

...my semi annual report

BUSINESS OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For the meeting of: January 4, 2000

TO: Honorable Mayor and City Council
FROM: Bill Ambrosi Smith
Senior Planner
TITLE: Information on the Public Access at Pillar Point Harbor RV Facility

RECOMMENDATION:

Read and File.

BACKGROUND

Recently, two issues regarding the RV park at the Harbor have surfaced; public access parking and permanent residences at the park. The purpose of this agenda report is to discuss these issues.

Public Access Parking

The site plan that was approved as part of the site and design permit in 1985 show 27 "automobile parking spaces" in the southern portion of the site next to Surfers Beach. These spaces are distinguished from the 75 RV spaces shown in the north. There is considerable evidence in the record of the need to provide day use public access to the beach. In practice, the need for off-highway parking in this vicinity is clear.

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In July of 1987 the San Mateo Harbor District board adopted Ordinance 63, establishing a use limitation for the RV park. The ordinance is attached. It states that from 7 p.m. to 7 a.m., the park is limited in use to self contained RV's. From 7 a.m. to 7 p.m., the parking is available to day use automobile parking. While the record is not unequivocal on the subject, the position of the staff has been that the 27 automobile spaces shown in the southern area of the site are primarily for day users, and must be reserved for this use before 7 p.m. daily. In response to the request by City Staff, the operator has removed the barriers and the limiting signage.

A day use fee could be charged. Ordinance 63 allows a \$3 day use fee. The Coastal Commission staff suggests that the main issue is day use public parking. So long as the fee is not greater than the state beach, the amount of the fee is not material.

RV Park Residence

Staff has also investigated whether some of the RV spaces are being used for stays longer than 30 days. There are two such spaces, occupied by the managers of the site. The operator stated that two managers are needed because of the high maintenance of the site; fee collection, policing, garbage, landscape maintenance, etc. Because of the nature of the place, this task is 24 hours, and can't be reasonably performed by a single individual.

Regarding the rest of the spaces, staff consultation with the Coastal Commission staff has confirmed that the most important aspect of the RV park is that it remain available for visitors. The record is not completely clear on the issue, but it is common for park restrictions to be 30 days in a single year. This prevents permanent residence to occur as a string of "temporary" stays, and will be the staff position on the management of the park unless otherwise directed by the City Council.

ATTACHMENTS

1. Letter from Linda Locklin, Manager, Coastal Commission Coastal Access Program
2. San Mateo County Harbor District Ordinance 63