

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
 45 FREMONT, SUITE 2000
 SAN FRANCISCO, CA 94105-2219
 VOICE AND TDD (415) 904-5260
 FAX (415) 904-5400

**Memorandum****March 9, 2009**

To: Commissioners and Interested Parties

FROM: Charles Lester, Deputy Director
 North Central Coast District

Re: **Additional Information for Commission Meeting Thursday,
 March 12, 2009**

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MAR 05 2009

CALIFORNIA
COASTAL COMMISSION

Charles Lester, Senior Deputy Director
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
Fax (415) 904-5400

Th6b
Deborah Ruddock

**Re: Half Moon Bay LCP Amendment No. 2-05 Parts A and B (Major)
Item 6b on the March 12, 2009 Agenda**

I support the recommendation of Commission staff to certify major Land Use Plan Amendment HMB-MAJ-2-05 Part B, and the Implementation Program for Amendment HMB-MAJ-2-05 Parts A and B, with staff's suggested modifications. The proposed action would reduce the city's annual residential growth rate from 3% to 1-1.5%, as directed by Measure D, a citizen initiative approved overwhelmingly by voters in 1999!

A former Half Moon Bay mayor and council member, I am the principle co-author of Measure D. The ups and downs of the economy notwithstanding, implementation of Measure D will allow the community to manage its growth over the long term at a rate that best permits us to accommodate it, and at the same time to properly plan and implement coastal resource protections, enhancements, and access improvements.

Sincerely,

Signature on File

Deborah Ruddock

367 Metzgar Street
Half Moon Bay, CA 94019

March 5, 2009

Item Th6b
Ric Lohman

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

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MAR 05 2009

CALIFORNIA
COASTAL COMMISSION

Re: Half Moon Bay LCP Amendment, Parts A & B, 1% Growth

Dear Chair Neely and California Coastal Commissioners,

I am the President of the Granada Sanitary District which serves part of Half Moon Bay. Today I write as an individual. I wish to express my total support for the Staff Recommendation for this item. The 1% growth initiative was passed by a sizable portion of the Half Moon Bay voters. Holding growth at a sensible amount is critical for our whole Coastsides.

Half Moon Bay's future will be much the better for this amendment and I ask for your support.

Sincerely,



Signature on File

Ric Lohman
420 1st Avenue
Half Moon Bay, Ca 94019



March 4, 2009

Agenda Item Th6b

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

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MAR 05 2009

CALIFORNIA
COASTAL COMMISSION

Re: Half Moon Bay LCP Amendment, Parts A & B, 1% Growth

Dear Chair Neely and Members of the Commission,

As a former member of Half Moon Bay's Planning Commission, I write to urge you to adopt your staff's recommendations with respect to this amendment. While debate within our community about growth is vigorous and sometimes leads our local government to take fractious positions, Half Moon Bay's citizens are well aware of the limits of our environment's capacity to support growth. They communicated their concern in Measure D, and staff's recommendation to support the approved initiative is gratifying.

In the years to come, I hope that Half Moon Bay will renew its effort to submit a comprehensive update that recognizes the conditions that exist in Half Moon Bay and its sphere of influence, and provide better management of our coastal resources. This amendment as modified by staff will certify an important platform for undertaking that effort. I would be very grateful for your support of staff's position.

Sincerely,

Signature on File

✓
James Benjamin
400 Pilarcitos Avenue
Half Moon Bay, CA

March 4, 2009

Agenda Item Th6b

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Bonnie Neely, Chair and Members

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: Half Moon Bay LCP Amendment, Parts A & B, 1% Growth

Dear Chair Neely and California Coastal Commissioners,

I would like to register my strong support for the staff recommendation regarding Half Moon Bay LCP Amendment, Parts A & B, 1% Growth. As a former member of the Half Moon Bay Planning Commission, I believe this amendment is an important step to sustaining the quality of the coast for visitors and residents alike.

Sincerely,

Jack McCarthy

400 California Avenue

Moss Beach, Calif. 94038

March 4, 2009
Item Th6b

Agenda

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

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MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

Re: Half Moon Bay LCP Amendment, Parts A & B, 1% Growth

Dear Chair Neely and Members of the Commission,

As a long time Half Moon Bay resident, I am very happy to see the LCP Amendment, Parts A & B, 1% growth on your upcoming Agenda.

It is long overdue and I know this will help maintain the quality of life that we moved here to enjoy.

I am in full support of this Half Moon Bay LCP Amendment.

Sincerely,

(Signature on File Signature on File

U — U
James Henderson
85 Creekside Drive
Half Moon Bay, CA 94019

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

March 12, 2009

Kathryn Slater-Carter
P.O. 370321
Montara, CA 94037

TH6b
K Slater-Carter

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: HMB Measure D: 1% Growth limit

Dear Chair Neely and Members of the Commission,

I write in support of the Staff Recommendation for TH6b

This staff report for Th6a clearly recognizes the constraints of water, wastewater, and traffic that exist in the San Mateo County midcoast. These exist in Half Moon Bay as well. The 1% growth rate allows for reasonable growth within these constraints. It is a fair and balanced set of recommendation

I ask that this entire package be approved as recommended by your staff.

Sincerely,

Via Fax

Kathryn Slater-Carter

March 6, 2009

Agenda Item Th6b
Kevin J. Lansing

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Subject: Half Moon Bay LCP Amendment, Parts A & B, 1% Growth

Dear Chair Neely and California Coastal Commissioners,

As a former Planning Commissioner for the City of Half Moon Bay from 2004-2007, I strongly support the staff recommendation.

Sincerely,



Signature on File

Kevin J. Lansing
359 Filbert Street
Half Moon Bay, CA 94019

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March 6, 2009

Agenda Item **Th6b**

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: Half Moon Bay LCP Amendment, Parts A & B, 1% Growth

Dear Chair Neely and California Coastal Commissioners,

As a former Chairman of the Half Moon Bay Planning commission, I wish to express my wholehearted support for the Staff Recommendation as put before you.

Half Moon Bay's future will be much the better for this amendment and I ask for your support.

Sincerely,

John F. Lynch
2098 Topuraine Lane
Half Moon Bay, CA

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Stephan T. Freer
984 Pilarcitos Ave.
Half Moon Bay, CA 94019

March 5, 2009

Agenda Item Th6b

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
Fax: 415-904-5400

Re: Half Moon Bay LCP Amendment, Parts A & B, 1% Growth

Dear Chair Neely and Members of the Commission,

I am writing in support of the Coastal Commission Staff's recommendation to certify Measure D with modifications needed for full compliance with both Half Moon Bay's LCP and the provisions of the Coastal Act.

I moved to Half Moon Bay in 2001 and I wish to add my voice to the large majority of Half Moon Bay voters who approved Measure D in 1999.

Sincerely Yours,

Signature on File 

Stephan T. Freer, Ph.D.

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Sofia M. Freer
984 Pilarcitos Ave.
Half Moon Bay, CA 94019

March 5, 2009

Agenda Item Th6b

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
Fax: 415-904-5400

Re: Half Moon Bay LCP Amendment, Parts A & B, 1% Growth

Dear Chair Neely and Members of the Commission,

For ten years since the passage of Measure D, Half Moon Bay's one percent growth initiative, every local politician has voiced public support for this voter-approved growth mandate and proclaimed certification of Measure D a high priority.

On behalf of myself and the 66% of Half Moon Bay voters who voted in favor of Measure D, I urge the esteemed members of the California Coastal Commission to accept the Coastal Commission Staff's recommendation to certify Measure D with modified implementation procedures that are needed for full compliance with the City's LCP and the provisions of the Coastal Act.

Sincerely Yours,

/ Signature on File

Sofia M. Freer

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March 4, 2009

Agenda Item ~~1155~~ 1156

CALIFORNIA
COASTAL COMMISSION

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: Half Moon Bay LCP Amendment, Parts A & B, 1% Growth

Dear Chair Neely and California Coastal Commissioners,

As a former Planning Commissioner and Council Member of the City of Half Moon Bay I wish to express my wholehearted support for the Staff Recommendation as put before you. I am very grateful that the Commission has been able to focus its scarce resources on this amendment in order that the will of the people as expressed at the polls will find its way into - and achieve consistency with - our Local Coastal Program and the California Coastal Act.

Half Moon Bay's future will be much the better for this amendment and I ask for your support.

Sincerely,

 Signature on File

Michael J. Ferreira
419 St. Joseph Avenue
Half Moon Bay, Ca 94019

March 6, 2009
Agenda Item Th6b

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

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MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

Re: Half Moon Bay LCP Amendment, Parts A & B, 1% Growth

Dear Chair Neely and Members of the Commission,

I am writing to you as an appointed Planning Commissioner and a thirty-two year resident of Half Moon Bay to encourage you to pass this citizen-based 1% annual growth amendment to the city's LCP. Measure D was passed by a large majority (64%) of the residents in 1999, and has been the operational plan of the city since then despite the city's delay in sending it to the Coastal Commission for certification.

This is an easily dealt with loose end that should have been cleaned up years ago. Thank you for your consideration in this matter.

Sincerely, .

Signature on File

633 Terrace Avenue
Half Moon Bay, CA 94019

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

March 4, 2009

Agenda Item Th6b

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: Half Moon Bay LCP Amendment, Parts A & B, 1% Growth

Dear Chair Neely and Members of the Commission,

It's been a long time in coming before you for Final passage. I was a strong supporter for the citizen's referendum on Measure D. I personally secured more than one-third of the signed petitions to get it placed on the ballot in 1999.

I fully support the measure that is before you.

Respectfully submitted,
Signature on File

John F. Lynch

2098 Touraine Lane
Half Moon Bay, CA 94019

San Mateo County

League for Coastside Protection

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MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

March 4, 2009

Agenda Item Th6b

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: Half Moon Bay LCP Amendment, Parts A & B, 1% Growth

Dear Chair Neely and Commission Members,

The San Mateo County League for Coastside Protection enthusiastically supports the staff recommendation for approval with modifications of the Half Moon Bay LCP Amendment that will embed the voters' decision to limit residential growth in their city to 1% citywide (with a limited option to exceed that limit in the downtown area).

We believe that the staff recommendations for modifications are perceptive, constructive, and necessary for consistency with the current Local Coastal Program.

We especially appreciate that this update has made its way to your agenda in spite of the well known constraints on the Commission's resources and we wish to give recognition to the hard work and expertise that made this possible.

Your support and acceptance would be most satisfying to those Half Moon Bay citizens who also devoted much effort over the years to bringing this Amendment to this stage.

Sincerely,

Signature on File


John Lynch
Acting Chairperson

San Mateo County

League for Coastside Protection

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MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

March 4, 2009

Agenda Item **Th6c**

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: Half Moon Bay LCP Amendment, Nurserymen's Rezoning

Dear Chair Neely and Commission Members

The San Mateo County League for Coastside Protection requests your support for the staff recommendation in favor of adoption of the above LCP Amendment.

We believe the Amendment to be consistent with the goals and policies of the California Coastal Act as reflected through the Half Moon Bay Local Coastal Program, and to be an excellent example of adaptive reuse within that consistency.

Acceptance of this Amendment will set a good example for future applicants to be as thorough and as cooperative as this applicant has been.

We close by stating our appreciation for the excellent staff work inherent in the staff report and again ask for your report.

Sincerely _____

Signature on File

 John Lynch
Acting Chairperson



CITY OF HALF MOON BAY

City Hall, 501 Main Street
Half Moon Bay, CA 94019

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MAR 04 2009
CALIFORNIA
COASTAL COMMISSION

March 3, 2009

California Coastal Commission
North Central District
45 Fremont Street, Suite 2000
San Francisco, CA 94105

ITEM No. Th6c

Re: LCP Amendment No. HMB-MAJ-3-08 Nurserymen's Exchange

Dear Commission,

This letter is in support of the Coastal Commission staff recommendation to approve the above noted LCP Amendment as submitted. This Amendment was unanimously approved by the Half Moon Bay Planning Commission and City Council. It also enjoys widespread support in our community.

The conversion of the subject site into a visitor serving facility will bring a much needed new asset to our community that will increase access for all coastside visitors.

I urge the Commission to follow the staff's recommendation and approve the LCP Amendment as submitted.

Sincerely,

(Signature on File

John Muller
Mayor, City of Half Moon Bay

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Item # Th 6c
Zoe Kersteen-Tucker
Position: Support Staff Recommendations

Zoe Kersteen-Tucker
Parks and Open Space Consultant
776 Buena Vista St.
Moss Beach, CA 94038
650.576.8181
zoekt@sbcglobal.net

3 March, 2009

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California Coastal Commission
Attn: Peter M. Douglas,
45 Fremont St., Suite 2000
San Francisco, CA 94105-2219

MAR 04 2009

CALIFORNIA
COASTAL COMMISSION

Re: City of Half Moon Bay LCP Amendment No. HMB-MAJ-3-08 (Nurserymen's Exchange).

Dear Mr. Douglas,

I am writing to express my support for the staff's recommendations to certify Land Use Plan Amendment No. HMB-MAJ-3-08. Following that staff recommendation will also result in certification of the Implementation Program Amendment as submitted.

As mentioned in my previous letter (attached), this important project, when complete, will be an asset to the City of Half Moon Bay and its many visitors. I urge you to approve the proposed LCP amendment.

Sincerely,

Signature on File

Zoe Kersteen-Tucker

Zoe Kersteen-Tucker
Parks and Open Space Consultant
776 Buena Vista St.
Moss Beach, CA 94038
650.576.8181
zoekt@sbcglobal.net

RECEIVED

MAR 04 2009

CALIFORNIA
COASTAL COMMISSION

15 June, 2008

California Coastal Commission
Attn: Peter M. Douglas,
45 Fremont St., Suite 2000
San Francisco, CA 94105-2219

Re: PDP-029-06(1)- LCP Amendment Submittal "Nurserymen's Exchange"

Dear Mr. Douglas,

It is my pleasure to write a letter of support for Half Moon Bay's proposed LCP amendment PDP-029-06 (1). This amendment will allow a project to move forward in the City which will provide much-needed new camping and visitor-serving amenities close to the heart of the city and its unique coastal vistas and open space.

Due in large part to a lack of groundwater and the prohibitive expense of purchasing water from the Coastside County Water District the land which is currently zoned A-1 is no longer economically viable for commercial floriculture or agriculture. The proposed rezoning to C-VS (Commercial Visitor Serving) will permit this property to be put to good use as an eco-friendly campground with a special educational emphasis on the unique raptor population inhabiting the neighboring North Wavecrest Restoration Area. Because of the extraordinary natural resources contained in the Wavecrest area, this project will provide a one-of-a-kind environmental education opportunity for Coastside visitors and residents alike.

This project enjoys broad-based support in the community and will be a real asset to the City of Half Moon Bay and its many visitors. I urge you to approve the proposed LCP amendment.

Sincerely,

Signature on File

Zoe Kersteen-Tucker



CITY OF HALF MOON BAY

City Hall, 501 Main Street
Half Moon Bay, CA 94019

Jim Grady
Councilmember

March 4, 2009

VIA FACSIMILE
415 904-5400

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MAR 04 2009

CALIFORNIA
COASTAL COMMISSION

California Coastal Commission
North Central District
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: LCP Amendment No. HMB -MAJ-3-08 Nurserymen's Exchange

Dear Commissioners:

I have been a Half Moon Bay City Council member for almost eight years. Because of a previous business commitment, I am unable to personally attend next week's Commission meeting.

The purpose of this letter is to support the Coastal Commission staff recommendation to approve the above noted LCP Amendment. I have been involved with this project since its inception and strongly believe the project is consistent with the City's Local Coastal Program and support our "visitor serving" philosophy.

The rezoning of this property to create a camp ground will provide a unique and valuable alternative for visitors to the San Mateo Coast.

In closing, I respectfully request the Commission adopt the staff's recommendation and approve the amendment as submitted.

Sincerely,

Signature on File

Signature on File

James F. Grady, Ph.D.



HALF MOON BAY COASTSIDE

CHAMBER OF COMMERCE & VISITORS' BUREAU

It's your connection

March 4, 2009

Via Facsimile Only (415 904 5400)

California Coastal Commission

North Central District

45 Fremont St.

San Francisco, CA 94105

Re: LCP Amendment No. HMB-MAJ-3-08 (Nurserymen's Exchange
Item number Th6c

Dear CCC Commissioners and Staff,

I write on behalf of the Half Moon Bay Coastsides Chamber of Commerce and Visitor's Bureau to express our support for the Coastal Commission Staff's recommendation of approval of the above noted Amendment as submitted.

We are excited about converting a non-productive agricultural parcel into an affordable visitor serving facility in our community. I have previously written to the Commission on this Amendment. My previous letter is attached for your reference.

If you have any further questions please feel free to contact me at (650) 726 8380.

Sincerely,

Signature on File

Charise Hale McHugh, ACE
President/CEO
Half Moon Bay Coastsides Chamber
of Commerce & Visitors Bureau

520 Kelly Avenue
Half Moon Bay, CA 94019
(650) 726-8380
fax (650) 726-8389

www.hmbchamber.com
www.halfmoonbayecotourism.com

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HALF MOON BAY COASTSIDE
CHAMBER OF COMMERCE & VISITORS' BUREAU

It's your connection

July 10, 2008

California Coastal Commission
North Central District
45 Fremont Street
San Francisco, CA 94105

Re: LCP Amendment for Rezoning of 1430 S. Cabrillo Hwy. Half Moon Bay / Development of Birds of Paradise Campground

Dear CCC Staff,

I write on behalf of the Half Moon Bay Coastsides Chamber of Commerce and Visitors' Bureau to express our support for the rezoning of the Nurserymen's Exchange property located at 1430 South Cabrillo Hwy. in Half Moon Bay for the purpose of developing the Birds of Paradise Campground.

I have visited the site, met with the parties in interest and reviewed the campground plans. I am also a resident of Half Moon Bay.

Currently, our area has the only active broad based ecotourism program in the State of California. We are working with local farmers, fisherman, and the business community to offer coastal visitors a menu of environmentally conscious experiences. The proposed bird theme campground, located near the beach and right next to a large bird watching area fits perfectly into this vision.

Demand for coastal campground facilities in our area far exceeds supply. With local room rates above average, this facility offers an affordable alternative for visitors to enjoy the Coastsides.

We strongly encourage the Coastal Commission to approve the LCP Amendment so the Birds of Paradise Campground can become a valuable asset to our Coastsides and further the awareness and popularity of ecotourism.

If you have further questions please feel free to contact me at (650) 726 8380.

Sincerely,
Signature on File

Charise Hale McHugh, Pres/CEO
Half Moon Bay Chamber of Commerce & Visitors Bureau

235 Main Street
Half Moon Bay, CA 94019
(650) 726-8380
fx. (650) 726-8389

www.hmbchamber.com
www.halfmoonbayecotourism.com

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**NURSERYMEN'S
EXCHANGE, INC.**

WWW.BLOOMRITE.COM

2651 North Cabrillo Highway

Half Moon Bay, California 94019

Direct dial: 650 712 4236

Facsimile: 650 284 2949

dmendel@bloomrite.com

March 5, 2009

By Facsimile 415 904 5400
California Coastal Commission
North Central District
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Item No. Th6c

Re: LCP Amendment No. HMB-MAJ-3-08 (Nurserymen's Exchange)

Dear Commission,

This letter is to express support for the Commission staff recommendation to approve the above noted LCP Amendment as submitted.

Having worked directly with staff on this matter over the past several years, I want to take this opportunity to recognize the Commission staff for their professionalism, attention and cooperation in bringing this LCP Amendment forward.

We respectfully request that the Commission adopt the staff recommendation and approve the LCP Amendment as submitted.

 Sincerely,
Signature on File

Don Mendel
General Counsel

22

March 5, 2009

**RECEIVED Th6c
Ric Lohman**
MAR 05 2009
CALIFORNIA
COASTAL COMMISSION

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: Half Moon Bay LCP Amendment, Nurserymen's Rezoning

Dear Chair Neely and Coastal Commissioners,

I am President of the Granada Sanitary District, but writing today as an individual. Our District serves Nurseyman's, and I strongly support your staff's recommendations. Your staff and Nursuryman's should be commended on working together for this win-win result. I especially support this because it is an adaptation consistent with the policy protections of the California Coastal Act and the Half Moon Bay Local Coastal Program.

Another group I work with, the San Mateo County League for Coastsides Protection, strongly supports all these actions that are consistent with the California Coastal Act.

Your acceptance would be most appreciated.

Sincerely,

Signature on File

Ric Lohman
420 1st Avenue
Half Moon Bay, Ca 94019

March 4, 2009

Agenda Item Th6c

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

RECEIVED

MAR 05 2009

CALIFORNIA
COASTAL COMMISSION

Re: Half Moon Bay LCP Amendment
Nurserymen's land use designation and zoning changes

Dear Chair Neely and Members of the Commission,

I am writing to ask for your support of the referenced amendment. The applicants made a compelling case at our local hearings, and your staff's conclusion that the project is consistent with the Coastal Act is well-reasoned. I hope that you will be able to support it.

Sincerely,

Signature on File

James Benjamin
400 Pilarcitos Avenue
Half Moon Bay, CA 94019

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March 4, 2009
Item Th6c

Agenda

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MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: Half Moon Bay LCP Amendment, Nurserymen's Rezoning

Dear Chair Neely and Members of the Commission,

By way of this letter I wish to show my support for Half Moon Bay LCP Amendment, Nurserymen's Rezoning.

I have lived in this community since 1981 and believe this LCP Amendment is in the best interest of the residents.

Glad to see it on the agenda!

Sincerely,
Signature on File

James Henderson
85 Creekside Drive
Half Moon Bay, CA 94019

March 12, 2009

Th6c
K Slater-Carter

Kathryn Slater-Carter
P.O. 370321
Montara, CA 94037

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MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re : Th6c: HMB Change from Agriculture to Visitor Serving

Dear Chair Neely and Members of the Commission,

I write in support of the Staff Recommendation for Approval TH6c.

The Midcoast and HMB need more visitor serving facilities – particularly for folks who cannot stay a luxury hotels. Please approve this with limits on the duration of stay for guests.

Sincerely,

Via Fax

Kathryn Slater-Carter

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March 6, 2009
Agenda Item Th6c

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: Half Moon Bay LCP Amendment, Nurserymen's Rezoning

Dear Chair Neely and Members of the Commission,

I am writing in my capacity as a Planning Commissioner for the City of Half Moon Bay to encourage you to adopt the Staff recommendation to approve this amendment to the city's Local Coastal Program for the rezoning of the former Nurserymen's property from agricultural to visitor-serving. This amendment is consistent with Half Moon Bay's LCP and the protections required by the California Coastal Act.

The Applicant did a spectacular job in proactively obtaining all of the important studies necessary to make this an easy determination for our Planning Commission, and I am delighted that Coastal Commission Staff required no further modifications of this extraordinarily clean piece of work. I hope that you will also find this an easy determination and approve this amendment to our LCP.

Sincerely,

Signature on File

Kenneth King

633 Terrace Avenue
Half Moon Bay, CA 94019

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CALIFORNIA
COASTAL COMMISSION

March 4, 2009

Agenda Item **Th6c**

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: Half Moon Bay LCP Amendment, Nurserymen's Rezoning

Dear Chair Neely and Coastal Commissioners,

I wish to state my support of the staff recommendation for acceptance of this amendment on the grounds that it represents an adaptation consistent with the policy protections of the California Coastal Act and the Half Moon Bay Local Coastal Program.

As a former Council Member I am proud of the fact that this amendment is recommended for acceptance without modification. As displayed within this staff recommendation, this applicant has demonstrated a commendably cooperative approach in working with the Coastal Commission staff in pursuit of this amendment.

Your acceptance would be most appreciated.

Sincerely,

Signature on File

Michael J. Ferreira
419 St. Joseph Avenue
Half Moon Bay, Ca. 94019

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CALIFORNIA
COASTAL COMMISSION

Sofia M. Freer
984 Pilarcitos Ave.
Half Moon Bay, CA 94019
March 5, 2009

Agenda Item Th6c

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
Fax: 415-904-5400

Re: Half Moon Bay LCP Amendment, Nurserymen's Rezoning

Dear Chair Neely and Members of the Commission,

I am happy to give my whole hearted support for the California Coastal Commission Staff's recommendation to approve the Nurserymen's Rezoning Amendment application.

This is a first step to a development which has the potential to transform sterile unused land into to a valuable visitor serving recreational facility which, incidentally, has wide local public support.

Sincerely Yours,

Signature on File

Sofia M. Freer

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CALIFORNIA
COASTAL COMMISSION

Stephan T. Freer
984 Pilarcitos Ave.
Half Moon Bay, CA 94019
March 5, 2009

Agenda Item Th6c

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
Fax: 415-904-5400

Re: Half Moon Bay LCP Amendment, Nurserymen's Rezoning

Dear Chair Neely and Members of the Commission,

I am writing to strongly support the California Coastal Commission Staff's recommendation to approve this LCP Amendment.

I believe that the requested rezoning is consistent with the Coastal Act and that in this case changing the parcel designations from Horticulture Business to Commercial Visitor Serving will be of benefit both to the citizens of Half Moon Bay and to the visitors who will ultimately enjoy use of the proposed facility.

Sincerely Yours,

Signature on File

Stephan T. Freer, Ph.D.



COMMITTEE FOR
GREEN FOOTHILLS

March 6, 2009

Agenda Item TH6c
Lennie Roberts

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: City of Half Moon Bay LCP Amendment NO. HMB-MAJ-3-08
(Nurserymen's Exchange)

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CALIFORNIA
COASTAL COMMISSION

Dear Chair Neely and Members of the Commission,

On behalf of Committee for Green Foothills, I write in support of the Staff Recommendation for approval of the requested Amendment to the City's Land Use Plan map and Implementation Plan map to redesignate and rezone three small parcels in Half Moon Bay to allow a change of use from horticulture and floriculture to commercial-visitor serving. The parcels total a little over eight acres, are surrounded by urban development, and due to increased operational costs and the small size of the property, agricultural use of the site is no longer economically feasible. Nurserymen's Exchange has a much larger operation in the northern part of the City, where they are concentrating their operations.

The Applicant has proactively and diligently worked with interested citizens and organizations, the City of Half Moon Bay, and Commission staff to provide all necessary information to support the findings that the proposed LCP Amendment, as submitted, is consistent with the Coastal Act.

We urge your acceptance of the Staff Recommendation for Approval of the Amendment.

Sincerely,

Signature on File

Lennie Roberts, Legislative Advocate
Committee for Green Foothills



SEQUOIA AUDUBON SOCIETY

March 6, 2009

By Fax Only (415-904-5400)
California Coastal Commission
North Central District
45 Fremont St., Suite 2000
San Francisco, CA 94105

RECEIVED
MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

Re: LCP Amendment No. HMB-MAJ-3-08, Item No. Th6c

Dear Commissioners and Staff,

Sequoia Audubon Society (SAS) submits this letter to register our agreement with the California Coastal Commission staff report recommending approval of the above-referenced Amendment.

SAS submitted previous comments on this project to the City of Half Moon Bay in our letter dated December 11, 2007, and a copy of this letter is attached. Although the proposed visitor-serving facility is located adjacent to the Wavecrest area that provides important foraging habitat for wintering raptor populations, we believe development of this project within previously-disturbed areas of a former nursery will not have significant ecological impacts. In fact, the location of the site adjacent to Wavecrest provides a unique opportunity to provide educational services related to the avian and other natural resources that are present in the area. In our previous communication with the Commission we indicated our enthusiasm for the applicant's plan to provide informational displays and learning materials related to birds and bird habitats in the area, and we look forward to working with him in implementing these ideas.

Let us know if you need anything else from our organization.

Sincerely,
Signature on File

Gary Deghi
Vice President, Sequoia Audubon Society

Sequoia Audubon Society
P.O. Box 629292 Woodside, CA 94062-0292
office@sequoia-audubon.org • www.Sequoia-Audubon.org

(650) 529-1454

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HUFFMAN BROADWAY GROUP, INC.

MAR. 6. 2009 1:35PM



SEQUOIA AUDUBON SOCIETY

December 11, 2007

Mr. Sage Schaan
City Planner
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Subject: PDP-029-06(1)

Dear Mr. Schaan:

Sequoia Audubon Society (SAS) has reviewed the Draft Initial Study and Mitigated Negative Declaration for the Nurserymen's Exchange Rezone PDP-029-06 and the Agenda Report related to the application for the City of Half Moon Bay Planning Commission meeting of December 13, 2007. Gary Deghi and Jennifer Rycenga of SAS met with Cameron Palmer (the applicant) on December 8, 2007 to discuss the proposed project, review site plans and tour the project site. Based on the above we offer the following comments with respect to the subject project.

The project site is located adjacent to the Wavecrest area in Half Moon Bay, an area that has been subject to development proposals in the past, most notably the Wavecrest Village project. SAS has provided extensive written and oral testimony on these development proposals to City decision-making bodies, the local school district and the California Coastal Commission, primarily related to the fact that the Wavecrest area provides important and valuable ecological habitat, especially foraging habitat for wintering raptor populations and habitat suitable to support a number of special status species. Although the site of the proposed project site is adjacent to a portion of these important habitats, we agree with the findings of the environmental documentation that the proposed camping and other facilities are proposed in previously-disturbed areas of a former nursery that provide little to no habitat value. It seems clear that with implementation of the proposed mitigation related to construction of infrastructure along Wavecrest Road, the biological impacts of this project would not be significant.

The location of the site adjacent to the ecologically-important Wavecrest area provides a unique opportunity to provide educational services related to the avian and other natural resources that are present in the area. Our organization is intrigued with Cameron's ideas for providing informational displays and learning materials related to birds and bird

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habitats in the area, and his ideas for construction of an observation deck or similar facility at the southwest portion of his site where users could observe and learn of the important ecological resources located literally next door. As such educational programs are within the purview of the mission statement of SAS, should there eventually be a project developed, we have indicated a willingness to assist the applicant by providing information related to avian resources in the area and possibly helping in the creation of educational interpretive displays or other assistance.

Let us know if you need anything else from our organization.

Sincerely,

Signature on File

Gary Deghi

Vice President, Sequoia Audubon Society

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