CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT
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October 27, 2026

Michael Schaller, Senior Planner
County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94603

Subject: PLN2026-00269 (Capistrano Oversized Vehicle Parking Restriction)

Dear Mr. Schaller:

Thank you for the opportunity to comment on the proposed Oversized Vehicle Parking Restrictions that will be heard by the Planning Commission on October 28. Commission staff want to reiterate the comments provided on September 17 concerning the proposed establishment of a “No Oversized Vehicle Parking” zone on Capistrano Road between Highway 1 and Prospect Way, as well as the associated signage.

Staff understand that oversized vehicles (OSVs) parked along this portion of Capistrano Road have prompted public complaints raising safety and resource-related concerns. These include sight-distance constraints, potential conflicts with low-flying aircraft operating from the Half Moon Bay Airport, nuisance conditions related to accumulated trash, and potential impacts to the riparian corridor associated with Denniston Creek, which runs adjacent to Capistrano Road in the area of the proposed OSV parking restriction zone.

Staff acknowledge that many OSVs parked along Capistrano Road are likely being used as housing, and that public streets are not intended for long-term habitation given the lack of infrastructure, sanctioned waste disposal, and other services. Extended OSV parking also occupies limited shoulder space that could otherwise be available to the general public, including for coastal access. These conditions raise broader public health, safety, and welfare considerations, as well as specific coastal resource concerns related to public access and sensitive habitat (especially near the Denniston Creek riparian area, in this case). The Commission has previously spent considerable time evaluating these complex issues in other jurisdictions, including how to maintain coastal access for people living in their vehicles, how to provide safe alternative parking, and how such programs affect access, water quality, environmental conditions, and social services. Although this proposal applies only to a roughly 1,700-foot segment of Capistrano Road, many of the same policy questions are relevant here.

Coastal Act Sections 30210 and 30252 require public access to the coast be maximized, maintained, and enhanced, while balancing considerations such as public safety and coastal resource protection. Although limited to one segment of Capistrano Road and applicable only to OSVs, the proposed restriction could result in what amounts to a ban for those accessing the coast solely via such oversized vehicles. Staff continue to encourage the County to explore more targeted approaches such as limiting the restrictions to prohibit overnight parking only, parking time limits, or signage directing OSVs to nearby parking areas that can accommodate them, to address the concerns raised above while minimizing impacts to public access as much as feasible.

Sincerely,

Melissa Ashley

Melissa Ashley
Coastal Planner
North Central Coast District
California Coastal Commission

Midcoast Community Council

An elected Advisory Council to the San Mateo County Board of Supervisors

representing Montara, Moss Beach, El Granada, Princeton, and Miramar

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Scott Bollinger	**Connie Santilli**	**Gus Mattammal**	**Claire Toutant**	**Antonio Conte**
Chair	Vice Chair	Treasurer	Secretary	**David Santoro**

Date: September 23, 2026

To: Michael Schaller, Senior Planner, San Mateo Planning Department

Cc: Steve Monowitz, Director of Planning
Ray Mueller, Board of Supervisors, San Mateo County
Nicholas Calderon, Executive Officer, San Mateo County
David Cosgrove, Senior Legislative Aide to Supervisor Mueller

Subject: Project referral - PLN2026-00260 - Oversized Vehicle Parking Restrictions - Capistrano Road

Dear Planner Schaller,

The community appreciates San Mateo County Planning Department's efforts to address the impacts associated with oversized vehicle parking along Capistrano Road, from approximately Highway 1 to Prospect Way, in Princeton.

We sympathize with the proposed establishment of a "No Oversized Vehicle Parking" zone and the installation of appropriate signage along this corridor. However, we encourage the County to address this issue on the broader basis it deserves. For several years, the County and others have tried to create a broad policy about RV parking, which would deal with humanitarian, public health, ecological and legal issues involved. Efforts to establish a safe parking program, access to existing RV facilities, and other measures seem to have stalled.

The issues involved in random RV parking are complex and deserve a comprehensive solution that goes beyond merely banning parking on a single roadway. Even this proposed resolution runs the risk of worsening the safety and livability in neighboring areas. These concerns are particularly significant given the limited evacuation routes available to residents. We urge the County to consider taking the next step by evaluating whether similar restrictions should be extended to coastside residential neighborhoods, and whether to address the complexities of the issue.

Oversized vehicles parked within residential areas can create a number of concerns, including reduced visibility, traffic and pedestrian safety issues, limited street access, impacts on neighborhood character, and challenges for residents, emergency vehicles, and other road

users. These concerns are not necessarily limited to Capistrano Road and may also affect surrounding residential streets.

We respectfully request that the County consider further restrictions on the parking of oversized vehicles within residential neighborhoods, including evaluating appropriate locations, vehicle-size limitations, time restrictions, and other measures that could balance the needs of residents while protecting neighborhood safety and character.

The proposed restriction on Capistrano Road provides an opportunity to address an important community concern, and we encourage the County to consider a broader, neighborhood-wide approach as part of its ongoing planning and coastal development efforts.

Thank you for considering the community's input and for continuing to work with Princeton residents on solutions that promote safety, accessibility, and the quality of our residential neighborhoods.

Sincerely,

Midcoast Community Council
s/Scott Bollinger, Chair