

## 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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27 September 1999

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Mary Griffin, President, and Members of the  
San Mateo County Board of Supervisors  
455 County Center  
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### re: **Proposed Policy on Street Vacation Requests**

Dear President Griffin and Members of the Board:

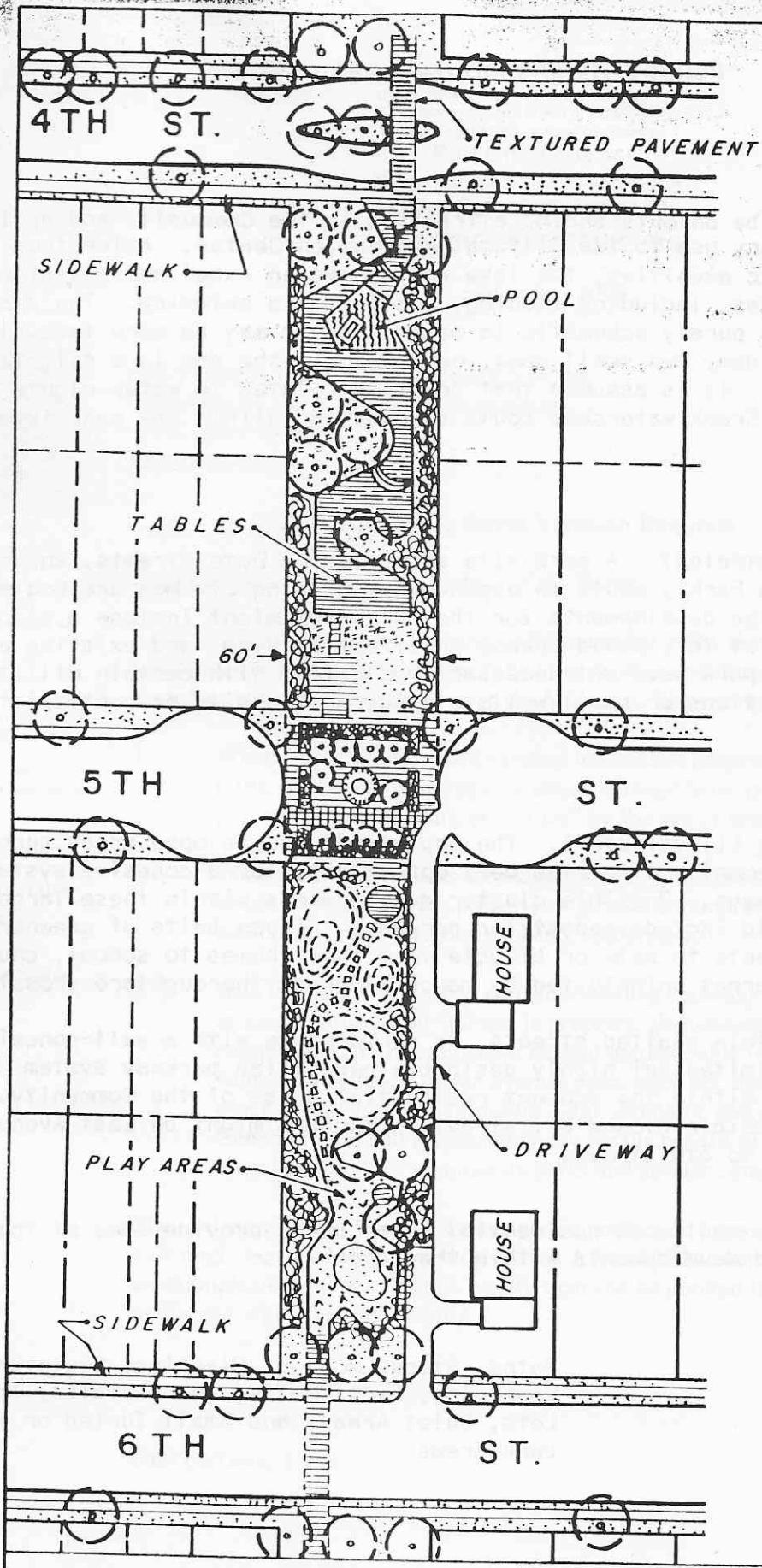
At our regularly scheduled meeting on 8 September 1999, the Midcoast Community Council voted unanimously to forward the following recommendations to your Honorable Board regarding street vacation requests in the Midcoast. We recommend the following policies:

1. Whenever possible, retain existing interests in property dedicated to public use for roads, trails, pedestrian walkways, or other thoroughfares, possibly in conjunction with a linear park or community park or "tot lot" for the use of nearby residences.
2. Where such public uses are inappropriate, retain public rights for unanticipated future needs and maintain the property as general community open space, consistent with the dedications in the original property subdivision.
3. As a last resort, and when an overwhelming showing can be made of clear public interest in vacating the public interest in property, abandonment of the public rights should be compensated at the equivalent current market value for similarly situated property. This value may be based on the average sales price per square foot of nearby lots. The proceeds of such sales of public rights should be placed in a restricted fund (*not* the General Fund) and used exclusively for the benefit of the community in acquiring and maintaining public community parks and similar community amenities in the area.

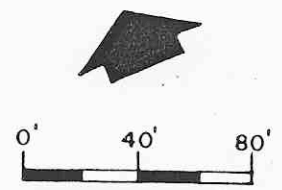
The enclosure shows an artist's concept of a pedestrian linear parkway and community corridor as it might be realized on a portion of East Avenue in Montara that is currently unpaved. This is an example of the type of public benefit than can be derived from existing property dedicated to public use within our community.

Sincerely yours,

  
Paul Perkovic, Chair



-  PAVED AREAS
-  TURFED AREAS
-  TANBARK
-  PLANTING
-  TALL SHRUBS
-  WATER
-  LARGE TREES
-  STEPPING STONES
-  ACCESS FOR EMERGENCY VEHICLE
-  EARTH MOUNDS
-  FOUNTAIN
-  SCULPTURE



EAST AVENUE - MONTARA  
 PEDESTRIAN PARKWAY  
 SCHEMATIC DETAIL

Montara Lake could be an outstanding attraction in the Community and an important complimentary use to the Cultural-Recreation Center. Aside from visual and aesthetic amenities, the lake would have an excellent potential for recreational uses, including fishing, boating, and swimming. The diagram of the lake is purely schematic in as much as it may be more feasible to build a smaller dam, two small dams, or to locate the dam in a slightly different location. It is assumed that problems related to water rights within the Montara Creek watershed could be resolved within the near future.

Montara Park (Illustrated). A park site at Harte and Date Streets, known locally as "Montara Park", could be expanded by closing off Montara Boulevard West. Suggested developments for the park area might include a picnic area, play areas, tot lot, paved areas, on-street parking, and existing and new planting. The park need not necessarily conflict with certain utilities, such as pumping stations or small wells already on the site or contemplated.

Pedestrian Parkways (Illustrated). The unplatted, undeveloped areas surrounding the present Community offer the best opportunity for a cohesive system of pedestrian parkways. Possible cluster developments within these large tracts of land would include pedestrian parkways. These belts of greenery would invite residents to walk or bicycle from their homes to school, church, park, or shopping areas uninhibited by major at-grade thoroughfare crossings.

By closing off certain platted streets, in conformance with a well-conceived plan, a somewhat limited but highly desirable pedestrian parkway system could be developed within the present residential areas of the Community. An example of a possible closed-off street in Montara might be East Avenue from Kanoff Avenue to 8th Street.

Either of the above-mentioned residential areas could provide some of the following suggested developments within their parkways:

Paths, Steps, Mounds, Planting, Sculpture, Fountains, Small Malls, Art Exhibits, Tot Lots, Quiet Areas, and Small Turfed or Tanbark areas.