

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: Meeting on Wednesday, October 8, 2014, at Granada Sanitary District Offices, El Granada, CA

Call to Order — 7:00 p.m.

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

Absent: Janoe.

—Sarah Rosendahl, aide to Supervisor Don Horsley

—3 members of the public

1. Board of Supervisors' (BoS) Report — None.

2. Public Comment

—Dan Haggerty, MCC—Stated that more than 230 people have signed the community petition regarding the “Post Office” lot in El Granada. He estimates that 90 percent of the people he has spoken to about this topic favor the idea of a town plaza that includes a small amount of commercial space. The petition requests the following:

- The Granada Community Services District (GCSD) purchase the Post Office lot.
- The Harbor District sell this lot only to the GCSD.
- The Coastside Fire Protection District (CFPD) rebuild their new firehouse at their current location in El Granada.

—Dave Olson, MCC vice chair—Announced a GCSD special meeting to discuss the transition from sanitary district to community services district on October 9, 2014, at 7:30 p.m. at the GCSD offices in El Granada.

—Lisa Ketcham, MCC chair—Announced a Pillar Point Harbor Public Workshop (part of the effort to develop the Harbor District Strategic Business Plan) on Tuesday, October 14, from 6:00 p.m. to 8:00 p.m. at the Oceano Hotel outdoor banquet tent in Princeton.

3. Consent Agenda *Approved 6-0*

- a. Approved Minutes for September 10, 2014.
- b. Approved Minutes for September 22, 2014.

4. Regular Agenda

a. Plan Princeton Alternatives. MCC Chair Lisa Ketcham presented some slides (<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2014/2014-10-08-Princeton-Shoreline-dev.pdf>) and led MCC review and discussion on an MCC draft comment letter (<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2014/2014-10-08-MCC-PlanPrincetonAlt.pdf>) to Summer Burlison, project planner for Plan Princeton, regarding the proposed Princeton land use alternatives as presented in the Plan Princeton Alternatives Workbook (http://www.planprinceton.com/uploads/8/1/1/9/8119166/princeton_alternatives_workbook_sept2014_low.pdf).

—Additional information about Plan Princeton is available at planprinceton.com.

—Laura Stein, MCC treasurer—Made the following comments:

-Troubled that community is being offered only two alternative land use designations for the two actively farmed parcels west of Airport Street: light industrial or business park, and that there is no consideration of agriculture designation for this prime agricultural land.

- The Department of Conservation (DOC) in California has a Farmland Mapping and Monitoring Program to gauge how planning decisions impact agricultural land around the state. The soil at the Big Wave parcels is designated as prime agricultural on their map. John Lowrie, assistant director for the Division of Land Resource Protection, stated, “You have to be proactive about preserving farmland because land-use change sneaks up on you. They’re not making any more of it.”
- LCP Policy 5.2, certified by CCC in August 2012, the same day Big Wave Project was denied, requires the County to designate any parcel that contains prime agricultural land as Agriculture on the LCP Land Use Plan Map. The County has not done this; the parcel remains designated Industrial.
- Plan Princeton is offering the community the opportunity to correct the inaccuracies of previous land use planning. Once these land uses are determined, it will be years before changes can be made again.
- States and counties across the nation are creating programs to save farmland. In California, Assembly Bill AB 1961 is an active bill in committee process in the state assembly. This bill would require each county to also develop, a sustainable farmland strategy to include, among other things, a map and inventory of all agriculturally zoned land within the county; a description of the goals, strategies, and related policies and ordinances to retain agriculturally zoned land where practical and mitigate the loss of agriculturally zoned land to nonagricultural uses or zones.
- There are no options called out for the Big Wave south parcel, which the developer says will remain undeveloped. A land use designation of open space would be an appropriate alternative to consider to restore the wetlands on the south parcel.
- Dan Haggerty, MCC—Feels that at the recent Plan Princeton meeting on October 2, 2014, choices were provided for attendees to review but without enough discussion and explanation of the choices. Specifically, the location and options for the Parallel Trail were not well explained. He is also concerned that the proposed new street off Capistrano behind Harbor Village could increase traffic problems and negatively impact public safety.
- Erin Deinzer, MCC—Appreciates the hard work of Summer Burlison and the rest of the Plan Princeton team. Wonders what happens if a commercial space is permitted but then can’t be rented out; can it then be used for residential purposes?
- A: Lisa Ketcham, MCC chair—The reality is that once something is built, owner can do whatever they want unless someone files a code violation complaint.
- A: Sarah Rosendahl—There is no clear-cut answer to this question. Not all uses require a use permit.
- Chris Johnson, MCC secretary—Supports letter. Feels strongly that open space and agricultural land create the semi-rural setting that is the essence of the Coastside. Developing prime agricultural land not only seems to violate LCP requirements but also makes no sense given that once something is developed, that open space is lost forever. If prime ag land and other open spaces on the Coastside are rezoned for Business Park and other inappropriate uses, the essence of the Coastside will be lost forever.
- Lisa Ketcham, MCC chair—The Preferred Plan will be the concepts that move forward from the Alternative options based on public comment and regulatory considerations. It will include discussion of how/why each preferred option was selected out of the Alternatives. It will be reviewed by the Steering Committee and circulated to the public, perhaps with some kind of follow-up informational public meeting. The Preferred Plan will be the guiding document for the next phase where the focus will be on the detailed amendments to land use and zoning.
- Leonard Woren, El Granada—Made the following comments:

- Supports the MCC letter.
- San Mateo County continues to permit projects in areas identified as at risk for sea level rise.
- The two zoning options proposed for the Big Wave parcel in the Plan Princeton Alternatives Workbook present a false dichotomy.
- Suggests rezoning the corner lot on Capistrano near Denniston Creek outlet to Coastside Commercial Recreation in order to make it more attractive for a community center.
- Zoning must match approved land uses and the LCP, not vice-versa.
- Gael Erickson, El Granada—Just can't conceive how something as large as Big Wave can ever be built in Princeton. Urges County personnel to drive through Princeton to get a sense of its character, feel, and dimensions for themselves.
- Laura Stein, MCC treasurer—Clarified that her discussion comments and the MCC comments letter are not about the Big Wave project specifically, but they are about land use on the Midcoast.
- Council members voted 6-0 to approve comments and recommendations letter to Plan Princeton Project Planner Summer Burlison regarding Plan Princeton land use alternatives.

5. Council Activity

- Lisa Ketcham, MCC chair—Made the following comments.
 - September 30, 2014: Attended, in Laura's place, a TAC meeting for the Comprehensive Transportation Management Plan (Connect the Coastside) regarding draft buildout analysis and traffic projections. The consultant will present at the next MCC meeting on October 22, 2014.
 - October 4, 2014: Attended West Trail public meeting organized by Harbor District (HD) General Manager Peter Grenell. Phase 1 has been scaled back to culvert replacement and headwall. Protection of the remaining 300 feet of eroded shoreline along the trail was moved to Phase 2. Trail repair became urgent in 2011 when the section at the culvert was partially closed off. 2.5 years later, in July 2014, the HD submitted an urgency permit application to the CCC, but to date, the application is not complete. Nevertheless, the Harbor Commission has approved putting the project out to bid. During 2012-2013, no action was taken on urgency repair but in the meantime, the HD got an urgency permit to dredge the launch ramp and put the dredged soil on Perched Beach. In reply to a CCC permit application question about whether soft solution (sand nourishment) was considered, the HD replied thusly: "Placement of dredged materials was not a feasible alternative for this proposed project because the culvert repair is urgent to provide continued and safe coastal access – the Harbor District would not be able to wait until a future date when harbor maintenance dredging is proposed (and permits secured)."
- Chris Johnson, MCC secretary—Attended the following meetings:
 - September 17, 2014: San Mateo County Housing Element update meeting. The County is currently updating their Housing Element document, which is a blueprint for housing development in the County for the next eight years. The goal is to present the updated Housing Element to the Board of Supervisors in early 2015. Comments are currently being taken; see the SMC website.
 - October 2, 2014: San Mateo County Parks and Recreation Commission Subcommittee meeting on developing County policy for developing and managing mini-parks in the unincorporated areas of the County. First meeting. Three Coastside residents on the seven-member committee. Currently reviewing current conditions and needs assessment in order to determine necessary policy to address needs.
- Erin Deinzer, MCC—Feels that the Planning Commission acted in the best interest

of the community and the County by denying the permit application for La Costanera.

6. Future Agendas

—October 22, 2014—Comprehensive Transportation Management Plan (Connect the Coastside) draft buildout analysis and traffic projections.

Highway 1 Protection at Surfers Beach

—November 12, 2014—Probable date for San Mateo County Planning Commission review of the Big Wave NPA project – evening on Coastside.

Adjournment — 8:17 p.m.