal charge to pay for traffic control officers
 - provide a portable pedestrian bridge across the highway during peak visitor periods
 - restrict Highway 92 traffic to one-way for two hours in the morning (west bound) and the evening (eastbound) during pumpkin festival weekend.

2. **Signs and Visual Impact:** Both applicants admitted that a “sign war” had escalated over the past years, resulting in an excess of signage along the properties. The committee recommends that signage be limited to minimal business identification signs and those necessary to mark entrances and direct traffic. Excess signs on the buildings and on the grounds that are visible from the highway should be eliminated. It was recommended that the applicants consider advertising more in visitor-oriented publications and using less road signs.

Specific to this project, the committee notes the error in our agenda listing that referred to “63 seasonal signs” – we were corrected that it is 30 seasonal and 31 permanent. The seasonal signs and movable structures that have been utilized in past years should be minimized.

3. **Specificity of Use Permit:** The committee recommends that **ALL** activities permitted on the site be specified as to location, associated structures, size of area used and times of operation, and that it be clearly stated that expansion of facilities would require an amendment to the Use Permit. We feel that this will help by presenting a known range of activities to facilitate planning in the area, both in dealing with potential traffic congestion and in consideration of future uses of the properties in the area.

4. **Conformance with Zoning Regulations:** The committee recommends that all structures, permanent and temporary, and activity areas that are not established primary residential units or related to a *regular, permitted agricultural activity* be brought into conformance with the existing regulations concerning setbacks, height, placement, and design/visual guidelines. Specific to this project, this would include the temporary seasonal structures and booths located at the front of the parcel.
5. **Animal Management:** The committee recommends that the number of animals, permanent or temporary, both as part of the commercial operation such as horse/pony rides, petting zoos, etc., or any other boarding or stabling be specified and limited in the permits in accordance with the applicable ordinances. We also recommend that a waste management plan be conditioned to remove any waste immediately from the public areas and managed either off-site or at a designated approved area to avoid any health or safety impact to the public, the surrounding creeks, or any agricultural operations.

With the above comments and recommendations, the committee completed its review of this application, and hopes that the issues above can be successfully addressed. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.



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