

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 on March 8, 2017, at GCSD

Call to Order. 7:00 PM

Attendance: all 7 councilmembers, 1 government staff, ~30 members of the public

1. **Board of Supervisors' Report** and Reports from other Government Officials

Ellie Dallman, Supervisor Horsley's Aide:

Green Valley Trail—Two snags in Parks Department developing designs to prepare for construction. First, the US Army Corps of Engineers is currently unable to provide environmental consultant services for entire projects under the Endangered Species Act Section 7 process. Alternatively, the 2-year Section 10 process could be used, or working with Caltrans on a Section 7 can be explored. Also, surveying is being done on inclusion of private parcel in the project. However, the Coastal Conservancy grant for the project, which currently includes \$250,000, expires on April 30, 2017 and at least part of that may be lost.

Multi-modal Parallel Trail—60% designs will be done in April, with completion of 90% designs expected by the end of 2017. Construction funding grant applications will be made when designs are complete in order to maximize competitiveness. Construction cost is \$2.5 million.

Harvey Rarback, Half Moon Bay City Council member:

Pillar Point Harbor RV Park permit status has been referred to HMB Planning Commission, and he hopes for a quick resolution of public restroom issue.

State Parks ranger house on eroding bluff in Miramar: HMB is issuing permits for safe demolition.

HMB Multi-Modal Trail: There is support on City Council for a multi-modal trail on the east side of Highway One from Frenchman's Creek to Highway 92.

2. **Public Comment & Announcements**

LED streetlights: Dave says that custom-order LED streetlights have been approved by PG&E and DPW and installation will begin in June. Problems can be addressed on a case-by-case basis by contacting DPW.

Steve Stockman introduced himself as newly-appointed to Board of Directors of Coastside Fire Protection District, to replace Harvey Rarback who was elected to HMB City Council. He is El Granada resident, grew up on Coastside, and is retired from fire service.

Lisa announced an open house sponsored by State Senator Jerry Hill and Assemblyman Kevin Mullin on March 9 at their district offices in San Mateo.

Claire cited Midcoast resident David Batstone who was honored by the UN for his work against human trafficking.

Bill Kehoe cited the closing of Three Bells Retirement Home as a sign of need for facilities for the elderly on the Midcoast.

3. **Consent Agenda** – approved 7-0

a. Approve Minutes for February 8, 2017.

4. **Regular Agenda**

a. (7:23) **Neighborhood Commercial (C-1) Zoning Regulations** – Lisa gave a slide presentation to review existing regulations and type of development allowed in the

Midcoast, using recent Montara hotel proposal as an example. She ended with a list of questions to consider in determining whether the building standards adequately protect the scale and character of Midcoast neighborhood commercial districts and whether the C-1 ordinance should be updated with an ordinance specific for the Midcoast.

Public comment:

Sharon Thompson, 6th & Main St, Montara, lives in a house built in 1910 that is grandfathered in the C-1 district. The Farallone Inn was built about 1900, has only 6 rooms for rent, is also grandfathered and should not be considered as an exemplar for future development. Parking in the area is already maxed out with current local needs, and informal park-and-ride arrangements. She is concerned about the building scale and intensity of use of proposed development.

Pat Morrissey, 6th St, Montara, has concerns about the size and parking impacts of potential development. She also thinks there are substantial stormwater runoff issues to be addressed, and said that existing hotel signage south of 7th St blocks clear views of oncoming Highway One traffic for cars entering from 7th St.

Earl Moss, 6th St, Montara, raised the issue of how large development would affect dark-sky lighting policy. Local on-street parking is already fully used.

Bill Kehoe, Moss Beach, wondered about the viability of hotel business in the area and about vacancy rates in nearby hotels.

Carl May, Moss Beach, said the community should be consistently involved in zoning and other governmental issues to balance involvement of large interest groups. The C-1 District building standards have not been revised in any of the LCP updates. These projects are coming now because of newly available water in Montara/Moss Beach, and visitor-serving uses get priority water connections. We need community-serving businesses on the empty commercial lots in Montara/Moss Beach so we can buy locally and avoid driving to Pacifica or HMB.

Beverly Garrity questioned how use permits for hotel development work.

Dennis Lachtman, Montara, identified himself as a real estate financing professional. He suggested parking requirement for hotel should be 130% of number of rooms. He suggested simple ordinance changes that are concise and easy to use, such as West Menlo Park height/story limit.

Jane Praysilver, El Granada: Consider hotel visitors arriving late and looking for off-site parking. Look at other coastal towns as to how they preserve view corridors.

Council discussion:

Lisa asked for a show of hands for those in general agreement with the direction of the presentation and the comments made, and everyone in the room raised their hand (7 councilmembers and approximately 30 in the audience).

Council took a straw poll of each item in the list of questions at the end of the presentation, being largely in agreement, but clarifying some details.

Dave cautioned against emphasizing neighborhood over visitor serving uses as a purpose of the ordinance, given LCP priorities, and against specifically calling out the historic Montara hotel as atypical for community scale.

Chris suggested using wording from residential design standards that if the surrounding structures are aberrant in themselves, then don't use them as examples of scale.

Dan asked for lighting standards regarding intensity and color. He pointed out lack of front setbacks was not conducive to "complete streets" for all users.

Brandon suggested sound standards be included.

Dave suggested further research on examples from ordinances in other areas.

Chris suggested a draft letter on next agenda for further community discussion.

Laura suggested making an appointment with Don to get a better sense of the smartest action to take next.

Next steps: Council agreed to further discuss the need for C-1 zoning update at next meeting, with a draft letter to consider.

5. (8:47) **Council Activity** – Correspondence received & meetings attended

Chris:

County Parks Dog Management Committee is reviewing information from public meetings to develop general policy, with draft ordinance due late summer. Public is encouraged to give input. Committee meets at County Parks office in Redwood City third Mondays from 2:30-4.

Dave:

Quarry Park Master Plan public meetings are scheduled at El Granada Elementary School on 5/16, 7/25 and 8/3/17.

Ohlone Portola Heritage Trail is new name – planning continues.

Cypress roundabout: attended site meeting 3/6, organized by Len Erickson with traffic engineer Ken Sides from Florida. Lisa and Ellie also attended.

Lisa:

Cypress roundabout: Have asked for Scope of Work when it is available. Update from Joe LaClair Feb 17: “Although it seems to be taking a long time, we are proceeding apace towards an application to Caltrans for the roundabout. We now understand the type of process we have to follow, and have contacts there to work with. We should be under contract with DKS soon, so we can start the process of design and evaluation. I foresee Mr. Wallwork providing critical review of the conceptual design, hopefully in late spring. We believe we will be well in front of any traffic impacts from Big Wave with this endeavor.”

Caltrans bypass land back of Montara: rec'd Feb 10 email from Caltrans: “Caltrans is in the process of decertifying a parcel of operating State right of way for a potential sale to the Montara Water and Sanitation District. The proposed use is as watershed for an aquifer with a trail system...and associated supporting improvements. This sale is consistent with San Mateo County’s Local Coastal Program.”

La Costanera Restaurant Coastal Act violations are on Mar 9 CCC agenda. As Chair, I wrote a letter on behalf of MCC in support of Commission staff recommendation to approve a Consent Agreement between parties and attached previous MCC correspondence on the matter from 2011-2016. There is Mar 3 MCC news post on our website with the details.

Protecting riparian habitat: In Jan, Planning Commission approved the new house at 365 Miramar which backs up to Medio Creek (PLN2016-00014) that MCC objected to as encroaching into the 30-ft riparian setback – in that the plans incorrectly located the riparian vegetation line. Lennie Roberts appealed the decision to CCC. Applicant agreed to a site visit with the architect and biologist where a tape measure demonstrated that the setback was only 21 feet. The survey has been revised to correctly show the riparian vegetation, the house was redesigned smaller and outside the setback, the county issued a revised Letter of Decision, and the CCC appeal was withdrawn.

6. **Future Agendas**

Mar 22: C-1 zoning continued; tentative Seton Coastside presentation

Apr 12: nothing scheduled yet – note school vacation week

Apr 26: County Parks (FMR Master Plan progress report, status of Midcoast Parks Development Fund, and assessment of goals of the Midcoast Action Plan for Parks/Rec including long-term goal of community center)

Adjourn: 9:03 PM