

# Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors  
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*  
P.O. Box 248, Moss Beach, CA 94038-0248 - [www.MidcoastCommunityCouncil.org](http://www.MidcoastCommunityCouncil.org)

**Lisa Ketcham**   **Dave Olson**   **Claire Toutant**   **Dan Haggerty**   **Chris Johnson**   **Brandon Kwan**  
Chair                      Vice-Chair                      Secretary

Date:    September 27, 2017  
To:       Ruemel Panglao, SMC Project Planner  
Cc:       Renée Ananda, CCC Coastal Program Analyst  
From:    Midcoast Community Council/ Lisa Ketcham, Chair  
Subject: **Proposed 50-space RV Park on vacant 3.3 acres at NW corner  
Capistrano & Highway 1 in Princeton – PLN2017-00320 – APN-047-081-430**

Public comments at the 5/27/2015 pre-application workshop primarily were concerned with the undesirable visual aesthetic of another RV lot in this coastal view sensitive location at the gateway to Pillar Point Harbor. The priority use of visitor-serving low-cost lodging is acknowledged, but the development, including landscaping, should be designed to avoid the adverse impact of lost marine views from scenic Highway 1. No further coastal view blocking should be allowed than already exists with the hotel, shopping mall and perimeter row of cypress trees.

The revised plan relocates the lower profile tent camping sites next to Capistrano Road and shifts the rows of RVs further north. New perimeter landscape screening includes a 3-foot berm and dense tree and shrub planting along Capistrano Rd. The proposed evergreen tree species grow 20-40 feet tall and almost as wide. The landscape plan completely blocks the remaining harbor and ocean view for southbound highway travelers.

In order to preserve the existing view corridor, MCC suggests a Clear View Easement Area be required applying a 5-foot height restriction above existing grade, for all development including the mature height of landscaping material. Taller screening for the RVs would need to be planted north of this buffer area. Please see attached slides to illustrate.

MCC requests that the actual name of Pillar Point Harbor be honored and that this proposed business and existing highway sign do not introduce confusing misnomers such as Half Moon Bay Harbor or Princeton Harbor.

Thank you for the opportunity to comment.



Existing marine view from southbound Highway 1  
while waiting at Capistrano Road traffic signal

Visual simulation of RV park with marine view obscured by new landscaping



Scenic Resource Protection:

Clear view easement area to protect remaining view corridor –

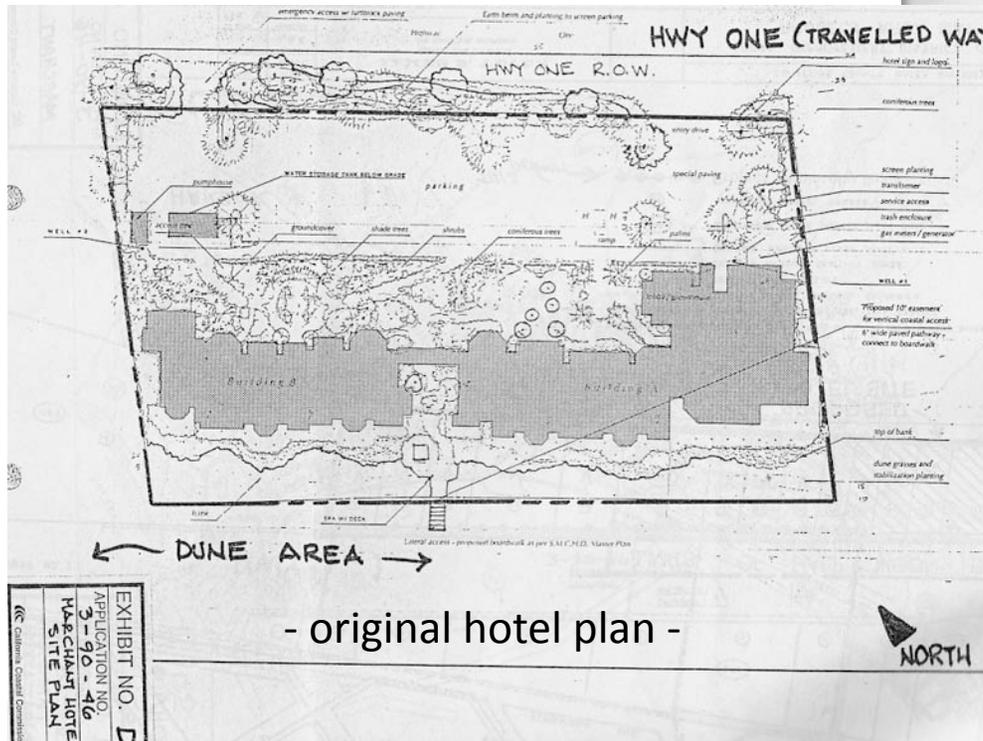
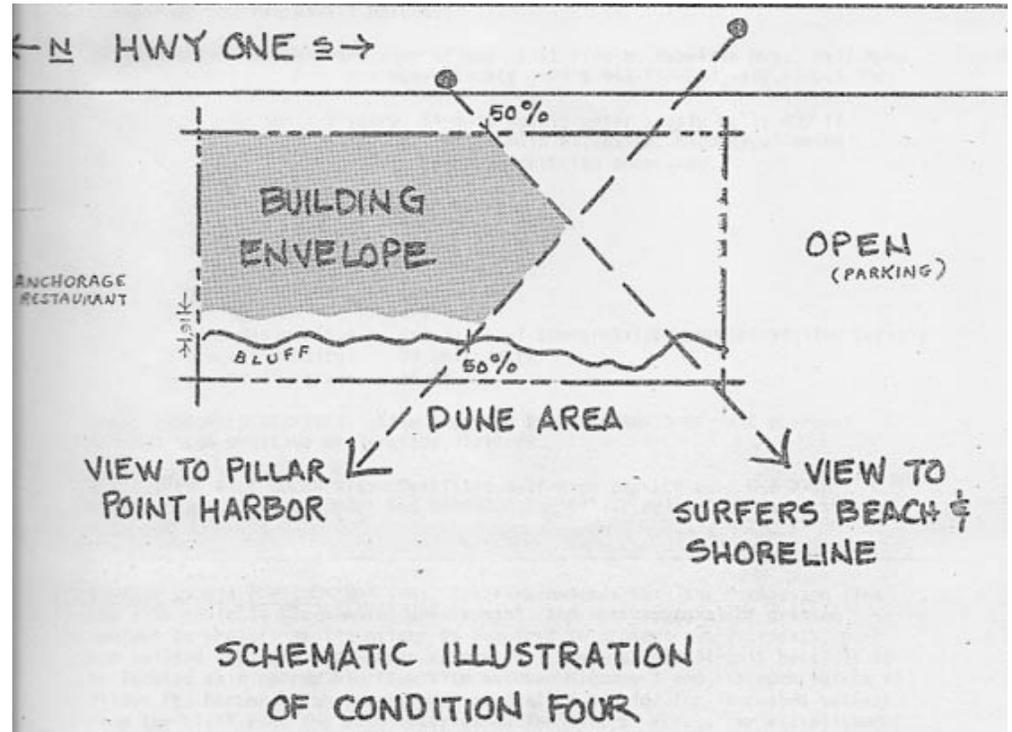
Note: Harbor lots and structures southeast of Capistrano Rd are significantly below grade of the surrounding area.



Beach House Half Moon Bay  
 CCC appeal 5/8/1990 (Marchant Hotel)  
 Conditions of Approval:

#4: Plan revision for **scenic resource protection**:  
 Move building envelope to retain unobstructed ocean view from Highway 1 across southern portion of the property.

#7a: ..deletion of plantings which would block seaward views from Highway 1.



- original hotel plan -

Hotel plan was revised per CCC condition #4, but lack of staff follow-up with landscape plan led to the existing view-blocking wall of cypress trees there and at RV Park next door!