

# Midcoast Community Council

*An Elected Municipal Advisory Council to the San Mateo County Board of Supervisors*

P.O. Box 248, Moss Beach, CA 94038      www.MidcoastCommunityCouncil.org

Lisa Ketcham . Dave Olson . Chris Johnson . Laura Stein . Erin Deinzer . Dan Haggerty . Joel Janoe

## Approved Minutes: Special Meeting on Monday, September 22, 2014, at Granada Sanitary District Offices, El Granada, CA

**Call to Order** — 7:00 p.m.

Present: Councilmembers Ketcham, Olson, Johnson, Janoe, and Haggerty. Absent: Stein, Deinzer.

—3 members of the public

### **1. Public Comment**

- Bill Kehoe, Moss Beach—Announced that the Coastside Women’s Club is sponsoring a disaster preparedness class on Monday, September 29, 2014, at 7:00 p.m. at the Emergency Operations Center on Kelly Street in Half Moon Bay. This class requires an RSVP. Contact Bill at [mccbillkehoe@gmail.com](mailto:mccbillkehoe@gmail.com) to get the RSVP email address.
- Chris Johnson, MCC secretary—Attended a meeting for the Surfer’s Beach Coastal Trail Improvement and Coastal Access Project on September 18, 2014. The meeting was held at the site of the proposed project at Surfer’s Beach.
  - The meeting was attended by 20 project participants, including project managers Grant Wilcox (WRECO) and James Hinkamp (San Mateo County Planning). Other agencies/entities represented included consultants WRECO (primary consultant), Integral, ICF (environmental studies and permitting), and RSE as well as members of San Mateo County Planning and Building, Supervisor Horsley’s office, San Mateo County Department of Public Works, Caltrans, the MCC, and the Coastside community.
  - The project site is technically within the Half Moon Bay city limits but the County of San Mateo is taking the leadership role; the California Coastal Commission (CCC) will have jurisdiction.
  - The project is looking for “temporary, short-term solution” that includes providing a safe walking path for the public, beach access, and a temporary solution to prevent further beach erosion along Surfer’s Beach.
  - All elements of this project must be removable and replaceable over time, including the beach erosion solution and any existing revetment/armoring.
  - The plan is to add to/amend the original permit for the shoreline revetment done at Surfer’s Beach in 1998.
  - Per requests from community representatives, the public will be notified of the project and be given a chance to provide input with as much lead time as possible.
  - Immediate next steps include conducting geotech surveys, doing a historical records search, and obtaining an encroachment permit from Caltrans to conduct surveys within the Caltrans right of way.
  - Every effort will be made to design a solution without a sheet-pile wall, minimize the footprint on the beach, place the protection structure as flush with the existing bluff face as possible, minimize “reflective scooping” of sand, minimize traffic disruption, consider long-term impacts and solutions, and involve the community.
- Dan Haggerty, MCC—Announced that a petition is currently being circulated regarding the “Post Office” lot in El Granada. The petition requests the Harbor District sell this lot only to the Granada Community Services District for community benefit instead of to the Coastside Fire Protection District for a new firehouse. Petition organizers feel that this is an important property to the people of El Granada and the Midcoast and that the Harbor District put this land up for sale without sufficient community notification.

## 2. Regular Agenda

a. **La Costanera Restaurant.** MCC Chair Lisa Ketcham presented some public comments (<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2014/2014-09-22-Costanera-Yelp-quotes.pdf>) and slides (<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2014/2014-09-22-Costanera-PC-MCCppt.pdf>) and led MCC review and discussion on an MCC draft comment letter (<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2014/2014-09-22-MCC-PC-Costanera.pdf>) to the San Mateo County Planning Commission regarding La Costanera Restaurant's application for a County Use Permit Amendment, Design Review Permit, Planned Agricultural District Permit, and Grading Permit to:

- Expand restaurant hours to daytime on Fridays and weekends
- Legalize exterior building improvements (lighting, patios)
- Formalize and improve adjacent State Parks beach parking lot

The MCC comment letter also addressed content from the revised Initial Study and Negative Declaration for this project and builds on earlier MCC comments to the County Planner about this project (3/12/14; 12/12/12).

—Chris Johnson, MCC secretary—Supports letter. Feels that permit request should be denied based on past blatant and intentional violations of existing code and permit agreements. Stated that enforcement of existing ordinances and violations is critical because lack of enforcement is unfair to those who follow the rules, harms the environment and Coastside quality of living, and undermines the entire regulatory system.

—Gael Erickson, El Granada—Is anybody following up with parking issues at this location now with regard to parking along Highway 1?

A: Dave Olson, MCC vice chair—Per the past comments of Captain Mike

Maskarich, CHP, parking along the side of Highway 1, unless indicated by signage, is legal. If the CHP sees somebody doing something unsafe, they can and will issue citations, but otherwise, parking along Highway 1 is legal.

—Dave Olson, MCC vice chair—Supports letter. Agrees that enforcement is weak. Feels that County Planning has historically placed an emphasis on the needs of the project applicant over the public good and ordinance enforcement.

—Dan Haggerty, MCC—Supports letter. Wonders what benefits the Coastside community would realize from a decision to expand the use permit for this applicant.

—Joel Janoe, MCC—Supports letter. Noted that management of the Harbor Village mall in Princeton offered the owners of La Costanera the opportunity to move their establishment to the location of the former Crab Landing restaurant (now Flavor) in the mall, but the owners declined.

—Bill Kehoe, Moss Beach—If the Planning Commission approves the expanded use permit application, what kind of mitigation can the community propose to balance out the impact of more cars and people at this location? What is the next move?

A: Lisa Ketcham, MCC chair—Mitigation conditions are already in the County-prepared staff report

([https://planning.smcgov.org/sites/planning.smcgov.org/files/events/PLN2006-00494\\_PCC20140924\\_SRT.pdf](https://planning.smcgov.org/sites/planning.smcgov.org/files/events/PLN2006-00494_PCC20140924_SRT.pdf)). If the Planning Commission approves the Use Permit Amendment, it will not go into effect until or unless the CCC grants amendment of 1977 CDP they issued for construction of the restaurant. The Planning Commission will deliberate this project and make a decision at their meeting on September 24, 2014, at 9:00 a.m. at County Center in Redwood City.

—Council members voted 5-0 to approve comments to Planning Commission requesting denial of Use Permit Amendment allowing daytime hours on Friday and weekends for La Costanera Restaurant.

### **3. Future Agendas**

- Dave Olson, MCC vice chair—Developing an MCC agenda item about the regulation and permitting of short-term home rentals. Transient occupancy is not an allowed use within coastal R-1 districts unless permitted via CDP as a Bed and Breakfast. This unpermitted use is proliferating with internet vacation-rental-by-owner sites.
- Lisa Ketcham, MCC chair—4th Wednesday meeting dates for November and December will be canceled due to holidays. Big Wave comments for November 12 Planning Commission will likely require a special meeting due to short review time for staff report. Will try to schedule an update from GGNRA in near future. Have received community request to promote transfer of responsibility for Pillar Point Harbor West Shoreline Trail and parking lot from the Harbor District to County Parks.
- October 8, 2014—MCC recommendations on Plan Princeton Alternatives Workbook
- Upcoming events:
  - October 7, 2014—Coastside Fire Protection District (CFPD) candidate's forum at 7:00 p.m. at the Granada Sanitary District (GSD) offices in El Granada.
  - October 9, 2014—Coastside Design Review Committee (CDRC) meeting at 1:00 p.m. at the Half Moon Bay Yacht Club in Princeton. Among other projects, the CDRC will review the Big Wave NPA project. The Big Wave NPA project will be the last item on the agenda.
  - November 12, 2014—Probable date for San Mateo County Planning Commission review of the Big Wave NPA project.

**Adjournment — 7:55 p.m.**