

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

Dave Olson . Claire Toutant . Lisa Ketcham . Dan Haggerty . Chris Johnson . Brandon Kwan . Barbra Mathewson
Chair Vice Chair Secretary Treasurer

Unapproved Minutes: Meeting on January 24 2018, at GCSD

Call to Order. 7:00 PM

Attendance: all 7 councilmembers present,
2 government representatives, and 5 members of the public

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

Ellie Dallman, Supervisor Horsley's Aide

Parallel Trail (Coronado to Mirada Rd) – 60% plans expected Jan 31, then 8 weeks for agency reviews; expect to go out to bid for construction by Sept 2018.

Gray Whale Cove crossing – Staff met at Caltrans today to discuss preliminary plans -- Dave attended for MCC. Hybrid beacon activation button has adjustable delay period – looking at 2.5 minutes. Traffic counts will be re-done on a summer day. Survey of number of pedestrians crossing is needed. Construction is expected to begin around April 2019.

Home & Energy water saving toolkit available to check out of library or bookmobile.

Second-Unit Amnesty Program does not include the Coastside, at least for the first year.

Harvey Rarback, Vice Mayor, HMB City Council: On Feb 6 City Council will consider resolution to oppose offshore oil drilling. City applied for SMCTA grants for Class 1 bike & pedestrian east side Hwy 1 trail to northern city limits and Class 4 bike trail on North Main St. from Hwy 1 to Pilarcitos Creek Bridge. David Bosch was appointed interim City Manager, to serve no longer than Dec 2018.

2. Public Comment and Announcements

Dave: SamTrans meetings on Coastside Transit Study: HMB Jan 30, Pacifica Feb 1. See MCC news post for details.

MCC annual administrative & planning retreat Sat, Jan 27, 9:30 AM

Marcia Yeates, Moss Beach: There is much Coastside development in the pipeline that doesn't consider mindful growth -- suggests a moratorium until all sewer repairs are complete.

3. Consent Agenda – approved 7-0

a. Approve Minutes for December 13, 2017.

4. Regular Agenda

a. (7:23) **Vallemar Bluff Four-House Development** on 2.5 acres zoned for open space at Vallemar & Juliana, Moss Beach, PLN2015-00380 (Ketcham)
Desired outcome: Approve follow-up comments on project.

Lisa gave background and introduced draft letter.

MCC agendas: Dec 2015 (6 houses), Oct 2016 (5 houses), July 2017 (4 houses).

CDRC review: July, Sep, Oct (approved 2-1) -- Effort to reconcile height with neighborhood scale was severely handicapped by extremely permissive height method of measurement in RM/CZ zoning regs, as compared to other Midcoast residential districts. MCC supported CDRC efforts in July letter. Modifications since then include elimination of dormers from garage and above second story. With no roof dormers and the roof deck only accessible from the house interior, staff considers these 2-story homes. CEQA review period is Jan 17 – Feb 15. Planning Commission hearing is tentatively Mar 28. CDP is appealable to the Coastal Commission.

Dede & Michael Histan (Weinke Way) sent emails summarized by Dave: support the letter, but based on story poles houses are out of scale with neighborhood.

Kathy Lockhart, Moss Beach (speaking also for Mike Schelp): Please reintroduce building height reduction to the letter. All the houses will impact the view from Weinke Cove beach. Photo simulations are distorted and misleading.

Marcia Yeates, Moss Beach, does not understand how the Neg/Dec can conclude the project has no significant environmental impact.

Stephanie Sills, Moss Beach, shared her photos of story poles from the beach. She feels applicant's renderings look like fiction, and notes that story poles didn't represent full height. Oversized homes are out of character with the neighborhood and have imposing visibility from the beach.

Brandon: CDRC approved, project has followed the process -- not much more to it.

Chris supports the letter. CDRC process worked well. He feels height has been addressed as far as it can go, and additional pursuit of height reduction might lessen attention to points in our letter.

Barbra: Applicant has compromised quite a bit – supports the letter.

Dave is not thrilled with house size, but overall supports the compromises made.

Generally the CCC is more concerned about views TO the shoreline.

Lisa: Permit history (263 Nevada) indicates even the CCC wouldn't require houses not viewable from the beach. Hopefully the biotic easement with restoration funding from property owners will have a better outcome for the Coastal Prairie habitat than past neglect and invading weeds.

Dan wishes the scale of the houses was smaller, but supports the letter as drafted.

Chris/Claire motion to approve the letter as written. Approved 7-0.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-01-24-ValleamarBluff-MCC-comment.pdf>

- b. (8:15) **Building Height Method of Measurement in County Zoning Regulations (Ketcham)** Update on MCC effort to achieve clarity and consistency across Midcoast zoning districts. Consider follow-up comments to County suggesting one updated definition in Chapter 1 of County Zoning Regulations.

Lisa gave background and introduced the draft letter. Hotel plans for 7th St & Hwy 1 in Montara called our attention to the lack of development standards in Midcoast neighborhood commercial zoning districts, resulting in 3/22/17 MCC request for updated ordinance specific for the Midcoast. Request denied – planning staff too busy. CDRC discussion on Valleamar Bluff houses called attention to averaging height definition applied to RM/CZ (and PAD), which led to MCC request to add the definition to those ordinances in addition to C-1 in the Midcoast last November, when it was being added to the MH District. Long-range planning 2018-19 work plan only includes this as a wish list item. On Jan 11 CDRC approved letter in support of MCC request. Tonight's letter offers an alternative method to accomplish our goal for clarity and consistency by changing the original definition in Chapter 1 of the Zoning Regs.

Chris: This is the issue that CDRC was facing at Valleamar Bluff, and Big Wave. The zoning is problematic, allowing extra height, a flaw in the system that needs to be fixed. He couldn't support this more whole-heartedly -- seems like something that could be done if the will was there.

Chris/Claire motion to approve the letter as drafted. Approved 7-0.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-01-24-bldg-ht-measurement-MCC.pdf>

5. (8:29) **Council Activity** – Correspondence & meetings attended

Coastside Cannabis Coalition: Barbra & Claire attended Jan 23 meeting of this grass roots group of about 25 people, mostly growers and business people, in early stages of organizing. They decided to focus on data-driven information and resource sharing in their advocacy for regulated cannabis. Will meet every month on 4th Tues, 7pm, at HMB Brewing Co.

Beach House trees: Barbra talked to staff about pruning view-blocking cypress trees, but trees are being topped one at a time by in-house staff. She will attend HOA Board meeting and ask them to get arborist to clean up the trees and get it all done at once.

Coastside Design Review Committee – Chris reported that CDRC Montara community rep Beverly Garrity will lead long-term project to update Midcoast residential design review standards and the 1976 Community Design Manual which covers non-residential development. CDRC also wants to have oversight to review non-residential Midcoast commercial projects. They are talking about the County adding a Midcoast planning annex. On Jan 11 CDRC voted 4-0 to write letter in support of MCC request on building height definition. Feb 8 meeting, 1pm: Discussion with Planning Manager Joe LaClair regarding Design Review and Landscape Standards, and Update from Kris Liang on the Draft Letter to Supervisor Horsley and Steve Monowitz regarding revisions to Height Standards in non R-1 Zoning Districts.

SFO Airport Noise -- Chris received email from Pacifica City Councilmember Sue Digre re MCC airport noise letter. He will meet with her and report back.

CDRC Miramar Community Rep vacancies: Lisa reported none of recent applicants actually live in Miramar. Problem of people not knowing where they live is exacerbated by incorrect Nextdoor Miramar neighborhood boundary that extends into HMB and leaves out east Miramar. Need Miramar resident to correct the Nextdoor boundary.

Airport St. RV parking – Lisa received Dec 20 email from County Airports Mgr, Gretchen Kelly: Safety inspection by TSA identified campers along Airport St as a security risk. They plan to submit application to designate east side of Airport St. as “No Truck or Camper Parking Zone” -- cars OK.

Hwy 1, Montara, row of ~2 dozen cypress trees were planted in the Caltrans ROW between 8th & 9th St. last weekend. Lisa reported that MCC commented on the 8th St landslide repair in 2012 to preserve ocean views from the scenic highway, which led to CDP Condition of Approval that tree replanting shall not extend south of the existing tree canopy along the highway road berm. New trees are planted as close as 10 ft from the fog line. We would like a minimum clear 8-ft shoulder area and there is level ground to provide this. Had exchange of emails with project planner Summer Burlison who has contacted Caltrans and the property owner, whose permit has not been finalized.

Dave reported that Caltrans is aware of drainage problems near tunnel (4” deep puddle that causes hydroplaning). Repair could be combined with pavement rehab project planned north of Montara. He also saw a posted notice that SMC applied to CCC for coastal armoring with shotcrete soil-nail wall from Medio Av to Medio Creek.

6. **Future Agendas**

Council annual administrative and planning retreat Sat, Jan 27, 9:30AM

Dan suggested future items on glaring lights installed on private buildings shining off site; also fire hazard from eucalyptus trees.

Adjourn: 8:55 PM