

Date June 17, 2019

To: Board of Harbor Commissioners

Cc: John Moren, Interim General Manager

From: Lisa Ketcham, Moss Beach

Subject: **Pillar Point RV Lot public restroom preferred alternative**
6/19/2019 Agenda Item 9

Design (as currently proposed in preferred alternative)

Please minimize impacts on public ocean views from the scenic highway:

- Please keep the height of the building to a minimum.
- Consider reducing the footprint by deleting the partially-enclosed vestibule.
- Reduce height of southwest patio wall (at water stations) to 4 feet maximum.
- Consider also that metal roofs, even dark colored, matte finish, can be highly reflective when wet, which would be blindingly bright from either highway or trail.

Location, Scale & Parking (see attached aerial image)

The preferred alternative design is attractive and useful, but is scaled as though paired with a large public parking lot, such as existed before the RV Park was developed. The remaining 23 day-use parking spaces are proposed to be reduced to only 8, a harsh trade-off.

Since the public west-side parking (and restroom) for Surfers' Beach was given up for the more lucrative private RV Park 20 years ago, most people must reach the beach by crossing SR-1 on foot. This proposal displaces another 15 west-side parking spaces, forcing those would-be beach goers to cross the highway on foot as well.

Compared to that adventure, it would be child's play to cross the existing day-use lot to a restroom relocated to the southern-most RV space (P). Any displaced RV spaces could be relocated to the site of the existing, under-used, 50+year-old restroom (E). This alternative could also save on plumbing costs because the RV spaces are already connected to water, sewer & electric. A water station (W) is already plumbed to the grassy area near the trail across from the benches, which was turned off some years ago. (A case can even be made for the lessee to make these improvements, per the terms of the lease.)

This alternative would cause no net loss of parking or RV spaces. At least two new parking spaces could still be added at the large boulder location (B). Re-stripping for additional ADA spaces could be done if desired.

Thank you for consideration of these comments. Attachment follows.



E = existing restroom, over 50 years old

P = proposed alternative location for new restroom

W = water station alternative, already has water connection

B = boulder location for new parking spaces