

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

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

Approved Minutes: Meeting on March 25, 2015, at GCSD

Call to Order. 7:00 PM

Attendance:

Councilmembers present: Olson, Johnson, Ketcham, Haggerty, (Deinzer arrived ~ 8pm).

Absent: Stein

Summer Burlison, Plan Princeton Project Planner

Martha Miller, Plan Princeton consultant

Nicholas Calderón, Supervisor Horsley's Aide

17 members of the public

Dave announced Joel Janoe's resignation from MCC via March 9 letter.

1. **Board of Supervisors' Report** - Nicholas Calderón

Seton Hospital Coastside: Nothing to report other than what is in the newspapers. Prime Health Care declined to purchase Daughters of Charity Hospital System (DOCHS). DOCHS hasn't yet made a decision on how to proceed. Supervisor Horsley and the County are committed to keeping Seton Coastside open in some capacity. Details are unknown at this time.

Surfers Beach Erosion Protection Project: 95% designs finished and submitted to Coastal Commission staff. Caltrans also needs to repair box culvert and is not sure yet how that work will be timed with the shoreline erosion project.

Connect the Coastside (Comprehensive Transportation Mgmt Plan) briefing at MCC April 8; Public Workshop April 15 at Cypress Meadows.

Moss Beach Park is closed until May for critical upgrades -- details on MCC website.

Midcoast Highway 1 Crossings/Center Turn Lanes & Medians: Comment period is extended to April 15 on design alternatives and Draft Preliminary Planning Study. Survey posted for comments at www.smcspeakout.com.

LED Streetlights – Sample installation at Midcoast post offices should happen in next 2 weeks. Trying to get specs from DPW but no success yet.

Reports from other Government Officials

MCC election year change to even-numbered years: Dave reported decision would be on March 31 BoS agenda. Elections Office analysis determined no significant financial impact and probable larger voter turnout. Decision will also be made on same change for Boards of Coastside Fire Protection, MWSD, and GCSD.

2. (7:20) **Public Comment/ Announcements**

Leonard Woren, El Granada: First Sat. in May is annual snapshot day of local creeks -- RCD is looking for volunteers. Safe crossings project polling was false dichotomy (push button flashing lights vs long stretch of raised medians). Prefers short medians in specific places to aid crossing, and not stop traffic with flashing lights.

Bill Kehoe, Moss Beach: Re safe crossings, agree with Leonard. Spoke to people after the meeting who thought raised medians meant the whole highway needed to be widened. Nuances got lost. Get the word out to clarify this.

--Dave added, crossing designs are concepts, can mix/match. Put your comments in.

Sabrina Brennan, Moss Beach: Safe crossing design drawings were hard to follow. Thought the Mar 11 meeting was Connect the Coastside. Many people confuse these projects.

Need better way to clarify which plan we're dealing with in any particular moment. Clicker voting at the meeting was limited to only 2 options which did not address her preferences.

--Harbor District Finance Committee meeting tomorrow, Mar 26, 6:30 pm at GCSD.

Kathryn Slater-Carter, Montara: was contacted by neighbor of proposed new house at East/15th (paper streets), PLN2014-00490, which is next to Montara Creek ravine – concerned about environmental impacts.

--Chris added the item was pulled from CDRC agenda due to need for biological report.

Dan Haggerty: Would like 2-stage angled crossings for Midcoast for less impact on traffic.

Marcia Yeates, Moss Beach: Big Wave Project will have large traffic impact.

3. Consent Agenda: approved 4-0. (Erin had not arrived yet.)

a. Approve Minutes for Feb 25, 2015

4. Regular Agenda

a. (7:35) Half Moon Bay Yacht Club Foundation plans for ADA beach/bay access.

Kelly Pike presented proposal for ADA beach/bay access at the end of Vassar in Princeton. Marine engineering plans include ADA access ramps from Vassar to new pier and beach, and 12,000 to 14,000 s/f pier with gangway down to set of floating docks. Outer public transit dock also serves as breakwater and includes YC storage building. Open 20-ft diameter pavilions are at outer ends of middle docks for gatherings. Ocean Blvd right-of-way is 70 ft wide and submerged YC parcel is another 60 ft wide. Pier pilings are spaced 25 ft apart, with 10-ft pier clearance above beach. If pier were level with Vassar it would only have 6 ft of clearance. Ramps are in riprap area which would need clean up. Funding/ownership would possibly be combination public/private. Construction timeframe perhaps 5 years.

Lisa: Would lease from Harbor District under their State tidelands grant be required?

A: Not explored yet -- will make presentation to HD Water Quality & Public Safety Committee in May.

Q: Will pier be an impediment to beach nourishment and bulldozer access?

A: Shouldn't be, can make pier higher if necessary.

Chris: Will boats be moored at docks? What is extent of public access? A: YC would have boats along inner docks. Outermost dock is public transit dock for boaters on long distance voyages. Part of docks will be public but YC assets will need protection.

Dave: Size comparison to existing docks? A: Planned docks are about 3 times the square footage, but fill approximately same footprint. Every square foot of dock has to be mitigated.

Dan: concerned about size/appearance, traffic/parking impacts. A: West end of harbor is ideal area for ADA water recreation. Hoping Plan Princeton will have some parking solutions. Area is becoming more and more popular for beach and small craft access but people must climb over riprap.

Sabrina Brennan: Glad to hear you are meeting with Harbor District committee.

Leonard Woren: Need modeling for erosion effects.

Bill Kehoe: Make building more low impact. Like to see boat masts, not garage on water.

- b. (8:10) Plan Princeton Preferred Plan and Policy Framework** – Presentation by project consultant Martha Miller (of Dyett & Bhatia) followed by Q&A with planner Summer Burlison and Martha.

Lisa: Compliments to Planning Dept and consultant team for all aspects of planning process: Scope of work included issues MCC had been advocating for – the M-1 zone and Princeton shoreline development and erosion/armoring issues. Robust public process was promised and that is what we got. MCC rep was included on consultant interview panel. Community feedback has been heard and incorporated, from initial stakeholder interviews and visioning workshop, to TAC and Steering Committee review at each phase; along with MCC presentations and public workshops. Process, presentations and documents have been easily understandable and well done.

--2014 update of Airport Layout Plan, shows north end is newly designated “potential non-aviation development (subject to FAA approval)”. Area includes existing flower farm and closed portion of Marine Bl. Has the County considered using this paved roadbed for a multi-modal trail between Airport St and Hwy 1, to bypass Cypress?

--Summer: Yes -- working with County Airports Div and FAA on this.

Chris: What kind of pedestrian improvements? Class 3 bike lanes are essentially useless.

--Martha: Details to be worked out in next phase once framework is done. Will have focused group studies. Not necessarily sidewalks – suggestions welcome (bollard path separation, DG surface?). Agreed on bike access but working with space constraints.

Dan: What about one-way streets?

--Martha: one-way couplet proposed in alternatives was not well received.

Erin: Is there opportunity for pedestrian-only street? Consider trash maintenance from increased visitors.

Lisa: There is no lighting district west of Denniston Creek or on Airport St.

--Martha: Plan Princeton could set up policy for that, to be implemented separately, perhaps with package for pedestrian enhancement.

Leonard Woren: Don't increase caretaker/residential use. For pedestrian enhancements, sidewalks are OK (tinted dirt color), but no curbs, no asphalt. County needs to get rid of private unofficial no-parking signs.

Gary Jaeger, Moss Beach: has small business in Princeton. Where does office space fit that isn't marine related or industrial?

--Martha: Specific allowed uses still to be worked out. Existing vacant and storage parcels show there is currently a mismatch between what is currently allowed and what the demand is for. If you have specific use you want included, forward that to Summer.

Yuri Daher, Princeton: has marine-related business on Princeton Ave – need truck access.

Marcia Yeates, Moss Beach: How is Big Wave Project traffic incorporated in plan?

--Summer: Projects already in pipeline were taken into account in existing conditions analysis last year. Concurrent planning efforts (Connect the Coastside and Midcoast Hwy 1 crossings) are coordinated and sharing info. Next phase will get into details.

5. (9:00) Council Activity – Correspondence received & meetings attended

Hwy 1 no-parking enforcement: Erin went on ride-along w/CHP Captain Sherry. Will meet with Nicholas and Supervisor Horsley to discuss feedback from Captain Sherry.

Coastside Design Review Committee (CDRC) Mar 12 meeting: Chris reported that Kris Liang and Laura have been working on getting improvements to County CDRC website. CDRC needs a third architect as alternate, which could be a landscape architect. Apply at County website. They plan to produce a landscape guidance document.

Midcoast Park Lands (MPL): Chris reported he and Lisa attended MPL Board meeting Mar 17. Group formed around creation/stewardship of Quarry Park, which is now a County park. They are looking to revise their mission -- where do they fit into the Midcoast parks mix. Current and former County Parks Directors attended (Marlene Finley and Dave Holland). Chris is taking Laura's place as MCC rep on MPL Board.

7th St Fence Encroachments: Lisa reported the new fence encroachment permit was appealed to BoS by Montara resident. No date yet for hearing.

Connect the Coastside (Comprehensive Transportation Mgmt Plan) TAC (reported by Lisa): Lisa attended TAC meeting Mar 4 for presentation of Evaluation of Alternatives. Comments by Lisa/Laura submitted to TAC on Mar 18. There may be revisions in the document before it is released to the public. Will be previewed for MCC Apr 8.

Coastal Regional Sediment Management Plan (CRSMP): Lisa attended workgroup meeting Mar 19 in Santa Cruz for summary presentation of the Santa Cruz littoral cell RSM plan, which covers Pillar Point to Moss Landing including Pillar Point Harbor. Plan is just about complete, draft to be released any day now.

Short-Term Rental Ordinance: Dave reported that Planning Director Steve Monowitz will report on this issue to Planning Commission on Apr 22. Sometime after that, a draft ordinance will be reviewed by MCC.

6. Future Agendas

TBD – Midcoast Parklands Access and Parking Study – draft not completed

April 8 -- Connect the Coastside presentation, Devil's Slide Ride

April 22 – Midcoast Parks Forum at Cypress Meadows: County Parks (Marlene Finley), GGNRA (Christine FitzGerald), State Parks, GCSD, maybe Midcoast Park Lands.

Adjourn – 9:16 PM