

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 August 23, 2017, at GCSD

Call to Order. 7:00 PM

Attendance: 6 Councilmembers (Laura Stein absent)

3 government staff, 20 members of the public

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

Ellie Dallman, Supervisor Horsley's Aide

Princeton Street End Project -- Planning Commission approved 2 benches and informational signage to be installed on Broadway this fall. Benches will be wooden GGNRA-style, which we had requested, but sturdier support pads will be installed to prevent cracking and prolong their life.

Mobilehome Park Zoning District was approved by the Planning Commission limiting maximum heights to 28 feet in the Coastal Zone, with higher limits on the Bayside and for affordable housing development.

Measure K Oversight Committee has vacancy for District 3 rep. Supervisor Horsley requested MCC provide a recommendation. Application deadline is 9/15.

Harvey Rarback, Half Moon Bay City Council:

SAM budget was approved with a stipulation agreement in which HMB will contribute to repairing the intertie line, but if HMB wins their lawsuit, their contribution toward the repairs will be refunded. The intertie line repair project can now go out to bid.

History museum long-term lease is approved for the old jail and barn on Johnston St. The History Association has set a fundraising goal of \$500,000.

Draft cannabis ordinance first reading will be at the regular 9/5 City Council meeting. All permits will be approved individually and only existing greenhouse structures will be used. A 1000-foot buffer will be required between schools or day care. Dan expressed continuing concern about the inadvisability of intrusive security installations.

SFO Roundtable -- There was some optimism expressed at the Roundtable Technical Meeting last week that the FAA may move some flight paths away from the coast.

2. Public Comment and Announcements

Chris Johnson

County Parks Dog Management Policy draft is ready for public comment. It can be reviewed in the Dog Management section of the Parks Department web site. Public meetings will be held at 7pm on 9/6 in Redwood City, on 9/7 in Burlingame, and on 9/14 at San Pedro Valley Park in Pacifica.

Coastside Design Review Committee will hold a training session on 8/25 focusing on uniformity and documentation. With the addition of Bruce Chan as an architect, the Committee is now fully staffed, except for a community rep and alternate for Miramar. Residents of Miramar are encouraged to apply for appointment to fill the vacancies.

Annual County Bike/Ped Count: Volunteers are needed to help with the count 9/10-16. Sign up on the county web site.

Len Erickson, El Granada, reviewed the transportation planning background of Highway One Safety & Mobility Studies that led to the current Cypress roundabout effort. He says that the next need is for specific traffic circulation planning for each Midcoast village that those communities can support.

3. Consent Agenda

- a. Approve Minutes for August 9, 2017. Approved 6-0

4. Regular Agenda

- a. (7:35) **Ohlone/Portolá Heritage Trail** presentation by County Parks Planner Sam Herzberg.

<http://www.midcoastcommunitycouncil.org/storage/issues/parks/2017-08-23-Ohlone-Portola-presentation.pdf>

The planned trail commemorates the 250th anniversary of the Portola Expedition which marked the European discovery of the San Francisco Bay from Sweeny Ridge in Pacifica, as well as the role the 10,000 year old Ohlone civilization played in the expedition. The trail will cover 90 miles in San Mateo County, will connect with other present and future trails and is being planned in coordination with multiple groups, including Federal and State legislatures, Mid-Peninsula Open Space District, GGNRA, and the Bautista-DeAnza National Trail. Provisions for autos, bicycles and pedestrians are being planned for various regions. Goal is to have a contractor working on the project by December and beginning a feasibility study.

Dan brought up the idea of huts or campsites along the trail, which led to a discussion of the use of spurs off the trail, including lighthouses, for support. It was also suggested that any structures have an appropriate architectural theme. These concepts will be explored further as the planning develops.

Len Erickson, El Granada, would like to see development of and information about a comprehensive network of trails involving ABAG, the completion of the Coastal Trail and a future state Park Bond measure.

- b. (8:00) **Fitzgerald Marine Reserve (FMR) Master Plan Assessment and Progress Report** by County Parks Interim Director Sarah Birkeland and Planner Sam Herzberg

<http://www.midcoastcommunitycouncil.org/storage/issues/parks/2017-08-23-FMR-MasterPlan-progress-presentation.pdf>

Current issues include management of volume of visitors, including a required registration form prominently displayed on their web site for groups of 10 or more. Protection of seal colonies of up to 500 seals is a relatively new role. After much effort, the Reserve was officially named a no-take area in 2010. Future goals include managing of sensitive resources, managing of visitor volume (the website also includes information on neighboring recreational beaches), and emphasis on education, including upgraded ranger station and videos.

Dan suggested donations instead of fees and cited problems with bus parking. Response was that a comprehensive review is under way of fees at all county parks.

Chris asked, in light of increasing use of the Reserve, what the maximum sustainable usage is. Reply was that it is difficult to quantify and may vary seasonally, but that it needs continued study.

Elizabeth Vespremi, Moss Beach, suggested that conditions of marine organisms should determine maximum usage.

Marsha Cohen, Friends of FMR Board member, updated us that habitat degradation has been studied in the original master plan and that a ranger had done an intensive study of differences between visited and isolated areas of the reef, and there were no conclusive results. Cabrillo National Monument also studied the subject without firm conclusions. Habitat degradation is multi-factorial and difficult to quantify.

Len Erickson asked that County Parks take charge of the abandoned section of Ocean Blvd in Seal Cove and include it in the FMR Master Plan.

Sam: County Parks and Air Force will improve emergency access on the Jean Lauer Trail on Pillar Point Bluff with compacted base rock, that will be the designated CA Coastal Trail from West Point Ave at Pillar Point Marsh to Seal Cove neighborhood on the

north. Interior paper streets would take the Coastal Trail through Seal Cove neighborhood to Cypress Ave, rather than via the landslide area of Ocean Blvd.

Lisa asked for assurance that Pillar Point Bluff trail improvements would be natural brown color with native soil mixed into the surface layer for natural look and feel. Sam and Sarah gave that assurance. Lisa pointed out there are exposed sea floor fossils near the pond on Jean Lauer Trail that should be pointed out to park staff and contractors to avoid damage. Dave will send aerial photo. Re Airport St Big Wave trail location, Sarah said the trail must be on the west side due to FAA restrictions and underground utilities on the east side.

Gail Erickson reminded us that we are discussing a reserve, not a park. She also pointed out the school buses are not always from schools. They may be chartered from other organizations, so schools should inform groups that rent from them of advance registration policies.

- c. (8:40) **Arbor Lane, Moss Beach**, PLN2016-00444 -- CDP for new single-family dwelling on coastal bluff, adjacent to top of cliff above Dean Creek (Sunshine Valley). MCC discussion to be limited to coastal hazards of the site.

Lisa introduced the draft letter.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-08-23-ArborLn-presentation.pdf>

Applicant Carlos Zubieta, and neighbors Elisabeth and Laslo Vespremi objected to the recommended conditions of approval regarding coastal hazards, stated that the site is safe for the life of the project, and objected to the inclusion of the map attachment illustrating potential cliff erosion on both ocean and creek sides.

Steve King, neighbor, is concerned about creek-side erosion.

Gaylen Eslinger, neighbor: Home size is out of scale with neighborhood and smaller footprint is needed to protect the cliff above Dean Creek.

Carl May, Moss Beach – By accepting the bulleted list of coastal hazard conditions of approval, the developer can resolve public concerns about future armoring and loss of beach.

Dan Blick, neighbor, supports the proposed conditions of approval. It is very important that there is no future armoring. What MCC is doing now is preparing the developer to get project approval from the Coastal Commission.

Motion (Chris Johnson): Approve MCC comments, leaving out the map attachment and wording referring to it. Approved 6-0.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-08-23-ArborLn199-MCC-comment.pdf>

5. (9:46) **Council Activity** – Correspondence, meetings attended

Council and Treasurer Vacancy: Lisa reported Laura is resigning from MCC, effective immediately, because she is moving to San Jose. Dan volunteered for Treasurer role, to be appointed at a future meeting.

Vallemar Bluff 4-house project: Lisa reported on Applicant letter to Project Planner in response to MCC July 26 comments. Key point: “To improve the protection of the site even further, we have relocated the proposed home on Lot 1 eastward. In addition, we reduced the size of the homes and have also revised home roofs and reduced the mezzanine level size from the earlier designs.” Project returns to CDRC on Sept 14. Story poles will be modified in advance of that meeting.

6. Future Agendas

Sept 13: SFO aircraft noise – presentation by SFO noise abatement office and Supervisor Dave Pine

MidPen 71-unit Moss Beach affordable housing pre-application public workshop (County meeting): Sept, date/venue TBD

Fall 2017: Cypress roundabout, Plan Princeton, Connect the Coastsides

Adjourn: 9:50 PM