



HALF MOON BAY COASTSIDE

CHAMBER OF COMMERCE & VISITORS' BUREAU

*It's your connection*

Attachment 8

January 26, 2016

To Whom It May Concern,

The Half Moon bay Coastside Chamber of Commerce & Visitors' Bureau supports the building of a training facility at Coastside/CalFire Station 40 on Main Street in Half Moon Bay.

The Chamber created and heads up the Coastside Emergency Action Program and is very active in disaster preparedness. Not only would such a facility provide for improved local training for our firefighters, but law enforcement personnel would also be able to participate in training exercises there, both independently, as well as jointly, with fire and medical first responders. Better training always provides a clear benefit to public safety. In order to conduct the same kinds of training this new facility allows, personnel now have to travel over 40 miles round trip to a similar structure at a fire station in downtown South San Francisco.

From a CERT perspective, the new facility represents an ideal venue for conducting the now semi-annual CERT classes, as well as new and expanded training and exercise opportunities for the 120-member (and growing) Coastside Emergency Core.

**The Board of Directors of the Chamber feels that if this tower saves even one life, then there is no question that it should be built. The Board, however, does have concerns over the architectural design, and encourages it to be in keeping with the aesthetics of the Coast as much as practicality allows.**

Thank you for your consideration.

Sincerely yours,

Charise Hale McHugh  
President/CEO

Teresa Adam  
Board of Directors, Chair

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

[www.hmbchamber.com](http://www.hmbchamber.com)  
[www.halfmoonbayecotourism.com](http://www.halfmoonbayecotourism.com)



## Carol Hamilton

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**From:** Kerry Burke <burkelanduse@gmail.com>  
**Sent:** Tuesday, January 26, 2016 3:51 PM  
**To:** Carol Hamilton; Paul.Cole@fire.ca.gov  
**Subject:** Fwd: Fire station training prop

Carol, A support letter from the farmer directly to the east and south of the site.

Kerry

----- Forwarded message -----

**From:** John Giusti <[giustifarms@att.net](mailto:giustifarms@att.net)>  
**Date:** Tue, Jan 26, 2016 at 3:48 PM  
**Subject:** Fire station training prop  
**To:** Kerry Burke <[burkelanduse@gmail.com](mailto:burkelanduse@gmail.com)>

To whom it may concern,

I fully support the proposed training prop and existing Fire Station 40 that is directly east of the land that I farm. The training facility will not conflict with my business or the use of my leased land.

Sincerely,

John Giusti  
Giusti Farms LLC

--

Kerry L. Burke  
Burke Land Use

650-726-1738 phone/fax

650-438-2684 cell

## Carol Hamilton

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**From:** Jack McCarthy <jackmc333@yahoo.com>  
**Sent:** Monday, January 25, 2016 2:37 AM  
**To:** Bruce Ambo; Carol Hamilton; Scott Phillips; John Doughty  
**Subject:** Letter in opposition to PDP-15-046, Proposed Fire Training Structure at 1191 Main Street

January 25, 2016

To: Chair Les Deman and Members of the Planning Commission City of Half Moon Bay 501 Main Street Half Moon Bay, CA 94019-1475

From: Jack McCarthy, 400 California Ave., Moss Beach, CA 94039

Re: PDP-15-046, proposed fire training structure at 1191 Main Street

Honorable Chair and Members of the Planning Commission:

This is a short note to tell you of my opposition to the proposed fire training structure at 1191 Main Street (PDP-15-04).

I am a former Half Moon Bay Planning Commissioner who addressed the original proposal for this project in 2013-2004, when many objections were raised. I've attached the minutes of those meetings as well as a picture of the project's story poles blocking the views of the hills from Highway 1.

To be brief, the proposed structure:

**- Obstructs the view from the Highway 1 to the hills to the east**, in violation of Half Moon Bay zoning ordinance and LCP/IP, §18.01.010:

"G) Conserve and enhance important visual resources within the City, including views from Highway 1 of the Pacific Ocean and coastal beaches and bluffs, the visual character of the old downtown area, and views of the inland hillsides at the eastern edge of the city."

**- Does not meet visual resource standards, in violation of Half Moon Bay zoning ordinance 18.37.010:** "A. Protect the scenic and visual qualities of coastal areas as a resource of public importance; E., Allow development only when it is visually compatible with the character of the surrounding areas, and 18.37.035 Upland slopes standards; "C. Structures shall be sited so as to not intrude or project above the ridge line skyline as seen from Highway One and 92.



- **Follows an unpermitted sequence** ... makes this project a fruit from a poisoned tree in which the newly created concrete lot on the property contains a space for a fire structure and stubbed-in utilities that don't appear to be part of CFPD's parking lot CDP, or of any other approved CDP or amendment to a CDP. Coastal development permit validity is conditioned on development conforming to the approved plans, and may not be construed to permit a violation of any part of the Half Moon Bay Municipal Code.

I believe the tower should be located elsewhere so that it does not block the views of the ridge and degrade the quality of life of nearby residents and create an eyesore at the entrance to the city. Otherwise, fire department personnel can easily continue to receive this particular type of training if necessary from regional facilities that have been used for this purpose for decades.

Sincerely,  
Jack McCarthy



01222004.pdf



03252004.pdf



10232003.pdf



11132003.pdf



12112003.pdf



IMG\_0809.JPG



January 25, 2016

Half Moon Bay Planning Commission  
Half Moon Bay, CA 94019

Subject: Comment on PDP-15-046 CDP & Arch. Review for Fire Training Tower.

Dear Planning Commissioners:

I am opposed to the above-named project for the following reasons:

1. The Coastside Fire Protection District has not acted in good faith

- Knowing the controversial history of the project dating back to 2002, the Fire District should not have acted as lead agency for the CEQA Review. The lead agency should have been the City of HMB. *The Fire District cannot objectively review its own project. Their intent was to keep this controversial project "under the radar" until it was too late to object to their flawed finding of "no significant impact."*
- The Fire District installed a huge concrete pad before the CDP for the tower has been approved. Everyone knows that it is wrong to pour the foundation for a new house before having a valid permit to build the house. *The elected officials running the Fire District have violated the public's trust and should be ashamed of themselves.*

2. The project is harmful to visual resources that must be protected

- The proposed tower violates Zoning Code Section 18.01.010.G which states "Conserve and enhance important visual resources within the city, including views from Highway 1 of the Pacific Ocean and coastal beaches and bluffs, the visual character of the old downtown area, and views of the inland hillsides at the eastern edge of the city." Pictures taken from the west shoulder of Highway 1 on January 23, 2016 (attached) show that *the tower projects continuously above the ridge line for a horizontal travel distance of about 198 yards along Highway 1.*
- The proposed tower violates Section 30251 of the California Coastal Act which states *"The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance."*
- When used for actual fire training, billowing smoke from the tower will further degrade surrounding viewsheds.
- Zoning Code Section 18.21.035.G states *"The proposed development shall be compatible in terms of height, bulk and design with other structures and environment in the immediate area."* The proposed tower would clash sharply with the surrounding buildings that

include: (1) the existing fire station, (2) the community theatre, (3) the houses of Main Street Park, (4) the Ford dealership, (5) a working farm house, and (6) the Johnston House and its associated buildings.

- Zoning Code Section 18.21.035.I states "If the project site is located in an area considered by the committee as having a unified design character *or historical character*, the design shall be compatible with such character." The nearby Johnston House (which dates to 1855) is listed in the National Register of Historic Places. The proposed tower clashes sharply with the rural historical character of the area.
- Zoning Code Section 18.21.030.B states "*The ARC may recommend requirements which are more restrictive than the development standards set forth in the city's zoning code* when it concludes such requirements are necessary either to promote the internal integrity of the design of the project or to assure compatibility of the proposed project's design with its site and surroundings."
- Zoning Codes Section 18.21.040 states "In approving any project, the planning director, architectural review committee or planning commission shall find that such buildings, structures, planting, paving, and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance..." *The proposed 5-story tower will be unsightly at all times and will be obnoxious to the public when billowing smoke and buzzing with all sorts of urban training activity.*

3. The tower and associated training activity will ruin a quiet, rural area

- Residents of Half Moon Bay place an extremely high value on the quiet, rural character of the town. The south end of Main Street is currently a quiet, rural area. *Basic common sense and community planning principles tell us that this is the wrong place for an industrial tower that will be buzzing with all sorts of urban training activity.*
- Zoning Code Section 18.21.035.I states "The design shall promote harmonious transition in scale and character in areas located between different designated land uses." This is an area where residential housing gives way to agriculture and open space. *The proposed 5-story tower does not promote harmonious transition in scale and character.*
- The City's Downtown Specific Plan Section 4.311 states: "Enhance the visual appeal of the principal gateways into the downtown area." *This tower does the opposite.*

Sincerely,

Kevin J. Lansing  
760 First Avenue  
Half Moon Bay









Beverly Cunha Ashcraft

Half Moon Bay Commission  
501 Main Street  
Half Moon Bay, CA 94019

January 24, 2016

Subject: 1191 Main Street, HMB  
CFPD Training Facility letter of support

Dear Commissioners,

I am grateful for the quick and professional work of our local firefighters. As a lifetime Half Moon Bay resident and previous business owner I know how important a well trained fire fighting force is to the community.

I have observed the story poles of the training facility in the rear portion of the fire district lot. In my opinion the proposed building will not harm the visual character of our area. The training facility will be between two existing building that are of utilitarian appearance with plenty of space between the buildings. The upper portion of the proposed building is very small and will not be detrimental to our town.

**I fully support the proposed training facility for our fire fighters. I want them well prepared to defend my home and all structures on the coastside. and others.**

The training facility will be an overall asset to the coast and not diminish the scenic qualities of Main Street.

Sincerely,



Bev Cunha Ashcraft

767 Johnson Street  
Half Moon Bay, CA 94019

Half Moon Bay Commission  
501 Main Street  
Half Moon Bay, CA 94019

January 24, 2016

Subject: 1191 Main Street, HMB  
**CFPD Training Facility letter of support**

Dear Commissioners,

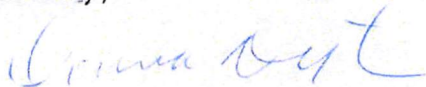
I am grateful for the quick and professional work of our local firefighters. I understand as a longtime coastal home and previous business owner how important a well trained fire fighting force is our the community and to our visitors.

I have observed the story poles of the training facility in the rear portion of the fire district lot. In my opinion the proposed building will not harm the visual character of our area. The training facility will be between two existing building that are of utilitarian appearance with plenty of space between the buildings.

**I fully support the proposed training facility for our fire fighters. I want them well prepared to defend my home and all structures on the coastsides. and others.**

The training facility will be an overall asset to the coast and not diminish the scenic qualities of Main Street.

Sincerely,



Donna Dexter

360 Metzgar Street  
Half Moon Bay, CA 94019



Chair Les Deman and Members of the Planning Commission  
City of Half Moon Bay  
501 Main Street  
Half Moon Bay, CA 94019-1475

VIA HAND DELIVERY AND EMAIL

January 24, 2016

PLANNING DEPT

Re: PDP-15-046, proposed fire training structure at 1191 Main Street in Half Moon Bay

JAN 25 2016

Honorable Chair and Members of the Planning Commission:

RECEIVED

Thank you for requiring story poles to be installed to help the public assess the impacts of the proposed tower. After exchanging email with the project applicant and viewing the project's story poles from Route 1, it is clear that the proposed tower is too tall to conform to the City of Half Moon Bay's certified Local Coastal Program and certified LCP's Implementation Plan (LCP/IP) / zoning ordinance. The Planning Commission may also wish to verify training schedule and frequency, and consider whether some existing development was permitted.

**The proposed project violates the LCP/IP's visual resource standards**

Chapter 7 of the certified Local Coastal Program specifically adopts Coastal Act policy 30251:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sighted and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting. [emphasis added]

This is reinforced in our LCP/IP zoning ordinance's statement of purpose and intent, §18.01.010:

- G) Conserve and enhance important visual resources within the City, including views from Highway 1 of the Pacific Ocean and coastal beaches and bluffs, the visual character of the old downtown area, and views of the inland hillsides at the eastern edge of the city. [emphasis added]

It is the purpose of LCP/IP Chapter 37, Visual Resource Protection Standards, to implement this objective and the policies of LCP Chapter 7. It is broadly applicable, and important parts are mandated and not subjective:

**18.37.015 Applicability**

Development projects, including additions and remodeling, are subject to the standards for review by the planning department staff, architectural review committee and planning commission as set forth in this title. In addition, all new development projects within or adjacent to visual resource areas shall meet the visual resource standards established within this chapter. [emphasis added]

The areas shown on the LCP Visual Resources Overlay is but one of several types of visual resource areas identified in §18.37.020 Visual Resource areas, which in pertinent part states:

**18.37.020 Visual resource areas**

Visual resource areas within the City are defined as follows:

...

- C. Planned Development Areas



The certified Zoning Map shows the triangular parcel bounded by Highway 1, Main Street and Seymour Street to be a Planned Development Area and is thus a visual resource area. The CFPD parcel is adjacent to this visual resource area, and per §18.37.015, all new development on the CFPD site must meet the visual resource standards established within this chapter, including:

**18.37.035 Upland Slopes standards.**

New development shall meet the following criteria:

...

- C. Structures shall be sited so as to not intrude of project above the ridge line skyline as seen from Highways One and 92. [emphasis added]

The attached pictures make clear that when seen from Highway One, the proposed fire tower projects above the ridge line skyline, in violation of §18.37.035(C).

In the interest of furthering public discourse, CFPD Assistant Chief Paul Cole and I exchanged the attached emails about the project earlier this month. Since Chief Cole made it clear that he would consider any compromise in the proposed tower's height to be unacceptable, I cannot see a way for this project at this location to be modified to conform with the LCP/IP.

**Unpermitted development appears to have occurred**

I am also concerned about the concrete cut-out and stubbed-in utilities that don't appear to be part of CFPD's parking lot CDP, or of any other approved CDP or amendment to a CDP. Coastal development permit validity is conditioned on development conforming to the approved plans, and may not be construed to permit a violation of any part of the Half Moon Bay Municipal Code.

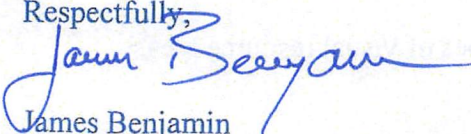
**Frequency of training events and associated impacts should be clarified**

At your previous hearing, I understood that a tower is needed for CFPD training. From the email exchange with Chief Cole (attached) and his May 2015 memorandum to the CFPD Board of Directors (also attached), it is clear that CFPD previously obtained training at the South San Francisco tower, and that training events involving the hosting other fire protection districts are envisioned. The frequency and timing of these events could affect the Planning Commission's assessment of conformance to more subjective policies, assuming some revision of the project is made to conform to 18.37.035(C).

I sincerely thank Chief Cole for helping me understand CFPD's view of this project. Like all parties to this conversation appreciate the commitment of district board, officers and staff. We are grateful for their service, and we all support fire fighter training and emergency readiness, including readiness to protect the public from multi-story structure fires. I hope that a better location may be found in unincorporated lands well to the east.

Many thanks to the Planning Commission and staff for considering these concerns.

Respectfully,



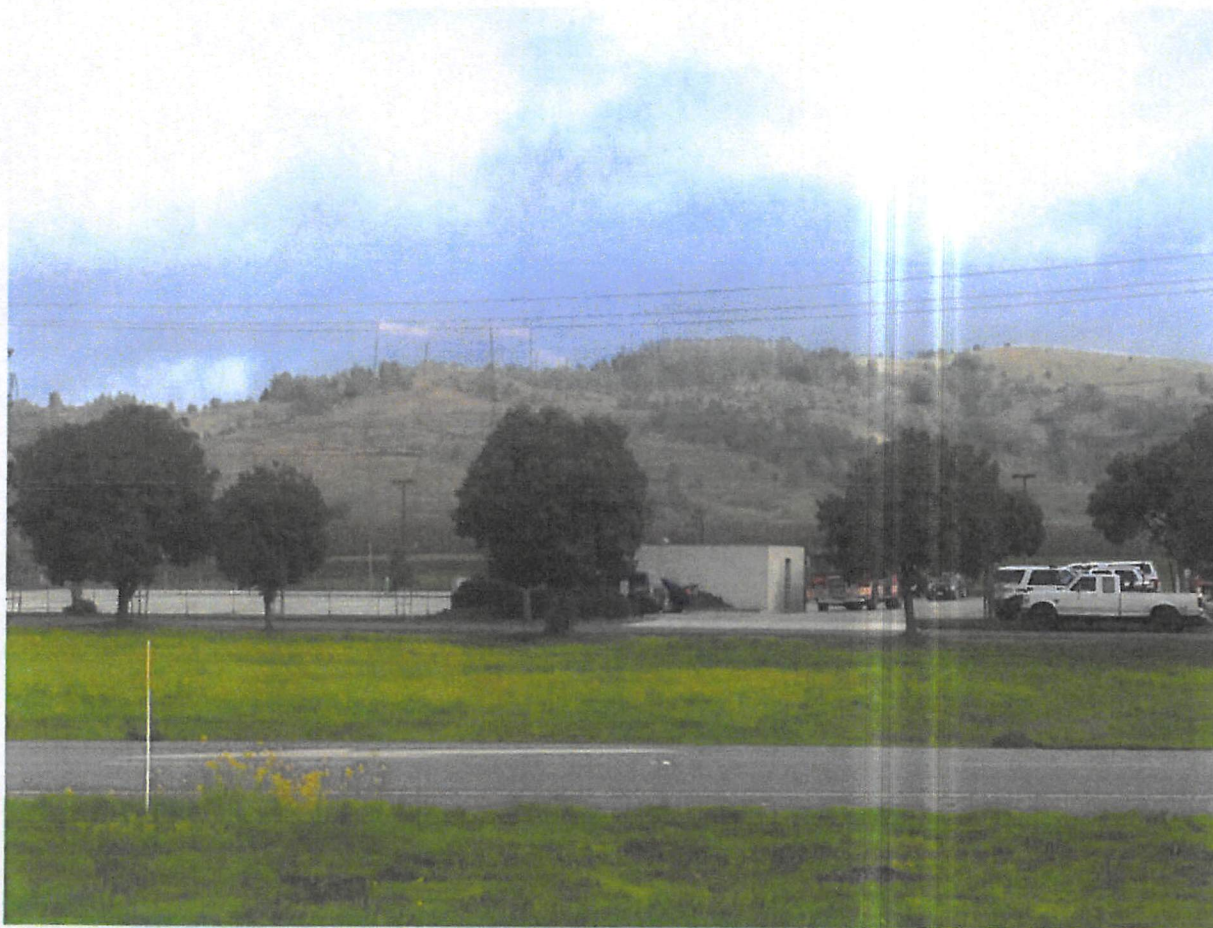
James Benjamin  
400 Pilarcitos Avenue  
Half Moon Bay, CA

Attachments: photos (4 pages), CFPD memorandum (2 pages), email exchange with Chief Cole (7 pages)





















## Coastside Fire Protection District STAFF REPORT

TO: Honorable Board of Directors

FROM: Paul Cole, Assistant Chief

SUBJECT: Training Prop Funding Plan

DATE: May 27, 2015

### Staff Recommendation

The Board of Directors accepts this report as presented and approves the funding plan of the Station 40 Training Prop.

### Background

In 1996, the District developed the site plan for the new Fire Station 40 located at 1191 Main Street in Half Moon Bay. Phase II of the plan included a Training Prop to be located on the lot adjacent to the new fire station, with architectural renderings of the Prop included in the original site/building plans submitted to the City of Half Moon Bay's Planning Department. The justification for a training prop was previously established by both staff and the Board and was included as a strategic goal in the Half Moon Bay Fire District's Strategic Plan (March 2002). However, due to economic conditions and constraints a funding strategy was not identified or implemented as part of the strategic plan.

While preparing the preliminary budget plan for FY 2015/2016, staff identified an opportunity to secure a training prop and financing instrument utilizing a lease purchase program offered through Government Capital Corporation (Please note the lease purchase financing program referenced was not available to the District during the development of the 2002 Strategic Plan). The financing plan offered is achievable and can be sustained within the forecasted (FY15/16) budget. Moreover, the funding does not utilize any of the monies allocated in the Land and Structures Internal Service Fund as those are designated for land purchases and future fire station development and construction.

### Discussion

Modern and effective fire suppression, technical rescue and support operations are predicated upon continuous, practical and realistic emergency service training of District assigned personnel. Historically, the Coastside Fire Protection District has had to rely on "improvising and adapting" the majority of its training efforts and operations due the fact no fire training facility is located on, or near, the coastside. The improvising has included the use of restroom facilities at local beaches, and the occasional vacant commercial retail space, both of which are no longer available or practical for today's essential training and service demands. These demands mandate realistic training for a variety of exercises including; fire hose advancement, fire attack, ventilation, forcible entry, search and rescue, laddering and rappelling, roof penetration, confined space rescue, high-angle rescue and other specialized training.

The closest suitable and operational training facility available to meet the aforementioned training demands is located in South San Francisco, approximately twenty-one (21) miles away. Due to the extended distance and District staffing mandates, utilization of the facility is not feasible or achievable. Furthermore, it would be cost prohibitive due to excessive personnel overtime and facility use costs. For example, a three-person engine company (Captain, FAE-P and FAE) overtime coverage rate is approximately \$94.27 an hour. Using a typical drill assignment of three (3) hours per session as a baseline, the cost, per company, per drill assignment is approximately \$282.81. This equates to a cost of \$848.43 for three engines companies per one (1) three (3) hour session. On average, the fire companies attended twelve (12) manipulative drills each month. This would amount to an estimated monthly cost of \$10,181.16 to utilize an off site facility.



The need for a fire training facility extends beyond the District to neighboring fire agencies in the area. Seeking a cooperative opportunity, staff approached the San Mateo County Fire Department (CalFire contract) with the concept of sharing in the utilization and funding and of the facility. To date, their executive staff fully supports the concept and is currently developing their budget plan to reflect the annual expenditure referenced below. Once approved, a joint memorandum of understanding between the District and the San Mateo County Fire Department shall be developed to formalize the fiscal and operational elements of the collaborative undertaking.

**Training Prop Cost and Financing Elements**

Prop Cost:	\$999,999
Financing Lender:	Government Capital Group
Financing Structure:	Tax Exempt Financing with \$1.00 Purchase Option
Terms:	15 years
Interest Rate:	3.856%
Payments Commencing:	May, 2016 (one year after funding, date to be determined)
Down Payment:	\$99,999.00 (10%)
Financed Amount:	\$900,000
Annual Payments:	\$80,134.05
CFPD Annual Payment:	\$40,067.25
SMCO Annual Payment:	\$43,400.55 (includes .5 cost of down payment)
Annual Funding Source:	Salary savings from shared (.5) Staff Service Analyst Position (SSA) with San Mateo County Fire. Full time SSA annual salary included in Schedule "A" fiscal sheet is approximately \$112,000. Shared position cost savings projected at \$56,000 annually.
Down Payment Source:	The down payment of \$99,999.00 will utilize projected fund balance from the FY14/15 budget



**From:** Jimmy Benjamin <[jamben@pacbell.net](mailto:jamben@pacbell.net)>

**Date:** Saturday, January 16, 2016 5:49 PM

**To:** Paul Cole <[pcole@coastsidefire.org](mailto:pcole@coastsidefire.org)>

**Cc:** Gary Burke <[gfburke9@earthlink.net](mailto:gfburke9@earthlink.net)>, "'Jalbert, Scotty@CALFIRE'" <[Scotty.Jalbert@fire.ca.gov](mailto:Scotty.Jalbert@fire.ca.gov)>, 'Kerry Burke' <[burkelanduse@gmail.com](mailto:burkelanduse@gmail.com)>

**Subject:** RE: Following up the December planning commission meeting

Chief Cole,

I am sorry to hear that our district has not had a training facility to use for single or multi-story fire suppression operations practice, and am not surprised that those restrooms would have afforded limited practice. I'm sure that no one would want fire stations 40 or 41 damaged by such practice.

In addition to the occasional practice using as props the fire station and structures that were to be demolished, I would have guessed that the district more frequently obtained this training in the past using props in adjacent areas such as the one in South San Francisco. I read and understand it is the district's present position that such facilities are too far away; I am just trying to understand whether the District has historically depended on those facilities for past readiness training.

Thank you again for sharing your insight – if feel that I may be trying your patience, for which I apologize.

Sincerely,

- Jimmy

**From:** Paul Cole [<mailto:pcole@coastsidefire.org>]

**Sent:** Saturday, January 16, 2016 5:04 PM

**To:** Jimmy Benjamin <[jamben@pacbell.net](mailto:jamben@pacbell.net)>

**Cc:** 'Gary Burke' <[gfburke9@earthlink.net](mailto:gfburke9@earthlink.net)>; 'Jalbert, Scotty@CALFIRE' <[Scotty.Jalbert@fire.ca.gov](mailto:Scotty.Jalbert@fire.ca.gov)>; 'Kerry Burke' <[burkelanduse@gmail.com](mailto:burkelanduse@gmail.com)>

**Subject:** Re: Following up the December planning commission meeting

Mr. Benjamin,

In my twenty-years serving in the District we have not had a training facility to use for single, or multi-story fire suppression operations. The restrooms at Venice could not be used to advance hose lines, search, or vertically ventilate. Nor could we practice forcing open doors or windows. On very few occasions, we would have access to a structure slated for demolition. On those rare occasions, we would do as much as we could (short of live fire training) before the structure was destroyed.

In late 90's we occasionally used both fire station 41 and 40 for fire suppression training. We had to stop the practice as both buildings started to receive unwanted damage such as leaking roofs and water damage. The fire stations themselves are not designed for the types of physical abuse associated with fire training.

Enjoy your weekend.

*Paul Cole*





Assistant Chief – Operations / Special Operations

**CAL FIRE – San Mateo – Santa Cruz Unit**

**Coastside Fire Protection District**

(650) 726-5213 - Phone

(650) 726-0132 – Fax

(650) 740-7246 – Cell

[www.fire.ca.gov/CZU](http://www.fire.ca.gov/CZU)

**From:** Jimmy Benjamin <[jamben@pacbell.net](mailto:jamben@pacbell.net)>

**Date:** Saturday, January 16, 2016 4:43 PM

**To:** Paul Cole <[pcole@coastsidefire.org](mailto:pcole@coastsidefire.org)>

**Cc:** Gary Burke <[gfburke9@earthlink.net](mailto:gfburke9@earthlink.net)>, "'Jalbert, Scotty@CALFIRE'" <[Scotty.Jalbert@fire.ca.gov](mailto:Scotty.Jalbert@fire.ca.gov)>, 'Kerry Burke' <[burkelanduse@gmail.com](mailto:burkelanduse@gmail.com)>

**Subject:** RE: Following up the December planning commission meeting

Another helpful reply, for which I thank you. Let me focus on one item:

- Depending upon the training subject matter, manipulative training is held in the back lot of the fire station, on the cliffs, or somewhere in the district. Years ago, we used the restrooms at Venice Beach to simulate a residential occupancy. This ended as County parks could no longer support our use of the parking lot. Neither San Mateo County Fire or Coastside Fire currently have an adequate training facility for emergency and structure fire operations.

The Venice Beach parking lot restroom are a one-story structure, so even if they were still available, I imagine they were not the location where the Coastside Fire Protection District or the San Mateo County Fire Department previously conducted manipulative training related to protection of multi-story structures. In what location(s) did CFPD and SMCDFD previously conducted these manipulative training sessions for protection of multi-story structures? Is there some reason that such multi-story structure protection practice location(s) are no longer available or adequate?

Sincerely,

- Jimmy

**From:** Paul Cole [<mailto:pcole@coastsidefire.org>]

**Sent:** Saturday, January 16, 2016 3:59 PM

**To:** Jimmy Benjamin <[jamben@pacbell.net](mailto:jamben@pacbell.net)>

**Cc:** 'Gary Burke' <[gfburke9@earthlink.net](mailto:gfburke9@earthlink.net)>; 'Jalbert, Scotty@CALFIRE' <[Scotty.Jalbert@fire.ca.gov](mailto:Scotty.Jalbert@fire.ca.gov)>; 'Kerry Burke' <[burkelanduse@gmail.com](mailto:burkelanduse@gmail.com)>

**Subject:** Re: Following up the December planning commission meeting

Mr. Benjamin (Jimmy),

The Coastside Fire Protection District and San Mateo County Fire Department are under contact for personnel services with Cal Fire. Personnel from both agencies are trained using a shared training battalion funded by both programs. The training battalion is composed of one Battalion Chief and two Training Captains, one of which is fully funded by the fire district. The training staff is responsible for inservice training for seven "paid" fire stations, the three San Mateo County "volunteer" companies.



The training of these companies is normally accomplished by scheduling two daily sessions, one held on the Coastsides in the morning, and the other in San Mateo in the afternoon. We routinely move companies from San Mateo into Half Moon Bay to cover the fire stations while the Coastsides companies can participate in training. This is done to ensure three inservice fire companies are on the Coast at all times to respond to emergencies. Coastsides Fire will send an engine to Pescadero to cover in order allow the Pescadero fire company to move into Half Moon Bay for training.

Classroom sessions are held in the training room at fire station 40. Depending upon the training subject matter, manipulative training is held in the back lot of the fire station, on the cliffs, or somewhere in the district. Years ago, we used the restrooms at Venice Beach to simulate a residential occupancy. This ended as County parks could no longer support our use of the parking lot. Neither San Mateo County Fire or Coastsides Fire currently have an adequate training facility for emergency and structure fire operations. The Coastsides training prop will now be able to accommodate the needs for both programs.

With a number of fire department consolidations occurring on the bayside, a similar model is currently being used by San Mateo City Fire Department, Foster City Fire Department and Central County Fire Department. They move engines in and out of service, between their cities, in order to meet their training needs. They utilize the same practice of having adequate resources available meet emergency service demands.

The District does not transfer funds to other cities/districts for training our staff. However, the Coastsides Fire Protection District has had an EMS educator on contract for the last fifteen years. This contractor moves between San Mateo County Fire and Coastsides Fire to deliver classroom based EMS training. San Mateo County does not pay for his services as they fully fund the Training Battalion Chief position. San Mateo County Fire is currently examining a shared services arrangement for the training prop. If agreed to by the SMCO Board of Supervisors, the cost and maintenance of the prop will be shared between the two agencies.

Regards,

*Paul Cole*



**Assistant Chief – Operations / Special Operations**

***CAL FIRE – San Mateo – Santa Cruz Unit***

***Coastsides Fire Protection District***

(650) 726-5213 - Phone

(650) 726-0132 – Fax

(650) 740-7246 – Cell

[www.fire.ca.gov/CZU](http://www.fire.ca.gov/CZU)

**From:** Jimmy Benjamin <[jamben@pacbell.net](mailto:jamben@pacbell.net)>

**Date:** Saturday, January 16, 2016 1:45 PM

**To:** Paul Cole <[pcole@coastsidesfire.org](mailto:pcole@coastsidesfire.org)>

**Cc:** Gary Burke <[gfburke9@earthlink.net](mailto:gfburke9@earthlink.net)>, "Jalbert, Scotty@CALFIRE" <[Scotty.Jalbert@fire.ca.gov](mailto:Scotty.Jalbert@fire.ca.gov)>, 'Kerry Burke' <[burkelanduse@gmail.com](mailto:burkelanduse@gmail.com)>

**Subject:** RE: Following up the December planning commission meeting

Dear Assistant Chief Cole,

Thank you for this morning's email. As we live in a small town and Mr. Benjamin is my dad, please call me Jimmy.



If no compromise on the proposed height, size, location or configuration of the prop can be considered or supported by the district, then all criteria which the City is required by law to consider development are simply not part of the district's decision analysis. I wish that were not the case. But I want to think carefully about what you have written, which has already caused me to question an important assumption about operational adjustments for training, and some usage intensity and cost questions that I hope that you will be able to clarify for me.

I had assumed that some of the training of our fire district's (and perhaps most fire districts') staff involves trips outside of the service area, and that readiness is maintained by either having other personnel man the station whose staff is away for training, or adjusting location of district teams and assets to maintain standard expected response times, or both. If that is the case, why is would be acceptable to send staff for training out-of-district in those cases, but not for this type of training?

In your broader experience with and beyond CalFire, do other fire districts send their staffs outside of their service areas for training of this type? If so, how do they adjust their operation to achieve an acceptable level of readiness?

I am unclear on whether the training would be limited to staff at our district's stations or rather the prop might be made for other districts to train their staff. In the latter case, are such hosted training sessions reflected in the stated frequency with which the training props would be used? I am still unclear on the frequency with the sought-after prop will be used. Do the number of training sessions per month reflect any hosted training, or are these trainings exclusively for our district's staff?

Does the District have any financial incentive to have the prop? That is, does the district transfer funds to other districts that host training for our staff, and conversely would other districts transfer funds to our district when receiving training hosted at one of our facilities. If so, roughly how much money is would be transferred for one such session? Am I correct in assuming that such transfers are a collectively a very small percentage of the district's operational budget?

Again, thank you for helping me better understand the district's perspective. I appreciate your candor, and look forward to your insights.

Very sincerely,

- Jimmy

**From:** Paul Cole [<mailto:pcole@coastsidefire.org>]

**Sent:** Saturday, January 16, 2016 8:24 AM

**To:** Jimmy Benjamin <[jamben@pacbell.net](mailto:jamben@pacbell.net)>

**Cc:** Gary Burke <[gfburke9@earthlink.net](mailto:gfburke9@earthlink.net)>; Jalbert, Scotty@CALFIRE <[Scotty.Jalbert@fire.ca.gov](mailto:Scotty.Jalbert@fire.ca.gov)>; Kerry Burke <[burkelanduse@gmail.com](mailto:burkelanduse@gmail.com)>

**Subject:** Re: Following up the December planning commission meeting

Dear Mr. Benjamin,

I would like to thank you for reaching out to me with your expressed reservations about the training prop project. Having thoroughly read your email I will attempt to



succinctly address some your opinions and concerns. It is my sincere hope you will accept my responses to your comments with the respect by which it is provided.

**Story Poles** - The erection of story poles was not a required project condition. The District consented to the additional request made by members of the Planning Commission, in an effort to further assist them in their analysis of the project scope. The poles could not be erected to exact City requirements. To do so would have created an unsafe condition, one that would require the City and District to assume all liability for their installation. The contractor advised the poles would not be able to withstand the weight of the netting, especially during an El Nino weather pattern with higher than normal wind conditions. We have, however, commissioned the installer to add additional flagging to assist the Commissioners and the public with visualization of the structure rooflines. Moreover, we have prepared additional color renderings illustrating the height/scale relationships between the training prop, fire station and theater, including the hillside backdrop to the east of the project.

**Location and Size** - The nearest comparable training center/prop is located in South San Francisco, over twenty-one miles away. Too far away to be of acceptable use to the District. The operational constraints by which the District operates necessitates the location of a training facility within District boundaries. Further, the use of an off-site facility would create an unsustainable fiscal impact in the form of excessive overtime compensation and rental expenditures.

The size and configuration of the training prop is exclusively based upon existing and planned occupancy types, and local emergency service challenges. Examining structures in Half Moon Bay, you will find multistory commercial and residential occupancies throughout the downtown area. The recent construction of the Coastsides Senior Housing and Half Moon Village on Main Street represent significant firefighting and rescue challenges. These can't be replicated using the mobile training tower referenced in your email.

The mobile tower only measures 8'x8' per floor, which equates to 64 square feet of floor space. Considering an average 3000 square foot residential home has a master bedroom measuring approximately 271 square feet, the workable floor space of the mobile tower is four times smaller than a typical master bedroom. Our downtown structures and occupancies alone encompass multiple story levels, with a myriad of floor configurations, totaling thousands of square feet.



Training to meet these operational challenges dictates the need for a multi-story, live fire training facility. Essential elements include interior and exterior stairways, walls that can be configured to replicate a living room, bedroom or kitchen, water standpipe and sprinkler systems, and windows and balconies used to remove trapped victims and firefighters with ground and aerial ladders. These same ladders are used to access the training prop roof with saws and axes in order to cut holes to remove the smoke and provide an exterior pathway for fire. In addition, we respond to wide variety of cliff/rope rescues. These are oftentimes performed hundreds of feet above the ocean. The training prop's height allows us to practice and perform these highly complex and dangerous activities in a controlled environment.

The training prop is specifically designed to meet all of the aforementioned threats, challenges and conditions. To compromise on the location, height, size and configuration of the facility would be tantamount to our compromising on the health and safety of our firefighters and the citizens we are called upon to serve. Something we cannot support or consider.

Respectfully,

*Paul Cole*



Assistant Chief – Operations / Special Operations

**CAL FIRE – San Mateo – Santa Cruz Unit**

**Coastside Fire Protection District**

(650) 726-5213 - Phone

(650) 726-0132 – Fax

(650) 740-7246 – Cell

[www.fire.ca.gov/CZU](http://www.fire.ca.gov/CZU)

**From:** Jimmy Benjamin <[jamben@pacbell.net](mailto:jamben@pacbell.net)>

**Date:** Tuesday, January 12, 2016 5:02 PM

**To:** Paul Cole <[Paul.Cole@fire.ca.gov](mailto:Paul.Cole@fire.ca.gov)>

**Subject:** RE: Following up the December planning commission meeting

Oops, I deleted the word “not” in red below before sending the attached; I apologize for the omission!

**From:** Jimmy Benjamin [<mailto:jamben@pacbell.net>]

**Sent:** Tuesday, January 12, 2016 4:08 PM

**To:** 'Paul.Cole@fire.ca.gov' <[Paul.Cole@fire.ca.gov](mailto:Paul.Cole@fire.ca.gov)>

**Subject:** Following up the December planning commission meeting



Dear Assistant Chief Cole:

I was one of the two members of the public that expressed reservations about the training tower under consideration at the Half Moon Bay Planning Commission last month. I am contacting you in the hope that I could open a dialog with you to better understand your perspective and if you wish, to exchange the questions and answers that should also be part of the public process. I think these are important public policy decisions, and deserve a more thoughtful exchange than a three-minute public presentation and applicant response can possibly provide.

I appreciate the erection the story poles have been erected. I stopped by to have a look. I respectfully maintain that mass and height of the proposed tower would have a significant adverse and un-mitigatable aesthetic impact on the view eastward to the hills. To my personal sensibilities, the structure has at least as great an impact as the fire tower that was considered by the Planning Commission in 2003/2004 (see attached minutes). The Planning Commission in service at that time requested additional environmental information, which to the best of my knowledge was not received.

Additionally, the pennants representing roof lines that are currently presented between the poles do not appear to meet the requirements of the story pole ordinance, which requires 2 feet of netting to simulate the roof line, as shown in attachment A to the policy (attached). When I stopped by, I was surprised to see what appears to be stubbed-in utilities, and am told that the large rectangular open space in the middle of the concrete was not [ed: "not" was omitted from original email] described in the previously permitted projects. These do raise the concern that the current and previous projects may be a segmentation of a larger project, which under the California Environmental Quality Act should be considered as a single project.

However, none of concerns should detract from the District's goal of achieving readiness for a multi-story structure fire. I support that goal. But to a layman, "readiness" is not binary; it is a question of degree. And it is still unclear to me why this tower represents the only way that the District can achieve that readiness. My understanding is that towers affording such training exist available in nearby cities. But even if it weren't, it is unclear why the proposed project could not be modified in any of several ways to reduce its impacts. For example,

- The project could be relocated to a location far east of the SR1 corridor – perhaps on county land east of the station.
- The project goal of improving readiness could be achieved by temporarily erecting a structure for the training period. I notice that such temporary facilities are offered at <http://www.mobiletrainingtowers.com/> and there are probably other vendors of such structures.
- The project could reduce building elevation while providing the relief required for training by excavating the base of the structure.

I am sure that reducing aesthetic impacts through such revisions would involve some compromises, and given the District's mission, its reluctance would makes perfect sense. But every single-purpose district – fire, water, sewer, school, whatever – has the luxury of describing its desired outcome in terms of its own objective. More water, faster rescue, fewer sewage leaks, more athletic fields... all good things that everyone wants. As you know, the City is responsible for balancing those things with other quality-of-life metrics, and has an obligation to consider and condition projects to achieve a balance of those multiple attributes. Just as the water district must limit it's drawing rights to avoid adversely impacting riparian corridors and build supply lines that are not growth-inducing in violation of the Coastal Act, It would be wonderful if dialogue could lead to a modification of the project that balances the worthy readiness goals with these other concerns, instead of maximizing readiness at the expense of these other concerns.



I earnestly appreciate the District's great work and its good intentions in pursuing this project, and I hope that acceptably-improved level of readiness can be achieved through a less impactful alternative. I would be glad to continue this conversation, and hope that we can generate more light than heat.

With great respect for your expertise and service,

- Jimmy Benjamin



Dave and Gail Conklin  
164 Correas Street  
Half Moon Bay, CA 94019  
(650) 712-7773

Chair Les Deman and Members of the Planning Commission  
City of Half Moon Bay  
501 Main Street  
Half Moon Bay, CA

January 24, 2016

Re: PDP-15-046, proposed fire training structure at 1191 Main Street in Half Moon Bay

OPPOSE

Honorable Chair and Members of the Planning Commission:

We are writing to oppose the five story concrete structure development at the South end of town. We understand this 50' concrete building is to provide training for the county fire fighters. Since our fire fighters are trained, where, over the hill, has that training occurred and why can't it continue in a more appropriate place? The only 50' structures we are aware of are at the Ritz Carlton.

This structure has no inherent value to the citizens of Half Moon Bay. It might provide some source of income to the Fire District, but certainly not enough to warrant its' unsightly dimensions. This development is located in the heart of our town on Main Street and will become an eyesore; not to mention the pollution that it will cause our beautiful Oceanside community.

How is it that we as residents are no longer allowed wood burning fireplaces, yet you may be willing to approve this? This will become nothing more than a giant incinerator in the middle of our town.

As concerned citizens of Half Moon Bay, we strongly oppose the Planning Department's approval of this structure.



The Conklins  
Half Moon Bay, CA





**Dana and Michael Kimsey  
173 Correas Street  
Half Moon Bay, CA 94019  
(650) 483-9601**

**January 24, 2016**

**Chair Les Deman and Members of the Planning Commission  
City of Half Moon Bay  
501 Main Street  
Half Moon Bay, CA 94019**

**RE: PDP-15-046, Proposed fire training structure at 1191 Main Street in Half Moon Bay**

## **OPPOSE**

**Honorable Chair and Members of the Planning Commission,**

**We oppose the approval for the Coastal Development Permit for the 50 foot cement training tower proposed by CCFD at the South end of Main Street.**

**This development violates the Coastal Act, the City's LCP and sections of HMB's zoning ordinances.**

**Coastal Act Polity 30251 – "New development in highly scenic areas..."**

**Zoning Ordinances Chapter of Visual Resources Overlay Map 18.01.010 – "Conserve and Enhance important visual resources...views of inland hillsides and eastern edge of town..."**

**18.37.015 – "All new development projects within or adjacent to visual resource areas shall meet the visual resource standards"**

**18.37.035(A) – "Upland slope structures....follow existing contours."**

**18.37.035(C) – "...structures shall not intrude or project above the ridge line..."**

**We can see this structure from all directions along SR1 and the City's neighborhoods. The South end of town is a gateway into Half Moon Bay, and this cement building would be the**



**first thing visitors and residents see leaving, entering and simply by trying to look at our beautiful, open space foothills. It would be blight.**

**On a common sense note, why would our Fire District want to construct this huge training tower now? We know it was declined years ago at 30'. Our firefighters are clearly well-trained using the current system, so the amount of money our district might make renting out this behemoth structure for training pales in significance to the destruction of the view that money can't buy and the many violations incurred.**

**There is also the issue of the "burning" to simulate that of a dwelling on fire (and as a side note, there are very few 50' structures in our City). What kind of odor is created and what about the pollution element?**

**As concerned citizens, we urge our Planning Commission to deny this project for the many reasons listed, and the most obvious one being, it simply does not make any sense to put that thing there.**

**Sincerely,**

**Mike Kimsey**

**Dana Kimsey**



Half Moon Bay Commission  
501 Main Street  
Half Moon Bay, CA 94019

January 24, 2016

Subject: 1191 Main Street, HMB  
**CFPD Training Facility letter of support**

Dear Commissioners,

I am grateful for the quick and professional work of our local firefighters. I understand as a longtime coastal home and previous business owner how important a well trained fire fighting force is our the community and to our visitors.

I have observed the story poles of the training facility in the rear portion of the fire district lot. In my opinion the proposed building will not harm the visual character of our area. The training facility will be between two existing building that are of utilitarian appearance with plenty of space between the buildings.

**I fully support the proposed training facility for our fire fighters. I want them well prepared to defend my home and all structures on the coastside. and others.**

The training facility will be an overall asset to the coast and not diminish the scenic qualities of Main Street.

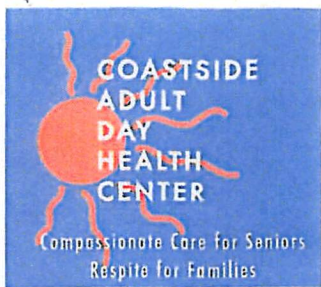
Sincerely,



Donna Dexter

360 Metzgar Street  
Half Moon Bay, CA 94019





Half Moon Bay Commission  
501 Main Street  
Half Moon Bay, CA 94019

Subject: PDP-15-046 – CFPD Training Facility letter of support

Dear Commissioners,

The Coastside Adult Day Health Care Facility is one of the tallest buildings in Half Moon Bay in excess of 40 feet. We have a multi use and multi purpose building that serves the entire coast along with the 300 plus senior apartments on campus. The majority of the seniors that use this facility are disabled and need special care and attention. It is imperative that we have the public protective services available and trained to care for this frail population.

Comprehensive training for complex and challenging situations is vital for our local firefighters. The proposed training building on the existing grounds of the Coastside Fire Protection District would provide such a facility.

As the Executive Director of CADHC, I am responsible for the overall well-being and peace of mind of all the folks that utilize our programs and facility. Therefore, I am in support of the training facility being considered by your commission!

Sincerely,

A handwritten signature in blue ink that reads "Janie".

Janie James, ED  
Coastside Adult Day Health Center

Cc: Assistant Chief Paul Cole, CFPD, 1191 Main Street, Half Moon Bay, CA



Steven Kikuchi  
730 Mill Street  
Half Moon Bay, CA 94019

January 22, 2016

Mr. Bruce Ambo, Planning Manager  
City of Half Moon Bay  
501 Main St.  
Half Moon Bay, CA 94019

RE: Coastside Fire Protection District Training Tower

Dear Bruce,

After viewing the story poles that have been constructed at the south end of Main Street at the Fire Protection District's station I would like to share my personal and professional opinion.

It is without question that every City should support facilities that benefit the community as a whole. Libraries, schools, parks and playgrounds, sports facilities, trail systems, senior housing, a Boys and Girls Club are some examples of facilities that have recently been or soon will be built in our community. Some have argued that these facilities are selective and do not benefit every citizen from every age group, background, economic class or interest. But if one views a community as a whole, these facilities improve the quality of lives of a majority of the citizenry.

A training facility for a fire station can be a great community benefit. It is one of many life services that protects public health, safety and welfare of its citizens. The convenience of a local and adjacent facility is also of benefit.

However, the location of the proposed training tower seems to be very inappropriate due to its height, character and function. Please consider the following points:

- As the tallest building visible from Highway 1, it will be prominent to residents and visitors. It is visible above the roof of the Fire Station as one approaches from the south. As some may recall, the Fire Station height was a point of concern and debate when it was processed through the Architectural Review Committee and the Planning Commission in 1998.
- The location of the tower is inappropriate: The south connection of Main Street at Highway 1 is a designated "Gateway" and will eventually be the visual introduction to Main Street and the downtown. The tower most likely will compete with and detract from the welcoming esthetics of a future gateway statement.



- When training practices are occurring, there will be a certain amount of curiosity and interest from the smoke, fire and as fire fighters scale the tower. These activities could draw unnecessary attention, distract drivers on Hwy 1 and possibly cause traffic and parking congestion.
- The character of a "tower" (and it is called a tower and not a "building") adjacent to acres of land that has been deemed permanent open space is in direct conflict of good planning. The Johnston House open space was secured to preserve views across the farmland to the distant natural rolling hills. As is evident and by photos on the Fire District's website, the tower will detract from views of the foothills from Highway 1.
- The location of the tower on the property, surrounded by a large paved area allows for no future softening of its visual appearance. The harsh effects of a structure with very little design articulation and a large expanse of white concrete will be unlike any property on the coast.

In conclusion, while the function of the training tower is of importance, its location is very inappropriate. Its development would be akin to locating a library or playground in an industrial area, a trail system in the middle of a highway, or a factory in the middle of a residential neighborhood.

Due to its physical height requirements and its unique function, it is indeed a very difficult facility to locate on the rural coast. Perhaps some other site on the coast that is less visible could be considered. If built, it would be a daily and permanent reminder of a poor land planning decision.

Please take my opinion into consideration during preparation of staff reports and share this letter with the Planning Commission and City Council when appropriate.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Kikuchi". The signature is stylized with a large, looping initial "S" and a cursive "Kikuchi".

Steve Kikuchi  
Landscape Architect

1-22-16

Sally Benson  
664 Myrtle St.  
Half Moon Bay  
CA 94019

HMB Planning Commission  
501 Main St  
HMB, CA. 94019

Dear Commissioners,

The community of Half Moon Bay is a growing community and has many old wooden buildings that are very susceptible to fire...We need well trained fire personel that are close and ready to engage immediately. A training tower will be an important tool in the ongoing training for all of our fire crews. Look at how fast Cunha's market burned. As a member of the venerable old wooden IOOF Lodge in HMB, I welcome any and all highly trained firefighters. Please put the fire tower where it belongs-right next to the Fire Dept. If we are looking for beauty we can look at the Ford complex and also the Pac Bell building now housing the Coastal Rep for a sample of what the south end of town-which I would call the working end of town can offer. This is a necessary working building. Let's be somewhat practical here. Thank you, Sally Benson





## THE RITZ-CARLTON

K. KELLY  
GENERAL MANAGER  
THE RITZ-CARLTON HOTEL COMPANY

January 21, 2016

Half Moon Bay Commission  
501 Main Street  
Half Moon Bay, CA 94019

Subject: PDP-15-046 – CFPD Training Facility letter of support

Honorable Commissioners,

The Ritz Carlton is one of the tallest buildings in Half Moon Bay in excess of 60 feet. Our facilities include restaurants, meeting/conference rooms, bars, shops, spa and our hotel rooms. Our complex provides diverse conditions if an emergency such as a fire would arise.

Comprehensive training for complex and challenging situations is vital for our local firefighters. The proposed training building on the existing grounds of the Coastside Fire Protection District would provide such a facility.

As the General Manager of the Ritz Carlton, Half Moon Bay, I am responsible for the overall wellbeing and peace of mind of our guests and employees. The proposed training facility would assist the local fire fighters in their ability to perform in difficult circumstances. Therefore, I am in support of the training facility being considered by your commission.

Sincerely,

Kevin Kelly

Cc: Assistant Chief Paul Cole, CFPD, 1191 Main Street, Half Moon Bay, CA





LESLEY SENIOR COMMUNITIES  
*A non-profit California Corporation*

701 Arnold Way, Suite 100  
Half Moon Bay, CA 94019-2709

Tel: (650) 726-4888

January 20, 2016 Fax: (650) 726-5888

[www.lesleyseniorcommunities.org](http://www.lesleyseniorcommunities.org)

Half Moon Bay Commission  
501 Main Street  
Half Moon Bay, CA 94019

Subject: PDP-15-046 -- CFPD Training Facility letter of support

Dear Commissioners,

Our community at Lesley Gardens is two stories and we recently completed Coastside Senior Housing which is three stories, one of the tallest buildings in Half Moon Bay in excess of 40 feet. Within both our developments we enjoy a very high density of residents in our community some of whom live on second or third floors.

Comprehensive training for complex and challenging situations is vital for our local firefighters. The proposed training building on the existing grounds of the Coastside Fire Protection District would provide such a facility.

As the Executive Director of Lesley Senior Communities, I am responsible for the overall well being and peace of mind of our elderly residents. Therefore, I am in support of the training facility being considered by your commission.

Sincerely,

Sarah Lambert  
Executive Director  
Lesley Senior Communities  
701 Arnold Way  
Half Moon Bay, CA 94019

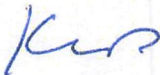
Cc: Assistant Chief Paul Cole, CFPD, 1191 Main Street, Half Moon Bay, CA



Kerry L. Burke  
Burkelanduse@gmail.com / 650-726-1738

January 20, 2016

To: Carol Hamilton, Senior Planner

From: Kerry Burke 

Subject: Station 40 Training Prop project letters

Letters of support for project:

Steve and Jamie Barber

George and Betsy del Fierro

Pastorino Farms

Alice Cottrell



401 Main Street  
Half Moon Bay, CA

Half Moon Bay Commission  
501 Main Street  
Half Moon Bay, CA 94019

January 19, 2016

**Subject: Support for our firefighters - PDP-15-046**

Honorable Commissioners,

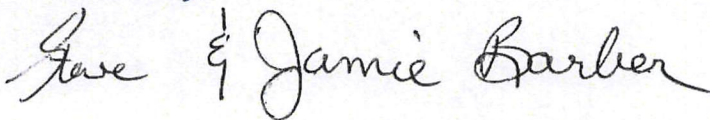
We own the building at 401 Main Street, Half Moon Bay that contains both It's Italia and The Inn. We are very thankful for the Coastside Fire Protection District before and after the incident at our property on January 5, 2016.

The proposed training facility will assist the fire fighters in maintaining all the skills necessary to combat different situations. A well trained fire department is critical to provide protection to our properties and the rest of our fine coastal community.

The proposed training building is setback 140 feet from Main Street in a developed area. The small upper floor will blend in with the surroundings and not impeded views. We drive past Station 40 daily. The proposed training facility, between two existing buildings will not be detrimental to the visual quality of the area. There is significant space between all the buildings and the training facility has a very small footprint of 1,600 square feet and decreasing in size at each upper level.

The benefit gained from the facility is very important.  
We support the training facility.

Sincerely,

A handwritten signature in cursive script that reads "Steve & Jamie Barber". The signature is written in dark ink and is positioned below the word "Sincerely,".

Steve and Jamie Barber

401 Main Street  
Half Moon Bay, CA

Half Moon Bay Commission  
501 Main Street  
Half Moon Bay, CA 94019

January 19, 2016

**Subject: Support for the CFPD training facility - PDP-15-046**

Honorable Commissioners,

We own and operate It's Italia at 401 Main Street, Half Moon Bay. We are very thankful for the Coastside Fire Protection District before and after the incident at our property on January 5, 2016. Not only did CFPD respond quickly to our fire, they continue to provide support and information to us.

The proposed training facility will assist the fire fighters in maintaining all the skills necessary to combat different and complex situations. A well trained fire department is critical to provide protection to our properties and the rest of our fine coastal community.

The proposed training building is setback 140 feet from Main Street in a developed area. The small upper floor will blend in with the surroundings and not impeded views. The proposed training facility, between two existing buildings will not be detrimental to the visual quality of the area. There is significant space between all the buildings and the training facility has a very small footprint of 1,600 square feet and decreasing in size at each upper level.

The benefit gained from the facility is very important.  
We support the training facility.

Sincerely,



George and Betsy del Fierro



Wiley Johnson

Half Moon Bay Commission  
501 Main Street  
Half Moon Bay, CA 94019

January 18, 2016

Subject: 1191 Main Street, HMB  
**CFPD Training Facility letter of support**

Dear Commissioners,

I own the commercial center known as Seaport Landing at 101 N Main Street, Half Moon Bay. My property has 8 separate business units.

**I fully support the proposed training facility for our fire fighters. I want them well prepared to defend my building and others.**

The training facility will be an asset to the coast and not diminish the scenic qualities of Main Street.

Sincerely,

A handwritten signature in black ink that reads "Wiley Johnson". The signature is fluid and cursive, with the first name "Wiley" and last name "Johnson" clearly distinguishable.

Wiley Johnson

4844 Beacon Hill  
Castro Valley, CA 94552

Half Moon Bay Commission  
501 Main Street  
Half Moon Bay, CA 94019

January 18, 2016

Subject: 1191 Main Street, HMB  
**CFPD Training Facility letter of support**

Dear Commissioners,

I own and reside in an Amesport Landing condo. I appreciate the services that Coastsides Fire Protection District offers. We have many seniors living in our development and there are frequent assistance calls. Also there was a fire in another condo not far from my unit.

I am grateful for the quick and professional work of our local firefighters.

I am a regular Coastal Repertory Theater goer, rarely missing a performance. I attend other functions at the building during business hours. So I am familiar with the area and have no reservations regarding the proposed building and/or use. I have observed the story poles of the training facility in the rear portion of the fire district lot. In my opinion the proposed building will not harm the visual character of our area. The training facility will be between two existing buildings that are of utilitarian appearance with plenty of space between the buildings.

**I fully support the proposed training facility for our fire fighters. I want them well prepared to defend my building and others.**

The training facility will be an overall asset to the coast and not diminish the scenic qualities of Main Street.

Sincerely,



Alice Cottrell

24 Amesport Landing  
Half Moon Bay, CA 94019



Pastorino Farms  
12491 San Mateo Road  
Half Moon Bay, CA

Half Moon Bay Commission  
501 Main Street  
Half Moon Bay, CA 94019

January 16, 2016

Subject: CFPD Training Facility letter of support

Dear Commissioners,

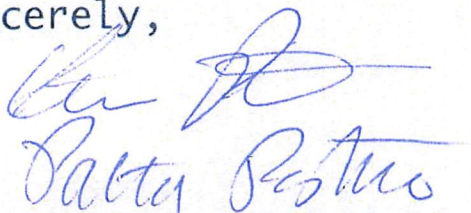
My family has farmed in this community for over 5 decades. We own various buildings within the Coastside Fire Protection District boundaries including nursery facilities, commercial businesses, multi-family residential structures, residences and barns.

We rely upon a well trained fire department to provide protection to our properties and the rest of our fine coastal community.

The proposed training building is setback 140 feet from Main Street in a developed area. The small upper floor will blend in with the surroundings and not impeded views.

The benefit gained from the facility is very important. We support the training facility.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stan and Patty Pastorino". The signature is stylized and fluid.

Stan and Patty Pastorino