

**MidCoast Community Council**  
**Public Scoping Meeting on the El Granada Waterfront**  
**February 22, 1997, 10 AM**

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|---------------|--|
| 10:00 - 10:30 | Welcome and Introductions -- What's Happening Today?<br>What is the El Granada Waterfront Task Force?  |
| 10:30 - 11:15 | Kick-off Speaker -- Robert E. Stacey, Jr., Former Director<br>Planning Bureau, Portland, Oregon  |
| 11:15 - 11:30 | Break  |
| 11:30 - 12:15 | First Small Group Exercise:<br>What are the best aspects of the <u>community as it is today</u> ?<br>What are the most important <u>things to improve</u> ?                                      |
| 12:15 - 12:30 | Report From the Small Groups   |
| 12:30 - 1:15  | Bag Lunch and Optional Discussion  |
| 1:15 - 2:00   | Second Small Group Exercise<br>What are the greatest <u>concerns</u> about <u>future development</u> in the area?<br>What are the most important <u>features</u> of any <u>new development</u> ? |
| 2:00 - 2:15   | Report From the Small Groups   |
| 2:15 - 2:30   | Break  |
| 2:30 - 3:15   | Final Small Group Exercise<br>The Big Picture<br>(balancing <u>visitor-serving</u> , <u>community-serving</u> and other)<br>(identifying the <u>appropriate uses</u> for each type)              |
| 3:15 - 3:30   | Final Report From Small Groups   |
| 3:30 - 4:00   | Comments, Questions and Wrap-up  |

## EL GRANADA WATERFRONT PLANNING TASK FORCE

### What is it?

The Task Force is composed of Coastside residents, waterfront landowners, landowner representatives and representatives of government agencies, all of whom have a stake in the future of the El Granada waterfront. Those participating on the Task Force have committed themselves to work together over a 6-month period ending June 1, 1997, in an effort to recommend appropriate use of land located in the waterfront study area. The community members on the Task Force are dedicated to soliciting the views of everyone in the El Granada community, representing those views in the group's working sessions and seeking further public input before finalizing any proposed agreement.

### How does it work?

The Task Force is meeting at the Community Center at least once every two weeks--usually on the first and third Mondays of the month, from 6:30 p.m. to 8:30 p.m. The meetings are open and everyone is welcome to come. Places at the table are reserved for the members of the Task Force. Those who come to observe will be invited to make comments, if any, at the end of each agenda item. With the assistance of information developed at the community scoping meeting to be held on February 22, 1997, the Task Force will attempt to define the goals, values and interests of all stakeholders. The group will then look at various options for the use of the waterfront properties in the context of those goals, values and interests. The Task Force will present its tentative recommendations to the community for comment. Any recommendations coming from the Task Force must reflect the group consensus.

### Who participates in the Task Force meetings?

Jerome Brolan	(landowner representative)
Terry Burnes	(San Mateo County Planning Administrator)
David Byers	(landowner)
Sally Campbell	(Harbor District)
Bob Coibion	(landowner)
Larry DeYoung	(Concerned Citizens of the Coastside)
Larry Kinsela	(landowner representative)
Jack Liebster	(California Coastal Commission)
Chris McComb	(Mid-Coast Community Council)
Michael McCracken	(landowner)
Judy Taylor	(Half Moon Bay Chamber of Commerce)
Joan Tharp	(Concerned Citizens of the Coastside)
Elizabeth Vespremi	(MCCC Planning and Zoning Subcommittee)
Leonard Woren	(Citizens for the Preservation of El Granada)
Bill Crowell	(landowner)
Ric Lohman	(Mid-Coast Community Council)

A place on the Task Force is reserved for the City of Half Moon Bay.

Facilitator for the Task Force: Steven Weissman

**DESCRIPTION OF ZONING DISTRICTS**  
**EL GRANADA WATERFRONT PLANNING TASK FORCE STUDY AREA**

**Unincorporated San Mateo County**

1. Coastside Commercial Recreation (CCR) District

The purposes of the Coastside Commercial Recreation (CCR) District are: (a) to provide areas that are primarily oriented toward meeting the service and recreation needs of Coastside visitors and residents, (b) to protect the viability of commercial recreation areas and strengthen the overall economic health of the Coastside, and (c) to implement the General Plan and Local Coastal Program policies that apply to areas designated Coastside Commercial Recreation.

The CCR District regulations distinguish between a Shoreline Area and an Inland Area when regulating land use. Hotels, restaurants, bars, marine supply stores, ATM machines, boat repair and launching facilities, commercial fishing harbors, and mixed-use multiple-family dwellings are allowed in both the Shoreline and Inland Areas, while food and beverage stores, retail sales, rental and repair establishments, retail cleaners, service stations and parking lots are restricted to the Inland Area.

All uses allowed in the CCR District require design review and use permit approval at a public hearing. Current development standards limit building height to 36 ft., and lot coverage to 50%, and require a 15 ft. minimum combined side yard setback. The Board of Supervisors has recently approved an amendment that would reduce building height to 28 ft. Coastal Commission approval is pending.

2. Community Open Space and Conservation (COSC) District

The purposes of the Community Open Space and Conservation (COSC) District are: (a) to provide open space areas intended primarily for the benefit of the surrounding community, (b) to accommodate compatible low intensity institutional, recreational, and agricultural land uses, and (c) to protect the visual and open space characteristics of community open space areas by restricting high intensity or otherwise incompatible development.

The COSC District regulations allow parks and play fields, and agricultural uses and sales as a matter of right, and allow institutional facilities (community, day care, and interpretative centers), commercial recreation facilities (stables, campgrounds, swimming pools, and sports facilities), and single family residences (on existing parcels only), subject to use permit approval.

Current development standards set the minimum parcel size at two acres, limit building height to one story, not to exceed 16 ft., and lot coverage to 10%, and require 50 ft. front and rear yard setbacks, and 20 ft. side yard setbacks. All structures in the COSC District

are subject to architectural and site design review by the Planning Commission to ensure building compatibility with its setting.

3. Resource Management/Coastal Zone (RM/CZ) District

The purposes of the Resource Management/Coastal Zone (RM/CZ) District are: (a) to provide open space areas intended primarily for the conservation and managed production of natural resources and provision recreation opportunities, (b) to accommodate a compatible mix of resource management and very low density residential, commercial and institutional uses, and (c) to implement the General Plan and Local Coastal Program policies that apply to areas designated General Open Space.

The Local Coastal Program (Policy 1.3) recognizes that “in order to make a logical urban/rural boundary, some land has been included within the urban boundary which should be restricted to open space uses and not developed at relatively high densities.”

The Resource Management/Coastal Zone (RM/CZ) District regulations allow agricultural uses and accessory structures, public recreation facilities, and single and multi-family residences as a matter of right, and commercial recreation facilities (stables, campgrounds, hotels, and restaurants), wineries, kennels, schools, churches, fire stations, timber harvesting oil and gas exploration, and kennels, subject to use permit or similar conditional permit approval.

Maximum development density is limited to one dwelling unit (density credit) per 40 to 160 acres as determined by a site specific evaluation of the parcel's physical and environmental characteristics (density analysis), however, any existing parcel is entitled to at least one density credit, regardless of size. Other development standards limit building height to 36 ft., and require a 50 ft. front yard setback, and 20 ft. side and rear yard setbacks. The RM/CZ District regulations also require that all development conform with Development Review Criteria to ensure that resulting structures are subordinate to, and blend with the natural features on the site.

The Board of Supervisors has recently clarified that the RM/CZ District development standards, including maximum development density, apply equally in the rural and urban areas.

4. Planned Agricultural District (PAD)

The purposes of the Planned Agricultural District (PAD) are to: (a) preserve and foster agricultural operations in order to keep the maximum amount of agricultural land in agricultural production, (b) to minimize conflicts between agricultural and non-agricultural land uses, and (c) to implement the General Plan and Local Coastal Program policies that apply to areas designated Agriculture. An essential strategy of the PAD District regulations is: (a) to restrict conversion of agricultural soils to locations least suitable for agriculture,

and (b) to only allow subdivision of agricultural land when non-agricultural parcels are as small as possible, and agricultural parcels are large enough to maintain agricultural viability.

The PAD regulations distinguish between prime and non-prime agricultural land when regulating land use. On prime agricultural land, agriculture, agricultural accessory development, soil dependent greenhouses, and temporary roadside stands are allowed as a matter of right, and farm labor housing, public recreation, and non-soil dependent greenhouses and single family residences (when no alternative site exists) are allowed subject to a conditional agricultural permit. On non-prime agricultural land, agriculture, agricultural accessory development, greenhouses, temporary roadside stands, and dairies are allowed as a matter of right, and farm labor housing, permanent roadside stands, agricultural processing facilities, commercial recreation, wineries, schools, and single family residences are allowed subject to a conditional agricultural permit.

Maximum development density is limited to one dwelling unit (density credit) per 40 to 160 acres as determined by a site specific evaluation of the parcel's physical and environmental characteristics (density analysis). As in the RM zone, however, any existing parcel is entitled to at least one density credit, regardless of size. Other development standards limit building height to 36 ft., and require a 30 ft. front yard setback for agricultural uses, 50 ft. front yard setback for non-agricultural uses, and 20 ft. side and rear yard setbacks. The PAD District regulations also require that all development conform with Development Review Criteria to ensure that resulting structures are subordinate to, and blend with the natural features on the site.

The Board of Supervisors recently clarified that the PAD development standards, including maximum development density apply equally in the rural and urban areas.

## **City of Half Moon Bay**

### **1. Visitor Serving Commercial (C-VS) District**

The purposes of the Visitor Serving Commercial (C-VS) District are: (a) to guide the orderly development of commercial recreational areas that serve the needs of visitors attracted to coastal recreational opportunities, (b) to ensure that coastal recreational development emphasizes ease of pedestrian movement and visual attractiveness, maintains a consistent design theme, and protects coastal resources, (c) to strengthen and expand the city's economic base, while protecting existing small businesses and minimizing impacts on adjoining residential areas, and (d) to implement the General Plan and Local Coastal Program policies that apply to areas designated Visitor Serving Commercial.

The C-VS District regulations allow food and beverage sales, retail sales, hotels, motels, bed and breakfast inns, art galleries, travel agencies, ATM machines, seasonal agricultural sales, park and recreation facilities, and cultural institutions as a matter of right, and eating or drinking establishments, clubs or lodges, personal service businesses, campgrounds, equestrian centers, RV parks, vehicle sales, rentals and repairs, research and development facilities, subject to use permit approval.



The intensity and nature of allowed uses in the C-VS District shall be subordinate to the character of the recreational setting and existing neighborhood character.

2. Active Open Space (OS-A) District

The purposes of the Active Open Space (OS-A) District are: (a) to establish areas for the preservation of active recreational opportunities, e.g., beaches, parks, play grounds, (b) to allow commercial recreation uses requiring large open sites and improve recreational opportunities for visitors and residents, (c) to encourage improved access to beaches and coastal bluffs as part of the development of recreation areas, and (d) to implement the General Plan and Local Coastal Program policies that apply to areas designated Regional Public Recreation.

The OS-A District regulations allow coastal dependent uses, cultural institutions, government offices, maintenance and service facilities, public park and recreation facilities, campgrounds, RV parks, equestrian center, public safety facilities, municipal sports facilities, on-site eating/drinking facilities, food and beverage retails, visitor oriented retail, public trails, and limited movie filming.

3. Passive Open Space (OS-P) District

The purposes of the Passive Open Space (OS-P) District are: (a) establish areas for hiking, biking, equestrian trails with limited amenities, (b) to preserve and protect sensitive habitat area, particularly riparian corridors, and (c) to implement the General Plan and Local Coastal Program policies that apply to areas designated Regional Public Recreation.

The OS-P District regulations allow public trails and limited movie filming.

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**PROPERTY OWNERS  
EL GRANADA WATERFRONT TASK FORCE STUDY AREA**

MAP INDICATOR	APN	OWNER	SIZE	JURISDICTION	ZONING
1	047-081-160	John Fagundes P.O. Box 13 El Granada 74018	.36 acres	County	CCR/DR
2	047-081-060	John Fagundes P.O. Box 13 El Granada 74018	.18 acres	County	CCR/DR
3	047-081-390	Fishing Village Associates P.O. Box 38 Half Moon Bay 94019	2.01 acres	County	CCR/DR
4	047-081-360	Charles VanLingue 195 Paloma Road Portola Valley 94028	1.57 acres	County	CCR/DR
5	047-081-330	Pillar Point Inn Ltd. 380 Capistrano Road Princeton 94018	.32 acres	County	CCR/DR
6	047-081-380	Fishing Village Associates P.O. Box 38 Half Moon Bay 94019	3.54 acres	County	CCR/DR
7	047-081-430	Fishing Village Associates P.O. Box 38 Half Moon Bay 94019	3.36 acres	County	CCR/DR
8	047-081-370	Fishing Village Associates P.O. Box 38 Half Moon Bay 94019	3.54 acres	County	CCR/DR
9	047-021-140	Marilou Sells 126 - 2nd Avenue San Mateo 94401	.53 acres	County	CCR/DR
10	047-025-120	Fishing Village Associates P.O. Box 38 Half Moon Bay 94019	.58 acres	County	CCR/DR
11	047-025-130	Fishing Village Associates P.O. Box 38 Half Moon Bay 94019	2.32 acres	County	CCR/DR
12	047-025-140	Fishing Village Associates P.O. Box 38 Half Moon Bay 94019	.86 acres	County	CCR/DR
13	047-082-010	Barbara Walsh P.O. Box 1075 El Granada 94018	.86 acres	County	CCR/DR
14	047-083-020	SMCo Harbor District P.O. Box 39 El Granada 94018	.75 acres	County	CCR/DR

MAP INDICATOR	APN	OWNER	SIZE	JURISDICTION	ZONING
15	047-083-040	SMMo Harbor District P.O. Box 39 El Granada 94018	.25 acres	County	CCR/DR
16	047-083-060	SMMo Harbor District P.O. Box 39 El Granada 94018	11.68 acres	County	CCR/DR
17	047-252-350	SMMo Harbor District P.O. Box 39 El Granada 94018	.23 acres	County	CCR/DR
18	047-252-390	James Viso P.O. Box 150 Santa Clara 95052	.44 acres	County	CCR/DR
19	047-252-400	SMMo Harbor District P.O. Box 39 El Granada 94018	.10 acres	County	CCR/DR
20	047-252-360	James Viso P.O. Box 150 Santa Clara 95052	.50 acres	County	CCR/DR
21	047-252-220	James Viso P.O. Box 150 Santa Clara 95052	.51 acres	County	CCR/DR
22	047-252-230	Antionette Licata 1194 Hawthorne Court Sabastopol 95472	.93 acres	County	CCR/DR
23	047-252-240	Patco Investments Inc. 1400 Fashion Island Blvd. #304 San Mateo 94404	.62 acres	County	CCR/DR
24	047-251-150	Contita Ortisi 320 Paramount Drive Millbrae 94034	.19 acres	County	COSC/DR
25	047-251-140	James Viso P.O. Box 150 Santa Clara 95052	.14 acres	County	COSC/DR
26	047-251-120	Louise Souza 2240 Ala Mahamoe Street Honolulu 96819	.37 acres	County	COSC/DR
27	047-251-040	Antionette Licata 1194 Hawthorne Court Sabastopol 95472	.93 acres	County	COSC/DR
28	047-251-160	David Reed P.O. Box 231 El Granada 94018	.64 acres	County	COSC/DR
29	047-251-060	Jack Russo 218 San Fernando Way Daly City 94015	.94 acres	County	COSC/DR



MAP INDICATOR	APN	OWNER	SIZE	JURISDICTION	ZONING
30	047-251-070	Olga Silvestri 1120 Murchison Drive Millbrae 94030	.51 acres	County	COSC/DR
31	047-251-110	James Folan 2613 Somerset Drive Belmont 94002	.68 acres	County	COSC/DR
32	047-251-100	Charles Russi 100 Bryan Drive Novato 94945	.84 acres	County	COSC/DR
33	047-262-010	SMCo Harbor District P.O. Box 39 El Granada 94018	6.20 acres	County	COSC/DR
34	047-261-030	SMCo Harbor District P.O. Box 39 El Granada 94018	2.51 acres	County	COSC/DR
35	047-330-040	Edward Wilkinson 130 Santa Ana El Granada 94018	.79 acres	County	RM/CZ/DR
36	047-330-020	Cabrillo Unified School Dist. c/o Michael Molinaro 1700 The Alameda, Flr. 3 San Jose 95126	7.74 acres	County	RM/CZ/DR
37	047-330-010	Anthony Eredia c/o Michael Molinaro 1700 The Alameda, Flr. 3 San Jose 95126	14.07 acres	County	RM/CZ/DR
38	047-331-010	Anthony Eredia c/o Michael Molinaro 1700 The Alameda, Flr. 3 San Jose 95126	18.66 acres	County and Half Moon Bay	RM/CZ/DR and OS-P
39	047-081-420	Fishing Village Associates P.O. Box 38 Half Moon Bay 94019	11.99 acres	County	PAD/DR
40	047-081-130	Fishing Village Associates P.O. Box 38 Half Moon Bay 94019	9.73 acres	County	PAD/DR
A	047-252-340	SMCo Harbor District P.O. Box 39 El Granada 94018	.69 acres	Half Moon Bay	C-VS
B	047-252-250	Olga Silvestri 1120 Murchison Drive Millbrae 94030	.91 acres	Half Moon Bay	C-VS
C	047-252-260	Olga Silvestri 1120 Murchison Drive Millbrae 94030	.37 acres	Half Moon Bay	C-VS

MAP INDICATOR	APN	OWNER	SIZE	JURISDICTION	ZONING
D	047-252-270	David Davies 17252 Prado Road San Diego 92128	.36 acres	Half Moon Bay	C-VS
E	047-252-280	Karl Baldwin 111 Olympian Way Pacifica 94044	.36 acres	Half Moon Bay	C-VS
F	047-252-290	Frank Dejarnatt 1639 Toledo Pacifica 94044	.23 acres	Half Moon Bay	C-VS
G	047-252-300	Marchant Enterprises Inc. P.O. Box 3068 Half Moon Bay 94019	.27 acres	Half Moon Bay	C-VS
H	047-252-310	Marchant Enterprises Inc. P.O. Box 3068 Half Moon Bay 94019	.32 acres	Half Moon Bay	C-VS
I	047-252-320	Marchant Enterprises Inc. P.O. Box 3068 Half Moon Bay 94019	.32 acres	Half Moon Bay	C-VS
J	047-252-330	Marchant Enterprises Inc. P.O. Box 3068 Half Moon Bay 94019	.66 acres	Half Moon Bay	C-VS
K	047-263-010	SMCo Harbor District P.O. Box 39 El Granada 94018	4.25 acres	Half Moon Bay	C-VS
L	047-263-020	City of Half Moon Bay P.O. Box 338 Half Moon Bay 94019	4.75 acres	Half Moon Bay	OS-A