

Pillar Point Harbor & San Mateo County Harbor District

MCC presentation 9/12/2012

Updated 5/7/14

by Lisa Ketcham

Aerial images courtesy of California Coastal Records Project

Pillar Point Harbor Construction – 1960's

Outer breakwater construction by Army Corps - 1959-1961.
Wave surge within outer breakwater wouldn't allow floating boat berths.



Bulkhead – fill – parking lot
Admin/harbormaster building
Concession building
Maintenance building

Johnson Pier
Boat launch ramp
East restroom

1972

Harbor Construction 1970's

reworked vehicle entrance, additional parking near highway



Inner Harbor Construction 1980's

- extend bulkhead/fill/parking lot westward; west harbor restroom
- inner breakwaters
- added parking lot at corner Hwy 1 & Capistrano
- dredging for floating boat docks/berths; Perched Beach



By 1993, the boat launch ramp near base of Johnson Pier had been relocated just outside the east inner breakwater and expanded to 6 lanes. Boat trailer parking lot added uphill from new road to boat launch ramp. Public fishing pier added on top of west inner breakwater. Coastal trail paved from Surfers' Beach parking lot westward along base of bluff to main harbor area.

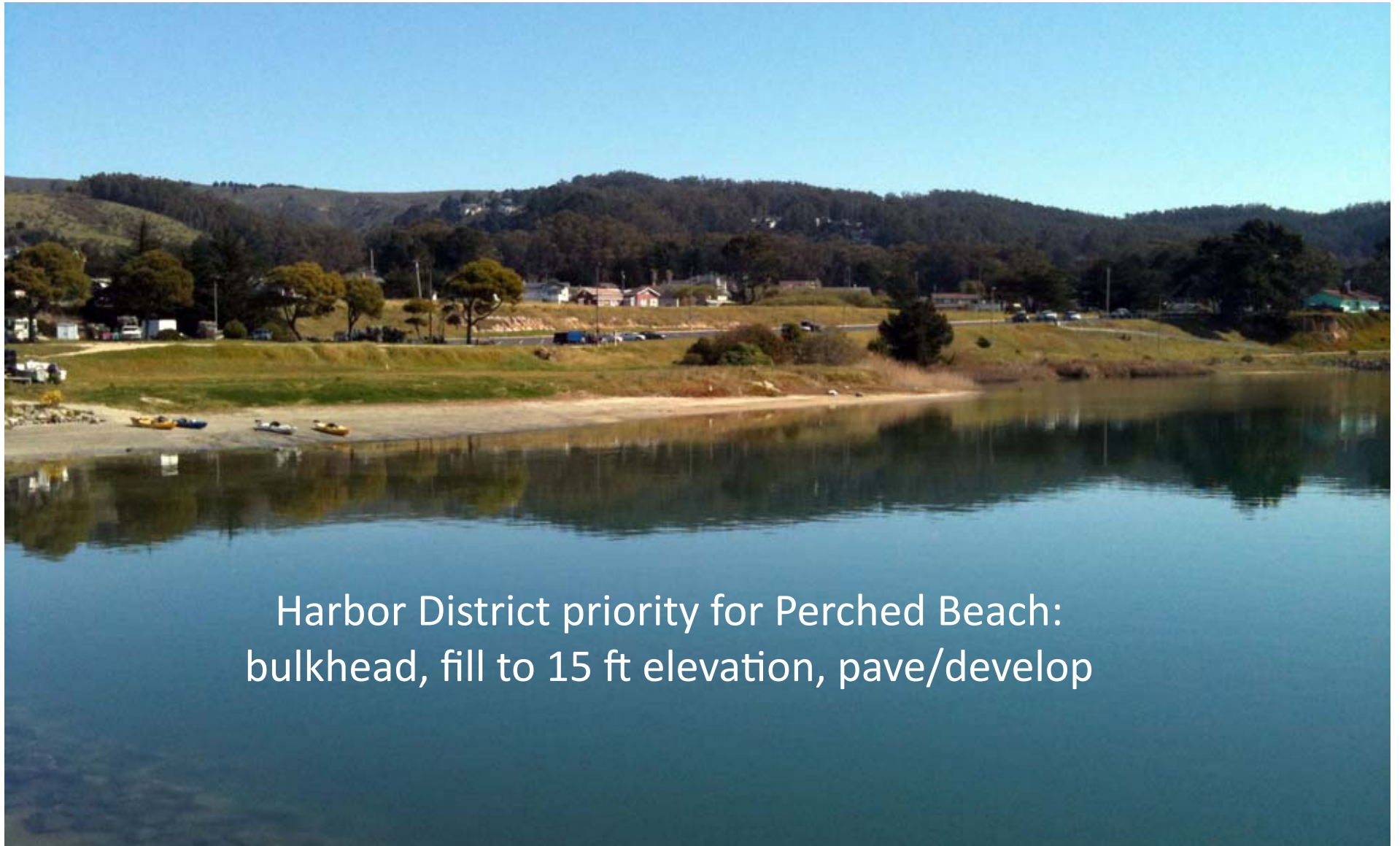


In 1979, prior to Inner breakwater construction or new boat launch ramp, the entire east harbor shoreline was a natural sandy beach backed by bluffs.

“X” is house where inner breakwater will be located.



Inner harbor east shoreline: Perched Beach and adjoining wetlands. Large protected harbor at Pillar Point is not only for ocean-going boats, but also a safe & popular place for kayaking, paddle-boarding, wildlife viewing.



Harbor District priority for Perched Beach:
bulkhead, fill to 15 ft elevation, pave/develop

Kayak stand at Perched Beach – Pillar Point Harbor
Popular kayak and paddle board rental & launch beach



California Coastal Trail across Perched Beach at Pillar Point Harbor



East of Perched Beach to inner breakwater – Wetland mud-flat habitat created to mitigate for loss of habitat in 1990 when boat launch ramps were developed. Harbor District now proposes to bury with dredge material to replace loss of Perched Beach to development, but where will they mitigate this loss of habitat?



Perched Beach Development Projects – ebb & flow

1991 Master Plan recommended developing Perched Beach claiming its steep drop off made it unsuitable for swimming. (kayak? paddleboard? picnic?)

2000 – 2-story, 5200 sq ft building, restroom/laundry first floor, rental space on second floor. CDP approved 2001, permit expired, never built.

2004 – 1-story, 2300 sq ft building, restroom/showers/laundry. Approved 2005. Building permit issued. Too expensive -- never built.

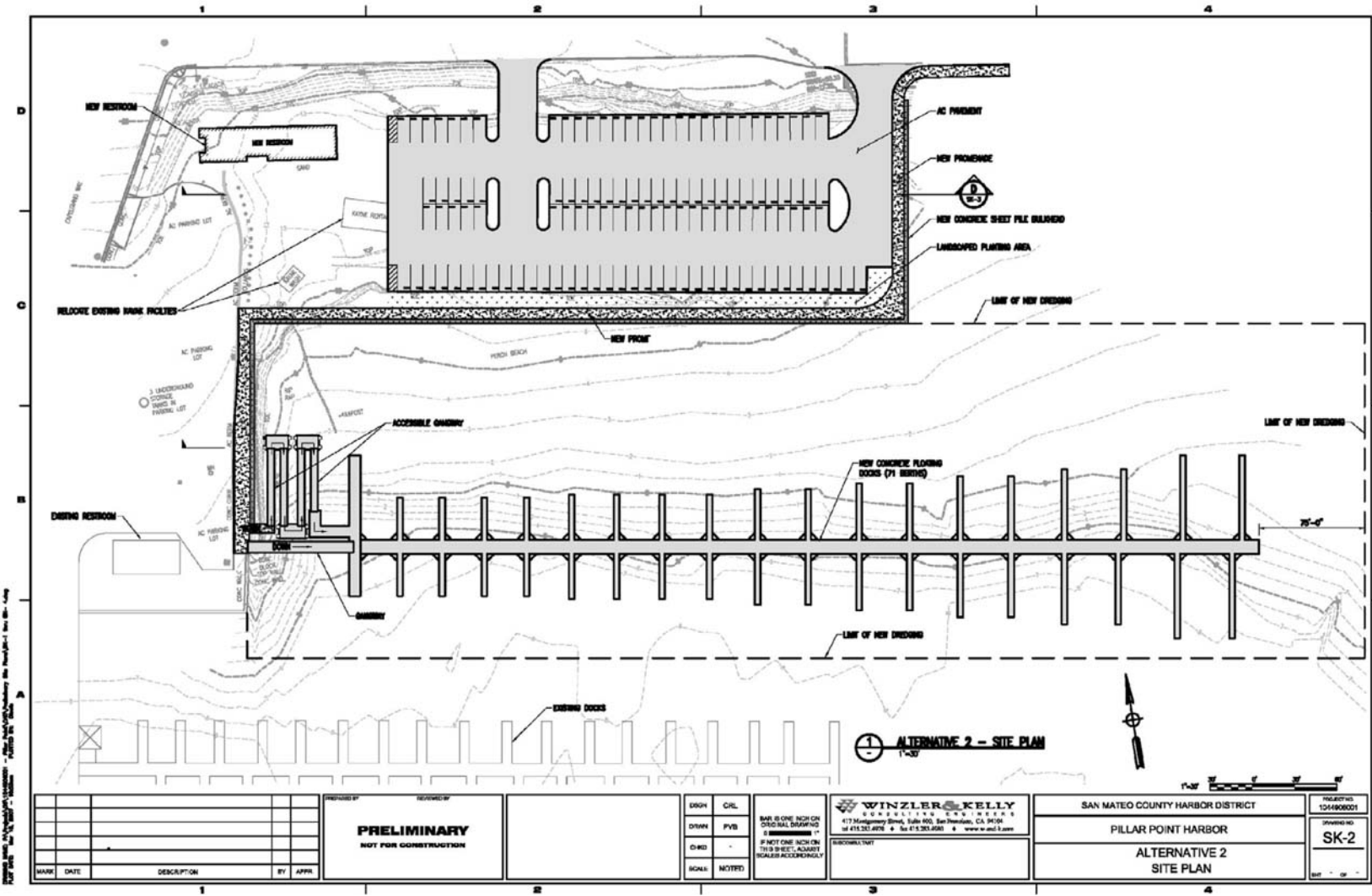
2005 – 40-berth and haul-out project -- consulting services obtained.

2008 – Haul-out facility not feasible – thus bulkhead could be extended further. Discussion of 2-story development – same location as 2000 & 2004 plan.

2010 – Perched Beach Committee (Tucker/Parravano) agreed to reactivate consultant contract to plan bulkhead, possibility for admin office and other development. Vision to get bulkhead done in next 12-18 months.

2011 – Authorize detail bulkhead design; public meetings: public prefers recreational area, not building.

2007 Perched Beach Bulkhead site plan - New parking lot, restroom & offshore pier



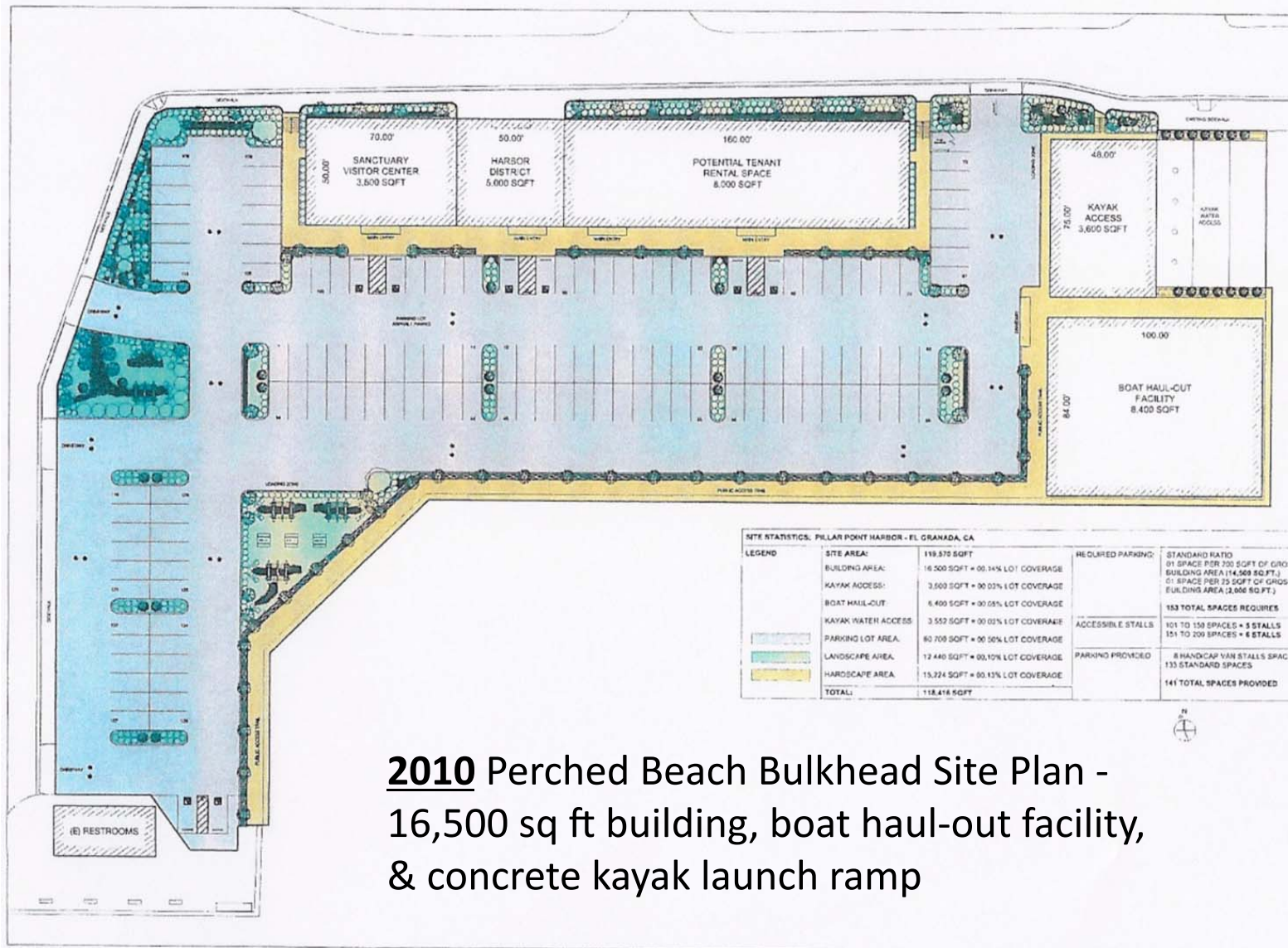
Pillar Point Harbor - 2007 - 12/15/07 - 12/15/07 - 12/15/07 - 12/15/07 - 12/15/07
 12/15/07 - 12/15/07 - 12/15/07 - 12/15/07 - 12/15/07

**PERCHED BEACH
PILLAR POINT HARBOR
EL GRANADA, CA**

date	issues
06.25.10	Issued for Client Review
07.12.10	Issued for Client Review
date	revisions

project designer
abd alex bautista design
 2201 monterey boulevard
 san francisco ca 94131
 direct 415 334 8748
 mobile 415 610 0434
 www.abdbautistadesign.com

date 06.25.10
**PROPOSED SITE PLAN
AND PARKING LAYOUT**
 scale 1" = 20'-0" 1/4" dia
 drawn by AZS
 checked by AFS
A-1.00
 sheet number

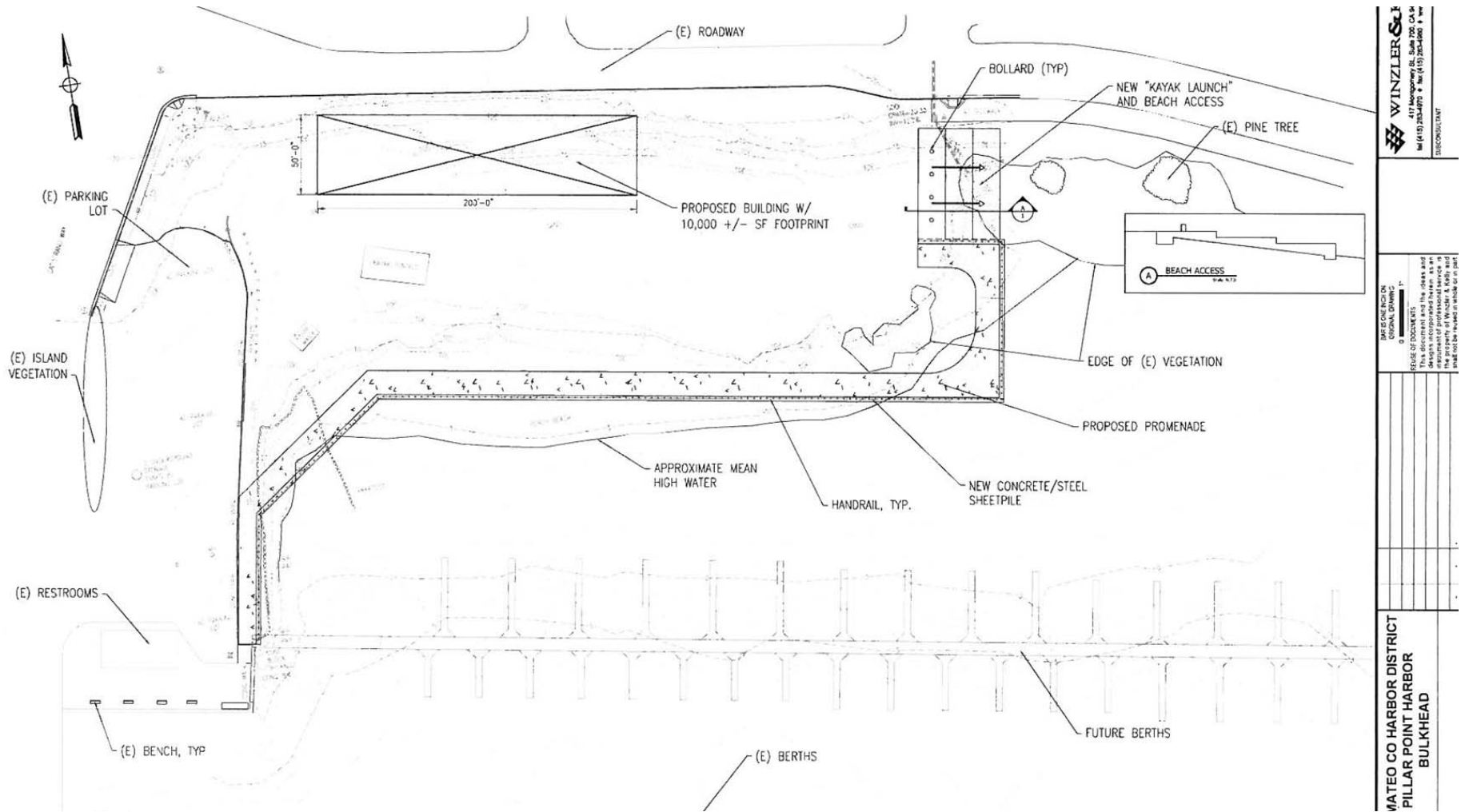


SITE STATISTICS: PILLAR POINT HARBOR - EL GRANADA, CA

LEGEND	SITE AREA:	REQUIRED PARKING:	STANDARD RATIO
[Blue Shaded Area]	BUILDING AREA: 16,500 SQFT = 00.14% LOT COVERAGE	153 TOTAL SPACES REQUIRED	01 SPACE PER 200 SQFT OF GROSS BUILDING AREA (14,500 SQ FT.)
[Green Shaded Area]	KAYAK ACCESS: 3,600 SQFT = 00.03% LOT COVERAGE		01 SPACE PER 25 SQFT OF GROSS BUILDING AREA (2,000 SQ FT.)
[Light Blue Shaded Area]	BOAT HAUL-OUT: 8,400 SQFT = 00.08% LOT COVERAGE	ACCESSIBLE STALLS	101 TO 150 SPACES = 5 STALLS
[Yellow Shaded Area]	KAYAK WATER ACCESS: 3,552 SQFT = 00.03% LOT COVERAGE	PARKING PROVIDED	151 TO 200 SPACES = 6 STALLS
[White Area]	PARKING LOT AREA: 80,700 SQFT = 00.66% LOT COVERAGE		8 HANDICAP VAN STALLS SPACE
[Light Green Shaded Area]	LANDSCAPE AREA: 12,440 SQFT = 00.10% LOT COVERAGE		133 STANDARD SPACES
[Dark Green Shaded Area]	HARDSCAPE AREA: 15,224 SQFT = 00.13% LOT COVERAGE		141 TOTAL SPACES PROVIDED
	TOTAL: 118,416 SQFT		

2010 Perched Beach Bulkhead Site Plan -
 16,500 sq ft building, boat haul-out facility,
 & concrete kayak launch ramp

2011 cost estimate for Perched Beach bulkhead and 6,850 cy offsite fill to 15 ft elevation = \$3.1 million.
 Consultant design fees paid through January 2012 = \$309,000.



Despite moving planned multi-use building to Parking Lot B site, Harbor District still plans to build new bulkhead, fill & pave Perched Beach.



Pillar Point Harbor Bulkhead

Harbor District Administration Building

1960's – 2004 (40 yrs) shared 2,400 sq ft with Harbormaster.

2004 -- Board approved 150% increase in office space via temporary move to SSF rented quarters (3,600 sq ft) for up to 5 yrs, followed by return to permanent office space on coast to be purchased or built.

2009 – 5-yr non-cancelable office lease extension at \$90,000/yr.

2011 – 13,500 sq ft building added to Perched Beach plans.

2012 – District approves Parking Lot B site, begins architectural planning for multi-purpose building although there are no confirmed tenants. Propose lost parking spaces be moved to Perched Beach.

District reserves include \$1,250,000 earmarked for District Office from sale of El Granada parcels: Firehouse to Fire District (\$450,000 in 2006) and Burnham Strip to Granada Sanitary District.

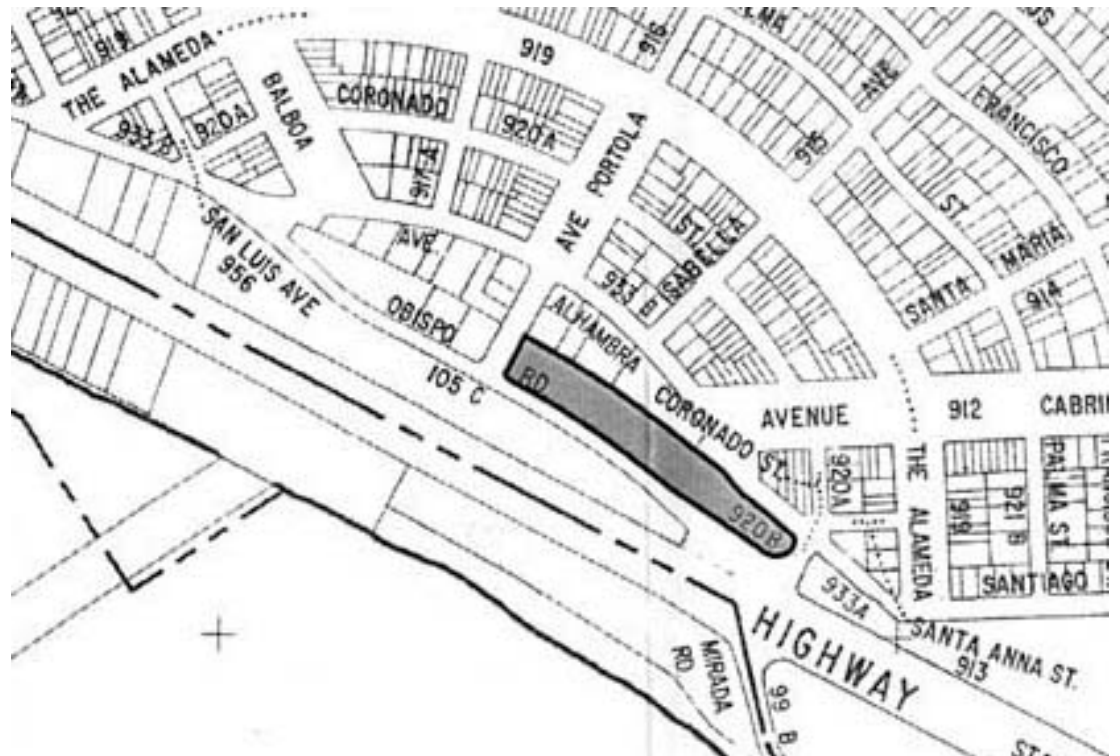


Harbor District's El Granada "Post Office parcel"

Zoned neighborhood commercial next to post office. Remainder zoned El Granada Gateway.

Acquired in 1953. Leased out in 2000 for 55 yrs for development too ambitious to be approved. Bought lease back in 2011.

District claims it is unsuitable for their long-sought admin building and plans to sell.





Surfers' Beach

For decades this District-owned lot with public restroom was available for day-use beach parking & self-contained overnight RVs.



1998: Harbor District leased out property as RV Park for 25 years with option to renew. No record of a CDP for development.



2003 & 2009: Lessee requests exemption to Length of Stay Ordinance due to low occupancy and not wanting to lose permanent RV residents. Opposed by CCC.

Today:

Restroom closed and locked.

Tall landscaping blocks ocean views.

\$10 parking fee at day-use lot results in lot mostly empty while beach-goers park along the highway.

Community considers major infrastructure expenditures to solve Surfers Beach parking problem.



Princeton Boatyard - only ocean haul-out facility from Santa Cruz to Bodega Bay. 1972 - 1996 private operation. 1997 - 2003 lease operation by Harbor District. 2003 Lease expired. District voted 3-2 not to buy property and permanently closed boatyard.

2004 Sally Campbell: “The Board did not act in the best interest of the public when they twice failed to acquire a facility that is so vital to the commercial fishermen and recreational boaters at Pillar Point Harbor.”



Romeo Pier

1996 - Harbor District purchased pier (\$185,000) while at the same time deciding not to buy Princeton Boatyard property (\$200,000).

1998 – Pier closed as unsafe.

2005 – Final payment to Romeo on pier purchase.

2010 – District terminates License Agreement for land access to Romeo Pier.

2013 – Public warns deteriorating pier is imminent marine debris disaster.

2014 – Engineering services for pier demolition plan approved, \$61,200.
Preliminary capital budget for pier removal: \$650,000.



San Mateo County Harbor District

1953 – purchase El Granada parcels: Surfers' Beach parking, Burnham Strip, Firehouse, and parcel next to Post Office*

1960 – harbor tidelands grant from State of California*

1966-1969 – Harbor District suspended. Dissolution by County Board of Supervisors, approved by voters, overturned by courts in 1969.

1977 – District in joint powers agreement with South San Francisco to develop and manage Oyster Point Marina (expires 2026)

1991 – Master Plan – Pillar Point Harbor Urban Waterfront Restoration Plan*

2006 – LAFCo Service Review: Harbor District has zero sphere of influence.*

*documents linked on MCC website, www.midcoastcommunitycouncil.org/harborshoreline/