

October 25, 2022

To: San Mateo County Planning Commission

Re: Oct 26 meeting, agenda item 5.  
Tunitas Creek Beach County Park Improvements.  
County File Number: PLN2021-00485

I am concerned about the lighting proposed for this project.

Please search the staff report for the word "lighting" to get a complete picture.

Throughout the report, there are references to sensitivity to surrounding areas and confining the light to the area needed, such as in this example, addressing concerns in Attachment G:

*All lighting, exterior and interior, must be placed, designed and shielded so as to confine direct rays to the parcel where the lighting is located.*

However, there are no lighting plans presented and no controls established on how the lighting actually gets implemented.

Recently, in the El Granada new Fire Station 41 project, there were explicit conditions of approval to ensure such language was followed:

*All exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area and shall be rated "Dark Sky" compliant. Manufacturer cut sheets for all proposed exterior lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition. Installed exterior lighting shall be subject to inspection and approval by the Current Planning Section prior to final building inspection.*

However, even that was insufficient to protect against exactly what it was intended to do, and we got the lighting as shown in the picture below, with area lights, sidewalk lights, and wall sconces all shining large quantities of light off the property.



I request that, as a condition of approval, you impose:

1. A detailed lighting plan.
2. Some sort of direct compliance checks on the lighting for this project. One suggestion would be to request a set of luminance measurements at specific distances from the light source, e.g., 50 ft., and maybe from points along the beach, to show that no light is escaping the intended lighted area.

Thank you for your consideration.

Steve Terry  
El Granada, CA

**From:** [Michelle Martone](#)  
**To:** [Planning Commission](#)  
**Subject:** Lighting at Tunitas Creek Mid Bluff and ADA Access Trail  
**Date:** Sunday, October 23, 2022 7:52:57 PM

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Dear Planning Commission and Community,

My husband and I are coastside residents and we are writing to express our concerns over the proposed installment of lighting at Tunitas Creek Mid Bluff and ADA Access Trail. It seems unnecessary since the park closes at sunset and the parking gates are closed. Why is lighting needed if the park is only open during daylight hours?

There is a coastal community in Northern California called Sea Ranch that takes steps to preserve the dark night sky to minimize light pollution while balancing public safety. Perhaps we can learn from their efforts...One requirement this community uses is that lighting, which is absolutely necessary for public safety, is required to be downward facing and use shields. What steps will be taken to ensure the lighting does not affect marine life, migrating birds, and fragile ecosystems?

Thank-you for your time.

Sincerely,

Michelle and Ivan Rodriguez

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Michelle Nicole Martone, Pharm.D., RYT  
[www.michellemartoneyoga.com](http://www.michellemartoneyoga.com)

**From:** [Dan Haggerty](#)  
**To:** [Planning Commission](#)  
**Subject:** Agenda Item 5. File Number PLN2021-00485 Comments  
**Date:** Monday, October 24, 2022 8:28:57 PM

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Honorable Planning Commissioners,

I am a member and volunteer of the International Dark Sky Association. I object to the lighting of the interior of the Tunitas Beach Park, which is closed at dark. Furthermore, the International Dark Sky Association is the Gold Standard for Dark Sky Compliance on lighting and should be recognized as such by the San Mateo County Planning Commission as soon as possible. Dark Skys are a very important aspect of the passionate, nature concerned visitors. I enjoy seeing the stars at night and do not want this to be hindered in any way. The language of only lighting the area below the light is a joke. This has been tried and failed before with no enforcement. Just look at the example at the recently built El Granada Fire Station 41 where excessive light is currently shining off its property at night. I urge you to vote no on approval of the lighting on the switch back trail to the mid bluff viewing area or anywhere else in the beach park.

Dan Haggerty  
El Granada

**From:** [Greg Timm](#)  
**To:** [Planning Commission](#); [Janneth Lujan](#)  
**Subject:** Pescadero corner lot  
**Date:** Tuesday, October 25, 2022 2:57:49 PM

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Not a good time for a meeting for a working person. I cannot attend either way.

Here's my input:

First if all, I like the idea of a public space, in general. BUT, we live halfway down the block on South Stage Rd., and already hear loud music and partying at night coming from the intersection. If you are to do a public area, will there be moneys allotted for regular patrolling and maintenance of the lot?

We are not a city, so it will have to be county maintained, even in the evenings. If it is a public area, open after hours, it will most likely be a problem. And no, we also don't need a public park surrounded by a chain link fence that can be locked at night. Any fencing would have to be a pleasant design, consistent with our historical heritage. To have a public park, along with some community facilities, like a town museum, is our dream, but it has to be thought out very carefully.

Thank you for reaching out.

80 Stage Rd.

Greg Timm

History Society President and homeowner  
member San Mateo Historical Resources Advisory Board  
[gctimm@yahoo.com](mailto:gctimm@yahoo.com)

Sent from my iPad

**From:** [Kim Periat](#)  
**To:** [Planning Commission](#)  
**Cc:** [Kim Periat](#)  
**Subject:** Planning Commission Meeting No. 1727 Item #3 Comments  
**Date:** Tuesday, October 25, 2022 12:42:10 PM

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Please find my comments to be submitted for the meeting tomorrow 10/26 at 9am.

My name is Kimberly Periat and I live on south Stage Rd. I am a property owner and a business owner in Pescadero.

Firstly, I read that the uses of this lot are 'yet to be determined'? This is a high visible commercial buildable lot that the town's people and visitors could benefit greatly on added amenities in the community; restaurant, market or small businesses. We lost our grocery store to fire 5 years ago whom have been unable to rebuild. Why is the county's motivation to remove such opportunities of very limited inventory in a much needed rural and unincorporated area?

Secondarily, this area already is used as a party place after sunset and well into the night. Most weekend nights there is loud music, speeding cars and marking that occurs in this intersection. Also, overnight camping is already an issue as well as an increase in a transient population. Who will keep this area secure? The county sheriff is already low staffed and basically rarely seen in town. I assume the park will be closed after sunset, who will police this area?

Thirdly maintenance is a concern. The county already pulled the one garbage can that served the outhouses on the same lot due overuse and dumping. So currently we have two outhouses that are typically a mess with no garbage can. How do they propose to keep an entire park/lot clean? Currently we have a couple of townspeople, including myself, whom clean up the beer bottles and garbage strewed over this lot on a weekly basis. Who is going to keep this area clean from graffiti that is already plaguing this town?

Pescadero is full of recreational spaces; county and state parks and beaches what we need this lot for is something sustainable that will really make a difference to both residents and visitors.

Lastly, many of the residents didn't know of this meeting, I was told over a neighbor's fence. As a town all paper delivery was suspended including the HMB Review. And many of residents whom have opinions are not able to use the technology to access Zoom and therefore go unheard so I urge that this agenda item be delayed to allow for more participation.

**From:** [Grant Huberty](#)  
**To:** [Janneth Lujan](#)  
**Cc:** [Chanda Singh](#)  
**Subject:** Re: Planning Commission meeting 10/26/22 9AM  
**Date:** Tuesday, October 25, 2022 3:25:58 PM  
**Attachments:** [image001.png](#)

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Hi Janneth,

My legal mailing address for all correspondence, county tax bills, etc. was provided in the previous email. As you are likely aware, no one in Pescadero receives mail at their property since there is no door-to-door mail service. Notices would therefore always be sent to PO Boxes or other addresses not in Pescadero.as is done with my county water bills, tax bill, etc.

No notice was given to adjacent property owners within 300 feet for this public hearing tomorrow and it must be tabled and re-scheduled for a future date. No one on my street (Stage Rd) was properly noticed about this meeting tomorrow morning at 9AM. We all heard about the hearing by chance and sent out a neighborhood alert.

Thank you for your consideration.

Grant Huberty  
150 Ridgeway Rd.  
Woodside, CA 94062

re: 117 Stage Rd (immediately adjacent to the subject property of this scheduled hearing)

On Tue, Oct 25, 2022 at 3:10 PM Janneth Lujan <[JLujan@smcgov.org](mailto:JLujan@smcgov.org)> wrote:

Good afternoon Mr. Huberty, can you please let me know what your address is so I can compare it to my list. I appreciate your feedback but want to know if you were missed so we can correct any future notices.

Thank you,

*Janneth Lujan*

Executive Secretary to Steve Monowitz, Community Development Director

Planning Commission Secretary

President of Women in County Government

Planning and Building Department

455 County Center, 2<sup>nd</sup> Floor

Redwood City, CA 94063

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**From:** Grant Huberty <[granthuberty@gmail.com](mailto:granthuberty@gmail.com)>  
**Sent:** Tuesday, October 25, 2022 3:06 PM  
**To:** Janneth Lujan <[JLujan@smcgov.org](mailto:JLujan@smcgov.org)>  
**Subject:** Planning Commission meeting 10/26/22 9AM

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This is legal notice to you and the County of San Mateo that a ten (10) day advanced notification for the hearing scheduled for October 26, 2022, was not mailed to property owners within 300 feet of the project parcel for consent agenda item #3.

<b>3.</b>	<b>Owner/Applicant:</b>	<b>San Mateo County Real Property Division</b>
	File Number:	PLN2022-00305
	Location:	Pescadero Creek Road
	Assessor's Parcel No:	086-031-140

As an adjacent property owner, I object to this consent agenda item being heard during the scheduled meeting and demand that any hearing on the item be postponed until affected property owners within 300 feet of the subject parcel are properly noticed as required by county and state laws.

Sincerely,

Grant Huberty

117 Stage Road



**From:** [Jeff Parry](#)  
**To:** [Planning Commission](#)  
**Subject:** Tunitas Park Lighting Agenda no. 5  
**Date:** Monday, October 24, 2022 4:15:40 PM

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Agenda number 5: San Mateo County Parks Department application for a coastal development permit to construct public access improvements at Tunitas Creek Beach County Park.

The plan calls for outdoor lighting along the mid bluff ADA access trail. Although the October staff report on page 19 calls for "All lighting, exterior and interior, must be placed, designed and shielded so as to confine direct rays to the parcel where the lighting is located." My primary concern is that this not necessary because the park is closed and therefore no outdoor lighting should be permitted. If this is not agreeable for safety reasons then I strongly recommend that all outdoor lighting follow the five principles for responsible outdoor lighting as defined by the International Dark Sky Association and the Illuminating Engineering Society <https://www.darksky.org/our-work/lighting/lighting-principles/> and more specifically should apply and be considered for approval of a International Dark Sky Park by the International Dark Sky Association so as to make sure any new lights do not excessively harm wildlife or the ability to appreciate the night sky in this dark sky region of the San Mateo County <https://www.darksky.org/our-work/conservation/idsp/parks/>

The County would be subject to approval and oversight by the International Dark Sky Association and would further help educate and interpret the importance of dark environments for wildlife, human health and safety. It would also help set precedent along the San Mateo County Park Department. Specifically all outdoor lighting fixtures should have brand and model details published for public review including the BUG ratings for all fixtures. Shielding of lights should confine all rays of lights to the specific borders of the trail and not just the parcel. Further, illuminating levels should be the bare minimum and contain no harmful shortwave blue-violet colors or more specifically be 2000 Kelvin color spectrum or lower.

Thank you for your consideration.  
Jeff Parry  
210 Pigeon Point Rd, Pescadero, Ca 94060

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**Jeffrey Daniel Parry**  
[jeffdparry@gmail.com](mailto:jeffdparry@gmail.com)

[Jeff Parry Photography](#)  
[HI-Pigeon Point Lighthouse Hostel](#)  
[Santa Cruz Astronomy Club](#)  
[International Dark-Sky Association](#)  
[Santa Cruz Chapter IDA Member](#)

"Due to light pollution, the Milky Way is not visible to more than one-third of humanity, including nearly 80% of North Americans". [The new world atlas of artificial night sky brightness](#)

210 Pigeon Point Road  
Pescadero, CA 94060, USA

[Earth, Solar System, Local Fluff, Local Bubble, Gould Belt, Orion–Cygnus Arm, Milky Way Galaxy, Local Group of galaxies, Virgo Cluster of galaxy groups, Laniakea Supercluster, Universe.](#)