

MidCoast Community Council
Resolution
December 6, 1995

On this date, the MidCoast Community Council resolved to work with a broad spectrum of groups, individuals, and entities to establish an umbrella organization that will develop a Specific Plan for the El Granada waterfront.

Ayes	<u>Jim Marsh</u>
	<u>Joe Fitting</u>
	<u>Ric Lohman</u>
	<u>Chris McComb</u>
	<u>Paul Perkovic</u>
	<u>David Spiselman</u>
Noes	<u>none</u>
Absent	<u>Sally Campbell</u>
Date	<u>December 6, 1995</u>

12-6
MCCC
El Granada
Task Force

MIDCOAST COMMUNITY COUNCIL

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Date: Dec. 6, 1995
From: Planning & Zoning Committee
RE: Proposal for the EL Granada Waterfront
"Platform" formation

As the Council is aware, we are exploring possibilities of defining what constitutes the El Granada Waterfront. We have looked into problems with the present implementations of land use, zoning, and development interests as well as potential conflicts for all present and future users and developers in the same, interdependent area.

We have developed a list to define all the interested parties and research the legal framework in order to establish a planning vehicle for the waterfront area. The possibilities are: area specific Master Plan, Specific Plan, or Precise Plan taking it to the urban design level.

The main problem presently is the piecemeal uncoordinated uses picked from the general plan and zoning menu's large number of possible uses and the fact that they are being evaluated in a vacuum. There is no authority to oversee how those master plans, development plans and "dreams" interact with each other.

Specifically what we are proposing to create is a Platform with equal representation from all interested parties in order to formulate goals and a comprehensive resolution for this very prominent and valuable area. This idea is not really new, there is a trend for many years in the States for cities and towns to recognize and develop their waterfronts. We have a twofold unique problem to resolve :

1. The original Granada City planned and designed by Burnham channeled the public areas just behind the waterfront (which are public areas in all his city plans -- see Chicago's waterfront). His original concept involved public transportation, but very likely the physical shape of the actual waterfront did shrink tremendously since then. Looking at his Plan it is pretty clear, he intended this center of public place and main axis to lead to the waterfront. The Highway 1 development clearly blocked this function of the original grand plan and directed it to the Harbor's entrance in a much less grand and functional way. As a result the Community behind became landlocked.

2. The County and the LCP recognized the need and importance of the visually open area here and designated these lands for Open Space land use, but then followed with an array of possible conflicting zoning uses. Since then, there has never been a strong effort or commitment for public and park and recreation uses to create a controlled visual buffer zone and public gateway to the waterfront. The LCP in the fear of residential sprawl (Daily City style) gave priority to visitor serving uses in order to protect the Coastal Act.

The LCP actually requires a review process every five years to adjust and incorporate changes, or the need to implement changes. Unfortunately the visitor serving uses and physical appearance of these uses went unchallenged since the

Coastal Act and LCP were established twenty years ago. Interestingly, now we do have a higher awareness of the environment, and we know that the visitor and tourist promoted areas can be equally damaging (Fitzgerald Marin Reserve is the closest example). Visitor and tourist areas have serious problems in not being able to control the mass of visitors or visitor serving development. In the process, they destroy the natural, scenic, and unique resources. Without cooperation, planning and design coordination, we will end up with a dull, blocked waterfront (see Rockaway Beach in Pacifica) as well as a "second class" community behind acres of parking lots and traffic jams for everybody.

Again we would like the Council to help to create a neutral forum with, hopefully, strong community support utilizing the following steps :

1. Notify all the groups (private or governmental) who are willing to participate and ask them to designate a member for serious, continues discussion, try to avoid allowing any interest group or district from being in charge, and focus on Community guidance.

2. Ask for planning help and support from County Planning and Coastal Commission's Planning Staff -- In the long run it would prove to be much more cost effective for both.

3. Direct and guide the Community towards having an open public forum and thus allow residents the benefit of all resources and information necessary to make educated decisions.

4. Please review the following list for participation and add to it if its needed

- Midcoast Community Council /
- open to all community groups
- County of San Mateo
- City of Half Moon Bay
- Coastal Commission
- Monterey Bay Sanctuary - North or South?
- Harbor District - *HD Advisory*
- Fishing Association
- Surfers Association
- Park and Recreation
- School District
- All private property owners in the area
- Visitor serving business representatives
- Fronton Cit Advisory*
- EG Mobile Base*
- MSD CCWP*
- ASD*
- County Historical*
- COC*

Planning and Zoning Committee request to
Midcoast Community Council
10/ 25/95

1. We would like to be on the next agenda to discuss an "umbrella" solution , or the possibilities to establish a Special Plan for the El Granada Waterfront
2. We would like to get the authorization from the Council to send a letter to the Harbor District to request a joint meeting to discuss this Master Plan, and to ask them not to lease and sell any district land before we can find a common solution.