

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT ST., SUITE 300
SANTA CRUZ, CA 95060-4508
(831) 427-4863
CENTRALCOAST@COASTAL.CA.GOV

**APPEAL FORM**

Appeal of Local Government Coastal Development Permit

Filing Information (STAFF ONLY)

District Office: Central Coast

Appeal Number: A-2-SMC-24-0010Date Filed: 4/2/24Appellant Name(s): Kathryn Slater-Carter**APPELLANTS**

IMPORTANT. Before you complete and submit this appeal form to appeal a coastal development permit (CDP) decision of a local government with a certified local coastal program (LCP) to the California Coastal Commission, please review [the appeal information sheet](#). The appeal information sheet describes who is eligible to appeal what types of local government CDP decisions, the proper grounds for appeal, and the procedures for submitting such appeals to the Commission. Appellants are responsible for submitting appeals that conform to the Commission law, including regulations. Appeals that do not conform may not be accepted. If you have any questions about any aspect of the appeal process, please contact staff in the Commission district office with jurisdiction over the area in question (see the Commission's [contact page](#) at <https://coastal.ca.gov/contact/#/>).

Note regarding emailed appeals. Please note that emailed appeals are accepted ONLY at the general email address for the Coastal Commission district office with jurisdiction over the local government in question. For the Central Coast district office, the email address is CentralCoast@coastal.ca.gov. An appeal emailed to some other email address, including a different district's general email address or a staff email address, will be rejected. It is the appellant's responsibility to use the correct email address, and appellants are encouraged to contact Commission staff with any questions. For more information, see the Commission's [contact page](#) at <https://coastal.ca.gov/contact/#/>.

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COASTAL COMMISSION

Appeal of local CDP decision

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1. Appellant information¹

Name: Kathryn Slater-Carter
Mailing address: P.O. 370321, Montara, 94037
Phone number: 650.346.5255
Email address: Kathryn.s.c@gmail.com

How did you participate in the local CDP application and decision-making process?

Did not participate Submitted comment Testified at hearing Other

Describe: At the February 28, 2024 Planning Commission I testified
about the loss of coastal access parking along SR-1 between
Coronado St. and Capistrano Rd. due to the installation of bicycle lanes.

If you did *not* participate in the local CDP application and decision-making process, please identify why you should be allowed to appeal anyway (e.g., if you did not participate because you were not properly noticed).

Describe: _____

Please identify how you exhausted all LCP CDP appeal processes or otherwise identify why you should be allowed to appeal (e.g., if the local government did not follow proper CDP notice and hearing procedures, or it charges a fee for local appellate CDP processes).

Describe: I cannot afford the high fees to appeal to the Board of Supervisors.

¹ If there are multiple appellants, each appellant must provide their own contact and participation information. Please attach additional sheets as necessary.

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2. Local CDP decision being appealed²

Local government name: San Mateo County

Local government approval body: San Mateo County Planning Commission

Local government CDP application number: PLN2023-00390

Local government CDP decision: CDP approval CDP denial³

Date of local government CDP decision: February 28, 2024

Please identify the location and description of the development that was approved or denied by the local government.

Describe: Unincorporated Mid-Coast area, San Mateo County,
consideration of a Coastal Development Permit for Implementation
of the State Route 1 Multi-Asset Roadway Rehabilitation Project.
Note that the south-bound section of SR-1 may be within the
jurisdiction of Half Moon Bay, due to severe bluff erosion, it is unclear
where the City/County jurisdiction lies relative to the proposed projects
boundaries. On March 26, 2024 the Half Moon Bay Planning Commission
continued its consideration of the CDP for segments of the
Project within its jurisdiction.

Additional sheet to follow

² Attach additional sheets as necessary to fully describe the local government CDP decision, including a description of the development that was the subject of the CDP application and decision.

³ Very few local CDP denials are appealable, and those that are also require submittal of an appeal fee. Please see the [appeal information sheet](#) for more information.

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3. Applicant information

Applicant name(s):

California Dept. of Transportation

111 Grand Ave, Oakland, CA 94612

Applicant Address:

P.O. Box 23660, Oakland, CA 94623-0660

4. Grounds for this appeal⁴

For appeals of a CDP approval, grounds for appeal are limited to allegations that the approved development does not conform to the LCP or to Coastal Act public access provisions. For appeals of a CDP denial, grounds for appeal are limited to allegations that the development conforms to the LCP and to Coastal Act public access provisions. Please clearly identify the ways in which the development meets or doesn't meet, as applicable, the LCP and Coastal Act provisions, with citations to specific provisions as much as possible. Appellants are encouraged to be concise, and to arrange their appeals by topic area and by individual policies.

Describe: Neither the Project description nor the analysis of the projects potential

impacts included the loss of an estimated (100+) parking spaces adjacent

to SR-1 between Capistrano Rd and Coronado St in El Granada. No plans

are included for the replacement of this lost public access. The Calif. Coastal

Act, Chapter 3, Sections 30210, 30211, and 30212 are clear the public access

shall not be interfered with except for public safety concerns. Chapters 10 and

11 of the San Mateo County Local Coastal Program Policies have requirements

for Public Access to the beaches. This area, adjacent to Surfers Beach, has been used

for beach and shoreline access for over 40 years. Intensity of use and increasing demand

from growing beach visitor traffic make mitigation of parking loss a critically important

part of the permit conditions and finished project.

⁴ Attach additional sheets as necessary to fully describe the grounds for appeal.

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5. Identification of interested persons

On a separate page, please provide the names and contact information (i.e., mailing and email addresses) of all persons whom you know to be interested in the local CDP decision and/or the approved or denied development (e.g., other persons who participated in the local CDP application and decision making process, etc.), and check this box to acknowledge that you have done so.

Interested persons identified and provided on a separate attached sheet

6. Appellant certifications

I attest that to the best of my knowledge, all information and facts in this appeal are correct and complete.

Print name Kathryn Slater-Carter

Kathryn Slater-Carter
Signature

Date of Signature 23/03/28

7. Representative authorizations

While not required, you may identify others to represent you in the appeal process. If you do, they must have the power to bind you in all matters concerning the appeal. To do so, please complete the representative authorization form below and check this box to acknowledge that you have done so.

I have authorized a representative, and I have provided authorization for them on the representative authorization form attached.

⁵ If there are multiple appellants, each appellant must provide their own certification. Please attach additional sheets as necessary.

⁶ If there are multiple appellants, each appellant must provide their own representative authorization form to identify others who represent them. Please attach additional sheets as necessary.

CALIFORNIA COASTAL COMMISSION

455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400

**DISCLOSURE OF REPRESENTATIVES**

If you intend to have anyone communicate on your behalf to the California Coastal Commission, individual Commissioners, and/or Commission staff regarding your coastal development permit (CDP) application (including if your project has been appealed to the Commission from a local government decision) or your appeal, then you are required to identify the name and contact information for all such persons prior to any such communication occurring (see Public Resources Code, Section 30319). The law provides that failure to comply with this disclosure requirement prior to the time that a communication occurs is a misdemeanor that is punishable by a fine or imprisonment and may lead to denial of an application or rejection of an appeal.

To meet this important disclosure requirement, please list below all representatives who will communicate on your behalf or on the behalf of your business and submit the list to the appropriate Commission office. This list could include a wide variety of people such as attorneys, architects, biologists, engineers, etc. If you identify more than one such representative, please identify a lead representative for ease of coordination and communication. You must submit an updated list anytime your list of representatives changes. You must submit the disclosure list before any communication by your representative to the Commission or staff occurs.

Your Name _____

CDP Application or Appeal Number _____

Lead Representative

Name _____

Title _____

Street Address. _____

City _____

State, Zip _____

Email Address _____

Daytime Phone _____

Your Signature _____

Date of Signature _____

Additional Representatives (as necessary)

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Your Signature _____

Date of Signature _____

Appeal of Project PLN2023-003990 CDP Approval

Interested Parties:

Len Erickson
lenericksonst@gmail.com
650.400.3175

Lennie Roberts
lennie@greenfoothills.org
650-854-0449

Mark Massara
805.895.0963
mark@markmassara.com

Gregg Dieguez
650.544.0714
gadiequez@gmail.com

Dan Haggerty
650.726.7835
650danh@gmail.com

Additional Comments:

This is first area north of Highway 92 where visitors have nearby ocean and shoreline visibility. The beach is a popular surfing spot, and is also inviting for for people to spend time just relaxing.

The most recent significant loss of general purpose parking comes from the conditions imposed by the Half Moon Bay Planning Commission in the San Mateo County Harbor District Coastal Development Permit: It removes 21 general use parking spaces to be replacement by 8 ADA parking spaces.

In speaking to local folks about the loss of beach access parking in this project I have been told that if the loss of parking had been made known to the public they would have commented. The CalTrans proposal was made little comment about removing parking, nor present any alternatives, nor did the San Mateo County planning staff report/analysis.

On Easter Sunday, March 31,2024 I drove between Capistrano St. and Coronado Rd at 5:30 pm. There were approximately fifty parked cars parked on the highway shoulders on each side of SR-1.

The common question when I tell folks about this change is: Where can we park when these are gone?

(1) Planning Commission Resolution P-19-18, Resolution for Approval, PDP-18-006: Exhibit A, (1). Local Coastal Program, ComplianceAppeal of Project PLN2023-003990 CDP Approval

Public Photo Record

The best long term set of photos on the beach conditions over the decades can be found at:

midcoastcommunitycouncil.org

Click on this for direct link: [Miramar](#)

californiacoastline.org - Enter 'El Granada' for the time line photos of the site. These historic photos record the loss of the bluffs and parking areas to erosion.

Dear Kathryn,

In response to your query yesterday, I confirm that GCSD is developing plans for a new community park and recreation center on Obispo Road in El Granada. The number of parking spaces outlined in the current plan is to serve the park and is similar to the amount of parking that occurs in the informal dirt lot on GCSD's property between Obispo Road and the CalTrans right-of-way along the east side of Highway 1, near the intersection of Obispo Road and Coronado Street. There will also be parking available for the recreation center around the existing building that is currently leased to a preschool. The site of the park and recreation center cannot accommodate more parking due to riparian areas or would require the loss of land for park purposes. Hopefully CalTrans will provide an accommodation for lost street parking in their own right of way.

Sincerely

Nancy Marsh

Board President

Granada Community Services District

Nancy Marsh

Board President

Granada Community Services District

www.granada.ca.gov

Parking in the vicinity of SR 1 Multi-Asset
Roadway Rehabilitation Project
— between
Capistrano Road and Coronado Street

Len Erickson – April 2, 2024
lenericksonst@gmail.com

Impact of Class II Bike Lanes Visitor Parking in the SR1 Multi-Asset Project

Date of Maximum Parking Demand – September 26, 2020
Capistrano Road and Coronado Street



Parking in the Vicinity of Sam's Chowder House



Parking Areas for Sam's Chowder House



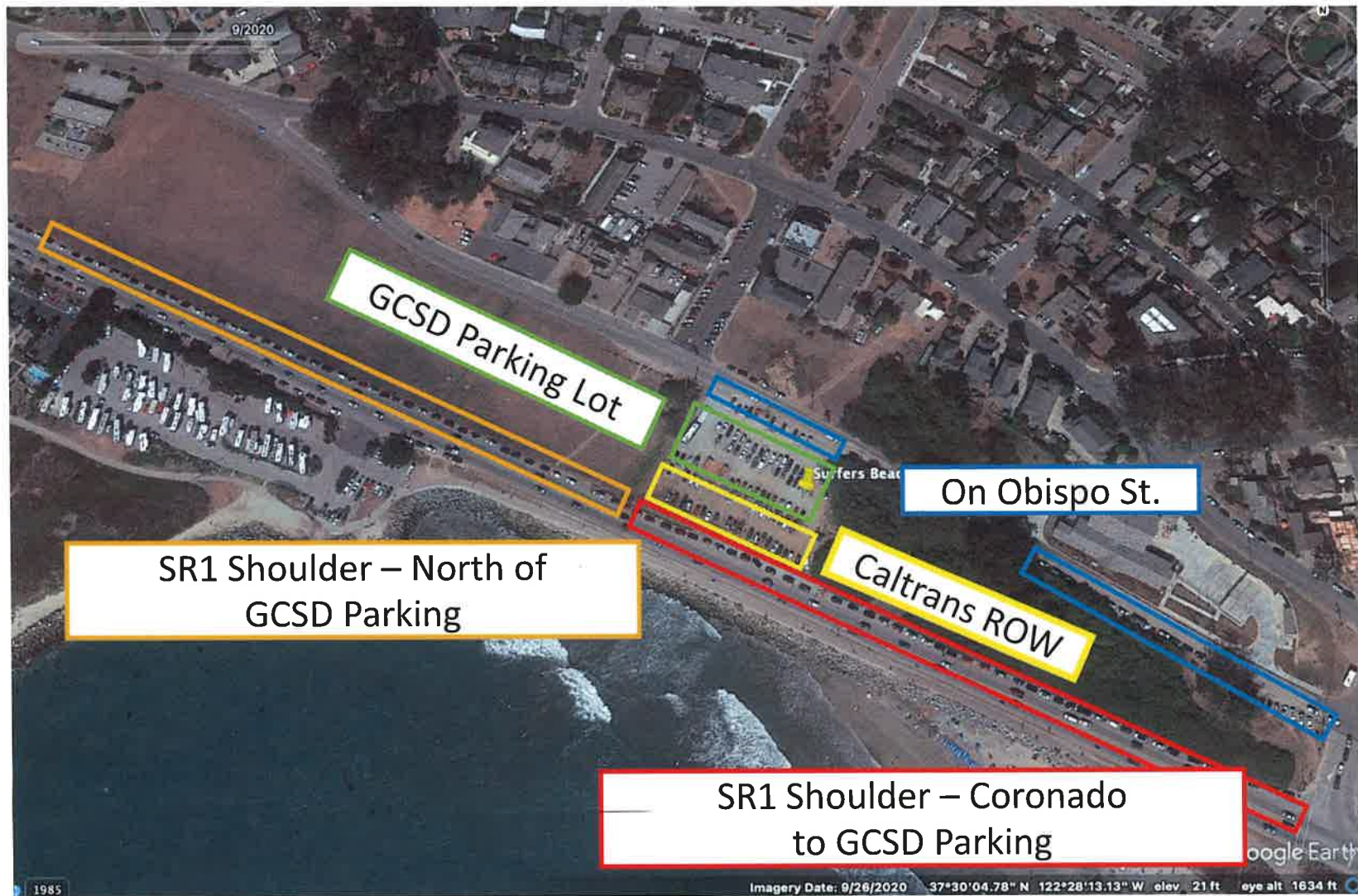
Concern:
Head Out Parking at Sam's



Parking in vicinity of Surfers Beach



Surfers Beach – Informal Car Count



Car Count
Image from Google Earth
2020/09/26
Data Counts have not been vetted

Potential Lost Parking Spaces

- 47 - SR1 shoulder – North of GCSD Parking
- 47 - SR1 shoulder – Coronado to GCSD Parking
- 30 – Caltrans ROW

45 - GCSD Parking

18 – Parking on Obispo St.