



## Staff Report

**TO:** Board of Harbor Commissioners  
**FROM:** James B. Pruet, General Manager  
**DATE:** December 18, 2024  
**SUBJECT:** Public Parking- Burnham Strip El Granada

**Issue:**

Currently, the parking capacity of Pillar Point Harbor is exceeded, and overflow cars, trucks and trailers use the Caltrans right of way/Hwy 1 shoulder for parking.

**Recommendation/Motion:**

Receive report and provide direction to staff.

**Policy Implications:**

None

**Fiscal Implications/Budget Status:**

Project Costs, the District does not have the funding to add an additional capital improvement project without additional outside funding.

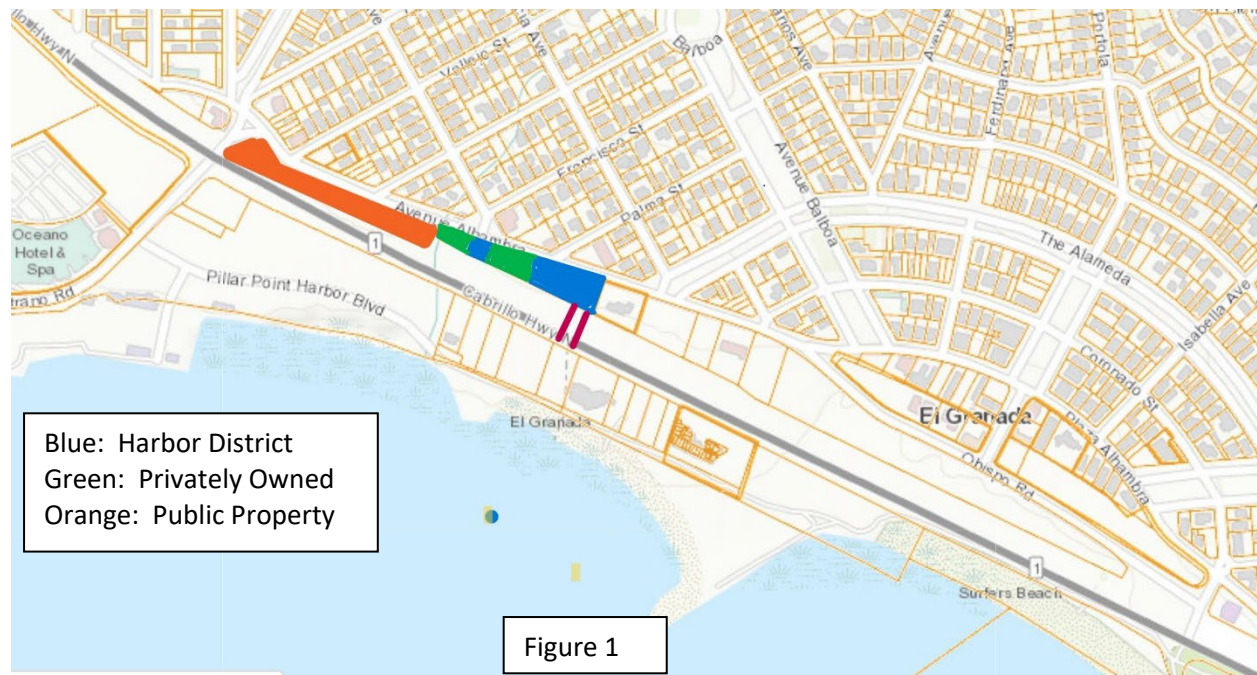
**Background:**

Multiple times per year (Crab Opener, Salmon Opener, Holidays, nice weather weekends, special events), the parking capacity of Pillar Point Harbor is exceeded. On these occasions, the shoulder of Hwy 1 is used as an unofficial overflow parking area. This is an unsafe practice.

In addition to safety concerns of parking on the shoulder, a current project being sponsored by Caltrans to resurface Hwy 1 will redesignate the highway shoulders as "bicycle lanes", eliminating the ability to use the shoulders as overflow.

Staff, with the intent to identify additional parking to replace the Hwy 1 shoulder parking, identified an opportunity for the District to improve safety and increase the number of parking spaces at Pillar Point Harbor.

In general terms, the recently purchased properties (APN 047-251-040, 047-251-140) located on the northern end of the Burnham Strip (near Capistrano Rd) in El Granada could serve as overflow parking for Pillar Point Harbor. (See Figure 1).



The proposed parking area is directly opposite the Pillar Point Harbor Launch Ramp, Coastal Trail, and Sam’s Restaurant.

The Harbor District does not have the funds to build this parking lot. However, the Caltrans Hwy 1 Project has created some opportunities for the Harbor District to partner in the construction of a public parking lot.

The Caltrans project will convert the shoulders of Hwy 1, both north and south bound, to bicycle lanes, eliminating the option to park vehicles and boat trailers. The project will also eliminate the shoulder parking currently being used by Sam’s, the Pillar Point RV Park, and City of Half Moon Bay for public parking at Surfers Beach. The Granada Community Service District’s proposed new public park for the central area of the Burnham Strip will also have very limited parking and would benefit from an additional public parking area.

Based on the benefits of a new public parking area on the northern end of Burnham Strip, there may be an opportunity to partner with the following agencies to make the parking area a reality:

1. Caltrans,
2. County of San Mateo,
3. City of Half Moon Bay, and
4. Granada Community Service District.

As for the benefit provided to a private business, i.e. Sam's, the District can potentially enter into a license agreement for use of the parking area for that business.

On November 19, 2024, prior to the Coastal Commission hearing on the Caltrans Hwy 1 Project, staff issued an awareness email to the Mid-coast Community Council San Mateo County, City of Half Moon Bay, Granada Community Service District, and Supervisor Ray Mueller Office. (See attached). The email was intended to raise awareness of a potential solution the SMCHD Staff was considering, taking advantage of any partnership opportunities that would result from the Coastal Commission permitting process.

In addition, staff issued the attached letter to the Coastal Commission. The Coastal Commission did approve the Hwy 1 Project permit with a requirement of identifying 75 parking spaces as a replacement for the parking loss caused by the shoulder conversion.

At the advice of Commissioner Slater-Carter, staff issued the attached letter to the California Coastal Commission outlining the District's position as it related to parking between Capistrano and Coronado off Hwy 1. It was important to issue the letter at this time because the Harbor District had been mentioned both formally and informally as the solution to the parking issue associated with the Hwy 1 project, specifically the construction of a new parking lot on the vacant land on the west side of Hwy 1, north of Sam's Restaurant. The letter stressed that the Harbor Board had not reviewed or approved any parking plan, nor did the Harbor District have any funds to construct a parking lot.

Staff have been involved with two meetings with Caltrans with respect to this issue. Caltrans may be interested in partnering with the District to meet their requirements under the CDP.

The parcels are zoned as EG: El Granada Gateway District. The purpose of the "EG" District is to provide for low intensity development at the "Burnham Strip" which preserves, to the greatest degree possible, the visual and open space characteristics of this property. Permitted uses of the parcels include "Public Parking for Surfers Beach" and "public walking parks".

Before Staff invests more time into this idea, Staff is seeking guidance from the Board.

**Recommendation/Motion:**

Receive report and provide direction to staff.

**Attachments:**

- 1) [November 9, 2024, Email: Parking](#)
- 2) [November 26, 2024 Letter to the Coastal Commission.](#)