

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 May 24, 2017, at GCSD

Call to Order. 7:00 PM

Attendance: All 7 councilmembers present; 1 government staff, 3 members of the public

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

Ellie Dallman, Supervisor Horsley's Aide:

13th Annual Disaster Preparedness Day will take place at the County Fair on 6/10, from 10-2. Attendees will get free Fair admission before 11am.

Parallel Trail: surveying is finished. 60% design will be done by August and if all goes well, construction process would begin April 2018. Grant funding extension was approved.

Short-Term Rental Ordinance will be on June 6 Board of Supervisors agenda.

Lisa added:

Cypress roundabout Scope of Work – Board approved on May 16. DKS is ready to start immediately and take 3 months for analysis and conceptual design.

Comprehensive Transportation Management Plan (CTMP) – Board approved DKS contract extension to end of 2017. New timeline should be available for Connect the Coastside by June 1.

County subdivision regulations update, Midcoast substandard lot merger program, and Midcoast lot retirement program: Planning staff and County Counsel have been working on these long-term planning projects over the past year and expect them to be ready for public review in mid June.

Tunitas Creek Beach – County and POST are working on acquisition of private beach property from willing seller to secure permanent protection of natural and cultural resources, open space, and public access. 57-acre property with house (for ranger) would become County Park. In recent years unregulated public access has resulted in significant damage to area's natural resources.

2. Public Comment & Announcements

None

3. Consent Agenda – approved 7-0

- a. Approve Minutes for May 10, 2017.

4. Regular Agenda

- a. (7:10) **Big Wave NPA Project Minor Modification of PLN2013-00451 Conditions of Approval and Amendment to 15-year Development Agreement**, to re-order construction phasing, extend time limits for various project mitigations, and allow less expensive types of construction. Tentative Board of Supervisors' hearing date is June 6. Desired Outcome: Approve MCC comments on proposed modifications and amendments.

Lisa gave slide presentation:

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-05-24-BW-Mod-presentation.pdf>

Marcia Yeates questioned whether the needs of the disabled were being treated as a priority by the developers. She feels it is important to attend the hearing.

Chris is personally offended by the language in the staff report re construction on business Lot 2, that the amendment corrects a mistake in the record, with no reference of any kind. He feels the language will guarantee the amendments get approved. Lisa agrees and sees two parts to this -- that if the decision makers want to allow modification of construction order, that is one thing, but it needs to be explained accurately that they are changing it, not saying that it's already allowed. This doesn't correct a mistake. It reverses a key condition of approval and should be processed as a major modification. That's the bottom line -- that we deserve that much.

Motion: Approve the draft letter and send to the full Board of Supervisors for their June 6 hearing. Approved 7-0.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-05-25-MCC-to-BoS-BW-amend.pdf>

- b. (7:55) **New Granada Fire Station 41 Landscape Plan** (Item sponsor: Ketcham)
Desired Outcome: Approve comments on landscape plan for new fire station.
Lisa gave a brief slide presentation to explain the rationale for the Conditions of Approval requested in the draft letter.

Motion: Approve letter to County Planner as drafted. Approved 7-0.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-05-24-MCC-Fire41-landscape-memo.pdf>

5. (8:00) **Council Activity** – Correspondence received & meetings attended

Testing Pollution Hotspots in Pillar Point Harbor, May 21 (Dave & Lisa attended)

Presentation by Ed Larenas & Keith Mangold, focused on Capistrano Beach

7th St Hotel Pre-app May15 at Yacht Club: (Lisa, Dave, Dan, Claire attended) About 40 Midcoast residents attended the workshop. Also in attendance was a representative of the property owner, AHK International Ltd, Ridgegate Apartments. The applicant, local architect Ed Love, described the project as a “boutique” hotel, meaning upscale and pricey. Although plans show 7 parking spaces onsite, he acknowledged that the 13-unit hotel would require 13 guest spaces and 7 for staff, and he proposed leasing 13 additional spaces off site in the neighborhood, with valet parking.

Quarry/Mirada Surf Master Plan: Dave & Claire attended May 16 public workshop at El Granada School. Good feedback received although attendance was somewhat disappointing -- only 30-40 including staff. There will be additional workshops (July 25 and Oct 3) to consider trail configurations and other features.

County Tree Regs update steering committee has been meeting every other month since Sept. Lisa is MCC rep. Final meeting expected in July.

White reflective roof on new house at trailhead on Magellan: Lisa is in process of finding out how design changes occurred during Building Permit phase. Roof was dark color in BoS/CCC approved plan. CCC staff says they didn't have color sample and approved building plan roof as Galvalume non-reflective with no color specified. Permittee cannot confirm non-reflective coating but manufacturer assures material will dull naturally in 1-2 years. Other changes in plans are corrugated metal fence instead of wood, allowed by County.

Ohlone-Portolá Heritage Trail: Dave reported the committee is getting closer to a tentative route and the decision was made to include beyond Sweeney Ridge to the creek crossing in Palo Alto. POST has donated GIS expertise and done a lot of work analyzing land ownership along the proposed route to help determine what is feasible.

6. **Future Agendas**

Valleamar Bluff 4-house development

Adjourn: 8:15 PM