

# 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 . Dan Haggerty . Chris Johnson . Brandon Kwan

## Approved Minutes: Meeting on September 27, 2017, at GCSD

**Call to Order.** 7:00 PM

Attendance: all 6 Councilmembers

4 government officials, ~20 members of the public

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

Ellie Dallman, Aide to Supervisor Horsley

**Mobilehome Park Zoning District** was approved by Board of Supervisors 9/26. In a few weeks they will consider a revision to clarify an exception for 28-ft building height and method of measurement in the Coastal Zone, as requested by MCC.

**La Costanera Use Permit amendment** was approved by Planning Commission, for lower patio, utility area roof, public access, and outdoor lighting. Use Permit is for 5 years with annual review by staff for compliance.

**Martin's Beach:** The County is contributing a million dollars toward State efforts to resolve the dispute over public beach access.

**Broadway street-end improvement** ribbon-cutting ceremony is Wed, 10/18 at 11am. This will include the rustic wooden benches requested by MCC.

**Quarry Park Master Plan** 4th public workshop is at El Granada Elementary School 10/3 at 7 pm.

Harvey Rarback, member Half Moon Bay City Council

There are at least 2 pending lawsuits involving Martin's Beach and it may go to the Supreme Court ultimately.

HMB facilities are now using 100% renewable energy.

After multiple views being presented at a community meeting on a Cannabis ordinance, a final vote will be delayed until after a community meeting on a new draft.

Steve McGrath, San Mateo County Harbor District General Manager

Cartel Management, which holds the multi-year Mavericks Surf Contest permit, may be sold next week in bankruptcy.

Harbor District has engaged Martin Rausch as the consultant for their strategic plan.

Harbor West Shoreline Trail planning/permitting continues for soil-nail wall with sculptured concrete face together with sand replenishment for erosion protection.

Boat-launch ramp emergency dredging is waiting while options are explored to store or dispose of the 1500 cubic yards of beach-quality sand impacting two of the ramps.

Surfers' Beach pilot beach replenishment project with 75,000 cubic yards of harbor dredge material is in planning phase. Implementation funding is in place and expected to proceed in middle to late 2018.

Romeo Pier demolition by Dutra Group is delayed to early 2018, to achieve cost savings over immediate demolition.

Sailing ship Lady Washington will be available for tours when it visits the harbor in mid October.

## 2. Public Comment and Announcements

Lisa: Applications for appointment to open MCC seat for a term ending in 2020 will be accepted thru 10/20, with interviews at the regular MCC meeting 10/25. The MCC will make a recommendation to Supervisor Horsley, and the Board of Supervisors will make the appointment.

Dave: Vacancies are open on the Granada Community Services Park Advisory Committee. Contact the Assistant General Manager to apply. There is a PAC meeting 9/28.

Paul Koelsch, GCSD Parks Advisory Committee, spoke about the opportunities the District is looking at, including active recreation for youth.

## 3. Consent Agenda – approved 6-0

a. Approve Minutes for August 23, 2017.

b. (withdrawn)

c. Appoint Dan Haggerty Midcoast Community Council Treasurer, to serve until December 2018, and to have signing authority on Council checking account at First National Bank in Half Moon Bay, replacing previous Treasurer Laura Stein.

## 4. Regular Agenda

a. (7:27) **Presentation on San Mateo County Office of Emergency Services (OES) and Emergency Preparedness on the Coastside** by OES Coastside Emergency Services Coordinator Chad Woodburn.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-09-27-OES-Presentation.pdf>

Lisa said residents in the tsunami evacuation zone, such as Pillar Ridge, should have a bilingual plan and map of where they are supposed to go.

Claire said that the every-day emergency that most people worry about is availability of emergency services when fog and traffic block transit.

Dan asked about the scope of which alerts are sent out on the internet. There needs to be a balance between giving useful information and inundating the public with too much information.

There was a discussion of tsunami signage and sirens, both of which are being looked at by OES.

Bill Kehoe called for more local control and involvement. He suggested people take the CERT classes. He also said that in case of tsunami, best advice is to walk uphill.

b. (8:05) **Proposed 50-space RV Park on vacant 3.3 acres at NW corner Capistrano & Highway 1 in Princeton** – PLN2017-00320 – APN-047-081-430.

Desired Outcome: Approve MCC comments on the application referral.

Lisa introduced the draft letter.

[www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-09-27-Capistrano-RVpark-MCC-com.pdf](http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-09-27-Capistrano-RVpark-MCC-com.pdf)

Steve McGrath, Harbor District General Manager, said the District has taken no position on the project, but emphasized the RV Park name should not introduce a new name for Pillar Point Harbor.

Ron Stefanick, Project Applicant, agrees to a change in name. He says that line-of-sight planning needs to balance preserving the view and screening the RVs.

Cid Young mourned the progressive loss of harbor views since 1988. She advocated landscaping with shrubs, not trees.

Dan said that preserving views was extremely important, and that he thought that parking would be an increasingly urgent problem and wanted part of the site dedicated to parking.

Chris hopes this project will come before us again, as he has serious concerns about traffic and drainage.

Motion to approve the letter as drafted: approved 6-0.

**c. (8:22) Proposed 71-Unit Mid-Pen Affordable Housing Community on 11 acres at Carlos & Sierra St, Moss Beach – PRE2017-00032, APN-037-022-070.**

Desired Outcome: Approve MCC comments on the pre-application referral.

Lisa gave slide presentation to introduce the draft MCC comments

[www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-09-27-MCCpresentation-MidPen.pdf](http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-09-27-MCCpresentation-MidPen.pdf)

Dan thinks the letter is too soft.

Brandon agrees.

Dave worked on the letter and supports it. Transit is important. We must get people out of cars. We can't increase highway capacity.

Chris wondered if Section 8 vouchers would actually be limited to 4. He also asked how preferences for locally-employed tenants would be implemented (A point system is likely). He asked how zoning could be readily changed for this parcel when changes to local C-1 zoning may take years. (This case applies to a single parcel and was requested by CCC.)

Claire noted the importance of completing trails on the east side of the highway. She also doubted that more Section 8 housing would be allotted, but did not see Section 8 tenants as automatically undesirable.

JQ Oswein spoke for Resist Density, directed the community to their website, and summarized their concerns about limited community resources and infrastructure, traffic, parking, EIR concerns (which were clarified in discussion) and cumulative effect of multiple developments on the community.

Ann Rothman thought that other options for the parcel should be considered. She prefers more market-rate housing, fearing decreasing housing values.

Cid Young feels parking is inadequate and that the development is too large for traffic circulation. She also disliked the conflict-resolution format at the pre-app workshop. She wanted a community center, more senior housing, better public transit, and a shuttle serving the Midcoast. She hopes to be able to talk directly to Mid-Pen.

Teresa McLaughlin thought that Carlos St is the safest pedestrian route from the development to village center, since it is relatively flat, and pedestrian/bike improvements are needed there.

Dolores Silva said that Mid-Pen might want to use a 1984 EIR for the project, which called for 5 acres of open space. Lisa said it was very unlikely that the old EIR could be used.

Stephanie Brannen asked that the MCC letter make more use of the word "proposed" to indicate that the development was not yet approved.

Brandon added that he opposed the project being tax-subsidized. He is also opposed to high-speed rail. He did not want sidewalks or stop-lights paid for by taxes. He felt that income should not be a factor in providing housing and that housing for veterans is a higher priority. He thinks that too many roundabouts are undesirable.

Chris said that the tone of the MCC letter is appropriate for the present time and agrees that the development is not appropriate before transportation and traffic improvement.

Dan asked to take out the sentence on second units not being allowed in multi-family housing (done). He also sees the letter as a step in the process and is concerned about the Carlos/Hwy 1 intersection.

Motion to approve the letter as amended – approved 6-0.

[www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-09-27-MidPen-pre-app-MCC-com.pdf](http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-09-27-MidPen-pre-app-MCC-com.pdf)

**5. (9:50) Council Activity** – Correspondence, meetings attended

Claire attended Rotocare Open House 9/21. They are re-vitalizing their clinical and educational services.

Dave and Lisa represented MCC at multiagency meeting on Grey Whale Cove 9/27 at Caltrans. County will be lead agency for planning and CEQA, and Caltrans will construct the project which could begin in mid 2018. Caltrans engineers were concerned about pedestrian safety and said they prefer hybrid crossing beacons, rather than the flashing beacons selected by the community. They said they do not rule out overcrossings as matter of policy, however that is not within the scope of the current project.

Chris attended CDRC formal training on 8/25 and is encouraged by the staffing and professionalism of the committee. He also participated in interviewing a candidate for the CDRC Princeton alternate community rep on 8/31. County Parks Dog Policy outreach meetings in Sept were lightly attended, especially on the Bayside, but they had received over 300 emails. On 9/14, the CDRC continued the Vallemar Bluffs project until 10/12.

**6. Future Agendas**

Oct 25: Applicant interviews for MCC vacancy

Upcoming fall/winter: Cypress roundabout, Plan Princeton, Connect the Coastside

**Adjourn:** 10:01 PM