

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 July 26, 2017, at GCSD

Call to Order. 7:03 PM

Attendance: 6 Councilmembers (Laura Stein absent)

2 government officials/staff, 12 members of the public

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

Ellie Dallman:

Broadway street-end view area amenities were approved by Planning Commission today. Implementation will be done by DPW and County Parks. For the next Princeton street end project, the focus will be beach access at Columbia, followed by Vassar if funds remain.

Free Weekend Beach Shuttle ridership averaged 70 per month over the last 3 months.

Claire suggested posting shuttle information at beach parking lots, and Chris suggested better signage on the shuttle itself.

Gray Whale Cove late night parties and trash were mentioned by Kris Liang: Ellie said Supervisor Horsley and State Parks are aware of the issue. Kris thinks help may be needed from the Sheriff Dept and parking should not be allowed after dark.

2. Public Comment & Announcements

Devil's Slide Ride: Chris reminded us of the PARCA fund raiser bike ride event this Saturday the 29th and that Sunshine Valley Road would be part of the route.

Bill Kehoe, Moss Beach, is concerned about lack of space for breakdowns and bicycles on Highway One between the tunnel and Montara. He thinks this should be considered as part of the Gray Whale Cove project.

Erin Deinzer, Montara, attended SF Airport Community Roundtable in June, due to concern about increased jet traffic over the Midcoast. She spoke with Supervisor Pine who represents the unincorporated areas of the County on the committee and asked if he could attend an MCC meeting to discuss this issue with the community.

Dave Olson mentioned that Congresswoman Jackie Speier's press release on the FAA response is posted on her website.

3. Consent Agenda

a. Approve Minutes for July 12, 2017. Approved 5-0-1 (Chris Johnson abstained)

4. Regular Agenda

a. (7:17) Progress Update on County Cannabis (Marijuana) Regulations

Andrew Berthelsen, County staff person coordinating this issue, gave presentation.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-07-26-Cannabis-Briefing.pdf>

The County is exploring licensing cultivation in commercial greenhouses. Other areas of potential future consideration are manufacturing, retail, testing and distribution. Large corporations will not be able to participate in this until 2023. Overall management of cannabis is on several levels—federal, state, county and municipality. Currently personal cultivation in unincorporated San Mateo County can only be done in secure indoor settings. Major interest on the coast is in utilization of existing greenhouse space. A BoS subcommittee of Supervisors Pine and Groom are working on county policy. These policies and State regulations are expected late this year.

Chris advocated for the option of growing industrial hemp. He felt it was hypocritical for the county to only allow marijuana to be grown, leaving other jurisdictions to deal with thornier problems of sales.

Dan expressed concern about the role of Big Tobacco and the social impact of increased security by growers.

Bill Kehoe, Moss Beach, wondered whether there could be different standards in different unincorporated areas. The response was that the various communities are so physically different that the regulations will automatically apply differently to each area.

b. Planning Application Referrals (Ketcham)

Desired Outcome: Approve MCC comments on the following applications.

- (1) (7:55) **Moss Beach Chevron**, PLN2017-00199 -- CDP to construct 34x3 ft planter on Cabrillo Highway frontage within Caltrans ROW to address VIO2016-00054 (removal/paving of 63x13 ft planting strip).

Lisa presented the draft letter.

Applicant, Ron Stefanick, said a longer planter or reducing highway access to one opening was not acceptable due to truck turning movements. He said vehicles had driven over the previous planter, damaging the planter and the vehicles.

Bill Kehoe, Moss Beach, supports the letter. He disagrees with applicant that turning movements are legal anywhere along the gas station frontage to and from northbound highway. The 50-mph speed makes this too dangerous. He can't understand why gas station patrons can't use Virginia.

Brandon suggested flashing cones to make the barrier more noticeable.

Claire wondered if painted arrows on the pavement might make traffic flow more clear. Chris mentioned points in MCC 2014 presentation regarding County requirement for 4-foot wide landscape buffer, and Caltrans limited-access highway. He agrees with closing off one access opening by connecting the planter to the corner and suggests a higher curb.

Lisa said the height and visibility should be provided by the plantings. The Google image shows the previous planter had no plants, which may have contributed to its being run over.

Dave said the barrier is in the highway right of way so the curb shouldn't be dangerously tall. He agrees with well-maintained plantings.

Dan said appropriate lighting is important.

Motion to approve MCC comments as drafted -- approved 6-0.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-07-26-MBChevron-MCC-comment.pdf>

- (2) **Arbor Lane, Moss Beach**, PLN2016-00444 -- CDP for new single-family dwelling on coastal bluff, adjacent to top of cliff above Dean Creek.

Item postponed to future meeting at request of applicant.

- (3) (8:25) **Valleamar Bluff, Moss Beach**, PLN2015-00380 -- 4-house revised project on 2.5 acres zoned for open space at Juliana & Valleamar.

Lisa presented the draft letter with slide presentation.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-07-26-VB-MCC-presentation.pdf>

Applicant Owen Lawlor spoke to the issue of habitat protection vs. 50-foot front setback needed for space to slope the driveways. They are committed to restoring and preserving the coastal prairie, which is increasingly degraded with non-native species. Project does not encroach significantly on sensitive habitat and will restore significantly more degraded habitat. The architect will look at moving the detached houses closer to their garages and Valleamar St. The project will return to CDRC in

Sept and all their comments will be addressed. Erosion will not be a factor for at least 75 years.

Jim Lockhart, Moss Beach, supports MCC letter. Reduce mass/scale, remove third floor, lower roofline, minimize fencing due to view impacts.

Bill Kehoe, Moss Beach, supports MCC letter. Remove the third story. He asked if 1970's Sewer Authority ordinance prevents sewer connection to RM-zoned parcels.

Lisa said letter is posted from MWSD District Manager that they will serve the project.

Kris Liang, Moss Beach: Described how Design Review works to protect neighborhood scale and character vs. building standards in zoning regulations. These buildings do not fit design review standards for size/scale with the neighborhood.

Chris noted that the parcel history of the property is murky and wants deed restrictions clearly confirmed.

Dan emphasized that the houses look out of scale.

Brandon said that building on a slope is hard. He feels that neighborhood scale is a key, and described his experiences in Hillsborough where regulations were strict.

Dave appreciates how the applicant has worked with the community. This is a far better project than when it started out. If possible, he would like to see the mass reduced, as seen from the bluff.

Chris: appreciates the sometimes painful compromises on both sides as this project has moved through its process, which is now in the hands of Design Review. He has total confidence that it will be a project the applicant can feel proud of, and people of Moss Beach can accept.

Motion to approve MCC comments as drafted approved 5-0-1 (Claire Toutant abstained).

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-07-26-VallemarBluff-MCC-comment.pdf>

5. (9:19) Council Activity – Correspondence, meetings attended

Dave:

Quarry Park Master Plan: July 25 community meeting focused on small changes, particularly in the flat activity areas. Presentation is posted on project webpage.

Lisa:

CDRC vacancies for architect, alternate architect, and Montara alternate community rep were posted, interviewed and selected last winter/spring without MCC being informed or the usual process of being included in interviews. Their appointment will be on BoS Aug 8 agenda.

Weed Management Area (WMA) 7/25 meeting: Jubata grass eradication efforts are being planned with County funding on Pillar Point Bluff, HMB Airport, Airport St and hopefully on adjacent land with cooperation of private landowners.

6. Future Agendas

Draft revised subdivision regulations (Aug 9)

SFO aircraft noise (Chris and Claire to investigate)

Arbor Lane bluff top house

Vehicle safety barriers at Devil's Slide and impacts on bike/ped safety (Dave)

Adjourn: 9:30 PM