

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 . Claire Toutant . Laura Stein . Dan Haggerty . Chris Johnson . Brandon Kwan

APPROVED MINUTES: MEETING HELD JANUARY 11, 2017 AT GCSD

Call to Order –7:00 PM—Councilmember self-introductions

Present—all 7 councilmembers

Government—Supervisor Don Horsley, Elizabeth Dallman

Public— ~50 persons

1. Public Comment and Announcements

Sabrina Brennan: Public is welcome to get involved in Harbor District Strategic Planning process during 2017

Lisa: Fire District public hearing on Environmental Impact Report for new Granada Fire Station is Jan 18, in HMB.

Building permits were issued for 34 new dwelling units in 2016, up from 21 in 2015, and 10 in 2014. Midcoast residential growth rate is limited to building permits issued for 40 dwelling units per calendar year. This includes second units and each unit in multi-unit buildings.

2. Consent Agenda -- approved 7-0

a. Minutes for December 14, 2016

b. Letter to Supervisor Horsley requesting budget support for County Parks and Public Works to control invasive pampas/jubata grass

3. Regular Agenda

a. (7:05) **Supervisor Don Horsley presents his 2017 Midcoast Priorities:**

- Gray Whale Cove Improvements -- center turn lanes, ped crossing, parking lot improvements.
- Multimodal (Parallel) Trail -- bring southern segment plans to 100%, seek construction funding.
- Plan Princeton – delayed in 2016 due to inadequate shoreline management plan by consultant. Working on coastal access/viewing improvements at Broadway and Columbia.
- Mirada Road Improvements -- sheet pile wall erosion protection, re-paving, one-way traffic.
- Free Coastside Weekend Beach Shuttle -- and improved public transportation in general.
- Connect the Coastside -- suspended in 2016 to look at roundabouts in Moss Beach -- final documents coming in Feb.
- Quarry Park/Wicklow/Mirada Surf Master Plan
- Homelessness
- School District Counseling Program
- RotoCare Clinic at Seton Coastside

Supervisor Horsley will put money in budget for pampas/jubata grass control in response to MCC letter on consent. He also wants to look at playground improvements at Pillar Ridge, as was done at Moss Beach Park and Clipper Ridge.

Comments—

Lisa notes this is the sixth MCC meeting in the past year that Don has attended, in addition to many local events, public workshops, and occasional Coastside office hours, and thanks him for this.

Statement by Resist Density leadership team (Karen deMoor, Dolores Silva, JQ Oeswein) opposing MidPen affordable housing development in north Moss Beach and advocating comprehensive review of all transportation and other cumulative issues before any significant new development.

Cid Young—Advocates for east-to-northbound Hwy 1 acceleration lane at Cypress approved in 2015 PPS of Midcoast crossings/turn lanes study.

Sabrina Brennan says Miramar/Mirada Rd erosion is a priority -- wants collaboration of Harbor District, public and Half Moon Bay on this issue.

Len Erickson—asks for more early community involvement on transportation planning.

Deborah Lardie—concerned about tree hazards.

Pat Morrissey—concerned about private planting in CalTrans right-of-way.

Chris—wants unused education money (ERAF) to fund universal free school busing to ease highway congestion.

Supervisor Horsley emphasizes that no plan has been submitted for the north Moss Beach affordable housing site and that the County can't control sale of private land. All MidPen Housing has presented so far is conceptual – there is no plan. The development has a long way to go -- geo-tech, environmental, and traffic studies (including cumulative effects). He promises that Pre-Application Workshop, Planning Commission and Board of Supervisors hearings on this project will be held in the evening on the Coastside.

- b. (8:00) Airport Street Bulk Propane Storage (Ketcham).** Slide presentation by Lisa (attached) on this incompatible hazardous land use adjacent to medium-high-density residential Pillar Ridge community and Big Wave Wellness Center.

Chris describes the situation as environmental injustice and adds concern about toxicity of the odorant mercaptan.

Supervisor Horsley acknowledges the safety issue, says they were unable to get the facility moved to Big Wave south parcel because BW didn't want to re-open their permit. [Lisa points out they want to re-open it now.] Don wants to make the facility smaller and safer, which the Fire Marshall is working on. He expects continued resistance from the propane business (Amerigas). He agrees to Lisa's request for hearing-level CDP.

- c. (8:15) **Big Wave Project** (Ketcham). Consideration of MCC comments on early referral of application for major modification to the 2015 project approval of Big Wave Business Park and Wellness Center on Airport Street, requesting changes to project phasing condition #73, transportation mitigation measure Trans-1, and Wellness Center type of construction.

Lisa summarizes the issues and the draft MCC letter. Laura moves to approve as drafted, and Dave seconds.

Harold Herrmann—representing Resist Density, supports MCC comments on this item. Also concerned that cumulative proposed developments will seriously tax traffic and other infrastructure.

Sabrina Brennan— It is totally unacceptable to change what the community fought hard to be able to agree to.

Cid Young—Opposes changing the agreement.

Ann Martin— Hearing an appalling breach of good faith by the developer. As a former attorney, urges strong effort to counter the proposed changes.

Claire—These major changes would be an insulting betrayal of the community, which struggled painfully to reach the current agreements.

Chris—Nobody is opposed to housing for the developmentally disabled. Remembers the intense efforts the community took to help develop the present plan. The County should not be pressured to make a quick decision.

Brandon—requests clarification that MidPen is involved in housing planning only, not in the commercial development. Feels a contract is a contract.

Supervisor Horsley---has the same impression as MCC and is not happy Big Wave wants to make changes.

Motion to approve the letter as written -- approved 7-0.

4. Councilmember Activity—None reported.

5. Future Agendas

Jan 25 Broadway shoreline improvements (tentative)

Jan 28 Annual MCC Administrative Retreat 9am-2pm (open to the public)

ADJOURNMENT -- 8:54pm