

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 22, 2017, at GCSD

Call to Order. 7:01 PM

Attendance: all 7 councilmembers,
14 members of the public

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

Written report from Ellie Dallman through the Chair:

SMC Coastside Clinic in HMB: At the recent Board of Supervisors meeting on March 14, 2017, the Board directed county staff to move forward with the \$8 million purchase of the 2-story building housing the Coastside Clinic at the Shoreline Station commercial complex. This clinic is the most comprehensive provider of health services on the Coastside. The County has leased the building since 1997, but is purchasing it now for savings on rental expense and to secure the location for Coastside health services for the long term.

Short-term Rental Ordinance for the San Mateo County coastal zone was presented and approved by the Planning Commission today. The Planning Commission directed staff to review additional comments submitted by the public during the meeting, and to incorporate any additional changes they see fitting in advance of the presentation to the Board of Supervisors. Staff expects to present the ordinance to the Board of Supervisors at their board meeting in May 2017. The updated draft ordinance and staff report is posted on the MCC webpage for this issue:

<http://www.midcoastcommunitycouncil.org/short-term-rental-ordinance/>

2. Public Comment & Announcements

Lisa: SMC Parks Stewardship Corps: Weed warriors at FMR Sat, Apr 1, 9-noon

Dave announced the addition of a new grocery in El Granada, and updated the status of LED streetlight replacement. Delivery date is pending.

3. Consent Agenda – approved 7-0

a. Approve Minutes for March 8, 2017.

b. Approve comments on early referral for 13-unit 3-story hotel at 178 Seventh St, Montara (PRE2017-00002)

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-03-22-PRE2017-2-hotel-MCC-comment.pdf>

4. Regular Agenda

a. (7:10) **Devil's Slide Ride (7/29/2017)** – Presentation by event organizer Parca (Sirenetta Leoni, Diana Conti) to review proposed changes in the Metric Half Century ride, routing northbound bike riders, mid to late morning, via Etheldore/Sunshine Valley Rd to Farallone View School for shuttle ride to south tunnel portal in an effort to avoid that hazardous area of Highway One. There will be earlier start times to avoid traffic for the two bike events. There will also be a dog-walk/whale watching event in Pacifica. PARCA is eager to coordinate with local businesses to mutual benefit.

Chris suggested good safety signage and public information for the Sunshine Valley section of the route. He also urged that the dog walk be well managed, as it could set a precedent for future recreational dog policy.

- b. (7:25) **Neighborhood Commercial (C-1) Zoning Regulations** (Ketcham) – Discussion continued from 3/8/2017 meeting on the need for updated neighborhood commercial zoning regulations specific for the Midcoast. The updated slide presentation will be attached with the proposed letter to Supervisor Horsley and Planning Dept. Any planning applications submitted and deemed complete before a revised ordinance is certified by the CCC would be subject to the provisions of the existing ordinance. Previous zoning updates for Princeton, which is more complex, took about 4 years.

Marcia Yeates represented the Resist Density position that outdated zoning is incompatible with community scale and infrastructure, and supports the MCC letter. Jane Praysilver suggests an effort to define the character of Montara, so that the essential elements can be preserved. She recalls growing up in Cupertino and her feeling that development there was done without concern for the existing community.

Bill Kehoe supports the letter and points to the MCC Bylaws preamble to describe community character. He thinks we should fight to preserve it. Hotel in neighborhood commercial zone will not provide affordable housing or needed community services.

Ava Morra recalled growing up in Montara as a “sanctuary”. Large scale development such as proposed hotel will destroy intimate nature of the community.

Carl May values community events and eclectic architecture in Montara and Moss Beach. The proposed developments remind him of the large view-blocking Beach House Hotel fronting El Granada. More can be done with zoning that can require setbacks that lead to smaller more affordable housing. Likes everything that is being done in this process so far.

Gael Erickson worried that hotels could set precedents that would seriously affect parking and traffic.

Giovanni Acavino said that his effort to establish a business here is hampered by lack of communication with property owners and developers in spite of his efforts to reach out.

Jane Hillhouse lamented the feeling that the community cannot act on these issues until they are in public. Public should be in front of development, not just reacting to it. She wants a timeline about what to expect.

Dillon Morra is an engineer who works in stormwater and helps his clients navigate groups such as this. County stormwater ordinances are excellent leverage for shrinking building footprints. Once outside money comes into a small community and takes something from you, you never get it back. Lisa quoted the County regulation that runoff associated with the project must meet pre-project dispersion levels, that water cannot just be collected and drained to the street.

Lisa reviewed the permit processing opportunities for public input, including Pre-App Workshop, early referrals to MCC, CEQA review, Planning Commission hearing, and potential appeals. Appeals to the CCC must be based on LCP policies, so it’s good to focus comments there.

Chris sees the MCC as a conduit between the county and the community in both directions on various issues, including development, tree management, grading permits.

Dan encouraged people to tell friends and neighbors about issues and to network for opportunities for action.

Motion: Approve letter to Supervisor Horsley and Planning Department as drafted.
Approved 7-0.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-03-22-C1zoning-MCC-letter.pdf>

5. (8:20) Council Activity – Correspondence received & meetings attended

Chris says that the county parks dog management committee continues to work toward policy statements and welcomes public interest. Agendas and minutes are available on County Parks website.

Dave spoke at the Planning Commission meeting regarding the short-term rental ordinance, which has had some modification.

Claire attended the RCD-sponsored workshop on environmental carbon reduction by soil management. Soil amendment, even on a limited scale, can have powerful effects on erosion, riparian management and reduction of greenhouse gases.

Lisa reported that MidPen Housing dropped out of Big Wave Wellness Center construction project. Big Wave project amendment details are still being sorted out, with an effort to pare them down so they are considered minor. MidPen north Moss Beach project timeline for submittal of application to County has moved out to around June. The reported grading/tree cutting violation from last December is closed – County determined there was only weed cutting, and no grading or tree cutting. MidPen has obtained permit for trenching and boring as they continue site investigation.

6. Future Agendas

April 12: RCD presentation on First Flush 2016;

Seton Coastside update by CEO John Ferrelli;

Montara Beach riprap deterioration and potential public hazard

April 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 & Recreation)

Adjourn: 8:35 PM