

From: [Kevin Lansing](#)
To: [James Pruett](#)
Cc: [Melanie Hadden](#)
Subject: Re: FW: [EXTERNAL] Comment on Agenda Item G4 "Overflow Parking for Pillar Point Harbor"
Date: Wednesday, February 19, 2025 6:57:48 AM
Attachments: [image001.png](#)

Dear Mr. Pruitt

Thank you for the reply. Below are some additional comments to be shared with the Commissioners:

1. I understand that issuing an RFP does not involve the expenditure of funds by the Harbor District. Nevertheless, it represents the first step in embarking on a potentially complex, time-consuming, and expensive endeavor. Therefore, before taking that first step, I think the public needs to be provided with a more complete overview of how things might proceed from the permitting perspective.
2. If the project is indeed intended to relieve the inadequate parking for the Harbor itself, then combining the Harbor District's project with the 75 parking spot *Caltrans'* project will likely result in a project that compromises the goals of Harbor District.
3. I have seen drawings of the Harbor District's parcels on the East side of Highway 1 which show a proposed pedestrian walkway connecting the potential parking area to Highway 1. This walkway would appear to be cutting through the earthen berm that remains to this day as a remnant of the old Ocean Shore Railroad right-of-way. Disturbing the berm in such a manner would harm an important historical resource.

Sincerely,
Kevin Lansing
Half Moon Bay

On Tue, Feb 18, 2025 at 5:40 PM James Pruett <jpruett@smharbor.com> wrote:

Mr. Lansing,

Thank you for the email. It has been shared with the Board of Harbor Commissioners and posted with the agenda.

I will attempt to address your questions; I apologize if the Staff Report was not clear. Your comments will also be discussed at tomorrow's Board meeting.

With this proposed project, Staff is addressing a bonafide need of the Harbor District for additional parking while trying to take advantage of potential external funding sources that may be available from other agencies such as Caltrans and PG&E.

The main purpose of the project is to benefit the public and improve safety. Currently the Harbor occasionally exceeds the available parking within the Harbor, forcing cars, trucks, and trailers onto highway shoulder or into the neighborhoods around the harbor. The Harbor requires additional safer parking for these occasions.

The parking lot will also be a public parking lot as we are a public agency, not restricted to Harbor use only. It will be open for public use for access to the waterfront area, and as a secondary benefit this could include the 75 spots required by the CC in the CDP for the highway project, parking for customers going to Spangler's or Sam's, or parking for the public accessing Surfers Beach, Hotel Beach, the Coastal Trail, or to fisherman fishing off the breakwater, many of which currently park on Highway One or in El Granada neighborhoods.

The District is at the very beginning of this concept. Last month the concept was briefed to the Board seeking permission to continue investigating the concept of additional parking. Staff is now seeking permission to issue a RFP for a design and engineering firm that will develop plans and secure permitting on the District's behalf. Staff is not seeking any funding at this time, only proposals.

The District is aware that at a minimum a CDP will be required, as will a stormwater permit, environmental studies, and traffic studies.

Once/if a contract is issued for D&E and we enter the CDP phase, public meeting/workshops will be held. Public meetings/workshops will also be hosted in the design phase.

The Harbor District would be the project lead and be responsible for all permitting and costs.

A few notes:

1. Lighting will comply with Dark Skies,
2. The surface will be permeable.
3. The look and feel of the area is envisioned to look more like a park (preserving the view corridor, appropriate landscaping and paths) then an open and barren parking lot.

Again, thank you for your note, your input is very valuable and is greatly appreciated.

Please feel free to contact me at any time by phone or email.

Jim

James B. Pruett, JD, CAPT (USCG (Ret.))

General Manager|San Mateo County Harbor District

504 Avenue Alhambra, Suite 200

P.O. Box 1449, El Granada, Ca 94019

C- 650-822-4144|D- 650-583-4400



** My working day may not be your working day. Please don't feel obligated to respond to my emails outside of your working hours.*

From: Kevin Lansing <kevin.j.lansing@gmail.com>

Sent: Tuesday, February 18, 2025 3:22 PM

To: Melanie Hadden <mhadden@smharbor.com>

Subject: [EXTERNAL] Comment on Agenda Item G4 "Overflow Parking for Pillar Point Harbor"

You don't often get email from kevin.j.lansing@gmail.com. [Learn why this is important](#)

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Please see the attached comment letter for the regular meeting of the Board of Harbor Commissioners, February 19, 2025.