

# 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](http://www.MidcoastCommunityCouncil.org)

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

## Approved Minutes: Meeting on April 11, 2018, at GCSD

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

Attendance: all councilmembers present

7 government representatives, and 7 members of the public

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

Ellie Dallman, Supervisor Horsley's Aide:

Supervisor Horsley Coastside office hours Apr 18, 10am-12noon at Harbormaster's office.

Mental Health Awareness Month kick-off event Fri, May 4, 6-9pm: Art of Wellness Festival at Cunha Intermediate School multipurpose room, HMB.

<https://www.smchealth.org/post/mental-health-awareness-month>

Dave: Apr 24 BoS agenda will have fee schedule for short-term rentals.

Half Moon Bay Vice Mayor, Harvey Rarback: Library project is on schedule & budget -- opening this summer. City Council held listening session in Spanish -- over 90 people attended. Council had headphones and good interpreter. Planning Commission is working on LCP Land Use Plan update -- chapter on coastal hazards is being worked on now -- comments and PC meeting attendance welcome.

CHP Officer Chris Barshini: He and Officer Ruiz are part of special traffic unit to address Coastside road safety concerns. Send email to Sergeant Jason Ivey, [JIvey@chp.ca.gov](mailto:JIvey@chp.ca.gov) with specific times/dates. Go to [Signalert.com](http://Signalert.com) for long road closures.

Harbor District General Manager, Steve McGrath: Radon vessel has returned to service after year of renovation. Notice was issued to proceed with Romeo Pier demolition -- contract calls for completion in 90 days. The District received the CA Special Districts Association Transparency Certificate of Excellence last month.

### **2. Public Comment and Announcements -- none**

### **3. Consent Agenda – approved 6-0, Chris abstain**

a. Approve Minutes for March 28, 2018.

### **4. Regular Agenda**

a. (7:19) **Big Lift Project** for early childhood literacy, with goal to get all Coastside children reading fluently by third grade. Informational item.

Presentation by Elizabeth Schuck, Big Lift Coastside Collaborative Coordinator. Looking for volunteers to help by reading to children and tutoring, starting a little free library, volunteering at the library, attending monthly collaborative meetings. Contact Elizabeth Schuck: 650-759-4438, [elizabeth.anne.schuck@gmail.com](mailto:elizabeth.anne.schuck@gmail.com)

b. (7:32) **Sea Level Rise Vulnerability Assessment** – Presentation by Jasneet Sharma, SMC Office of Sustainability, on the County's efforts to prepare for sea level rise, with an overview of the recently completed vulnerability assessment. Informational item.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-04-11-SLR-Presentation.pdf>

- c. (8:04) **Proposed 50-space RV Park** on vacant 3.3 acres at NW corner Capistrano & Highway 1 in Princeton – PLN2017-00320 – APN-047-081-430. (Ketcham)  
Desired outcome: Approve MCC comments on the project resubmittal.

Lisa gave slide presentation covering issues in the draft comment letter.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-04-11-RVpark.pdf>

Chris read and handed out list of issues to add to letter on Traffic Circulation & Safety.

Public comment:

Marcia Yeates, Moss Beach, representing Resist Density, summarized their comment letter opposing the project. Concerns are blocked views, cumulative traffic impacts, and ability of infrastructure, including failing sewer system, to support all the planned new development.

Jane Praysilver, El Granada: RV Park blocks the ocean view, brings more traffic, and is incompatible with the landmark Pillar Point Harbor, one of the jewels of the Coastside that we should be preserving. We need a big-picture discussion on housing, traffic congestion and village infrastructure. Concerned about hazardous Capistrano Rd choke point -- will have more and larger vehicles and more aggressive drivers. Need adequate road capacity for emergency access and evacuation from tsunami.

Pete Amour, El Granada: This is worse use of land ever. Westbound Capistrano already has a problem with vehicles vying for space in the 3 lanes. Double left-turn lanes off the highway cause crashes. On any beautiful day Princeton is already packed.

Carl May, Moss Beach: MCC letter should go much further than aesthetics. We are already swamped with visitors on any nice weekend or holiday, and completely jammed up at this location. This is worst place to add vehicles. Concerned that length of stay won't be enforced.

Virginia Stalder, El Granada, is opposed to project – beyond words. Has seen many uses of this parcel, but this will destroy it. Crashes are frequent.

Steve Bowerman, El Granada: The developer has the opportunity to make a harbor gateway that is an asset to the community. The gateway area should be a park, perhaps with a marine-related sculpture, to show we're proud of our community. Add to MCC letter that the community is opposed to the project.

Council discussion:

Dan is concerned about intersection capacity at entrance to Harbor Village, feels it is already at capacity, and does not believe the conclusions in the traffic analysis. Turning movement of RVs plus more pedestrians crossing will increase congestion. Parking already overflows along the highway and into El Granada residential areas. Best use for property would be Harbor District Admin building pushed to the north end. Keep portion along Capistrano Rd open for overflow parking and outdoor events. Will talk to Harbor Gen Mgr and Commissioners about this.

Dave: Keep in mind that the County can limit or condition development, but can't just say no, short of buying the property. The traffic analysis is following accepted practice. It does include projects approved but not yet built. It doesn't help to just say you don't buy it – need to point to specifics in the analysis that are wrong.

Barbra: An issue that stands out is lack of enforcement. All local businesses of this developer have degraded (or view-blocking) landscaping: Moss Beach Chevron, Pillar Point RV Park, Harbor Village. We should try to get this addressed however we can.

Brandon: RV Park will attract the homeless. Supports Dan's idea for outdoor events and extra parking. Add vehicle barriers near shopping mall entrance to prevent terrorists from driving onto the sidewalk and ramming people.

Chris supports the draft letter for the requested project improvements, however views this as an aesthetic wound to the Coastside. Concerns center on traffic safety and circulation. Proposed additions to the letter focus on specific flaws in the traffic study. If

infrastructure improvements are required, that might be a deterrent. RVs are big & heavy, slower to accelerate & decelerate, causing chain delays, but size of vehicle is not considered in level of service. Turn at driveway was not tested with live vehicle – these are not professional truck drivers. Only background projects included are Big Wave in Princeton and the Harbor Vista Motel expansion in El Granada.

Lisa asked Harbor Gen Mgr Steve McGrath to comment on intersection. Steve said the District has looked at improvements turning into harbor off Capistrano to facilitate tractor trailers for fish loading by widening turning radius entering and leaving. He has not talked to property owner about anything on the other side of Capistrano.

Claire noted level of agitation in the room. Many large projects are coming up. How do we address the big picture? How to set up sophisticated way to look at this entire issue?

Motion (Chris/Lisa): Approve the draft letter with addition of Chris' comments on traffic and acknowledgement of community opposition to the project, with final wording on additions to be made by Lisa/Chris/Dave after this meeting. Approved 7-0.

[www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-04-12-HV-RVpark-MCCcomment.pdf](http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-04-12-HV-RVpark-MCCcomment.pdf)

Lisa encouraged the public to stay involved and to write and attend the Planning Commission hearing when it is scheduled.

#### **5. (9:56) Council Activity – Correspondence & meetings attended**

Claire attended the Mar 30 County Water Summit at Cañada College, which dovetailed with tonight's presentation on Sea Level Rise. Big push of the conference was summarized by Congresswoman Jackie Speier who said there is money available to address some of these problems but it has to be done in a coordinated fashion, across boundaries.

Barbra attended Beach House HOA meeting last week. They will consider action on the perimeter view-blocking trees at the next quarterly meeting.

Brandon attended the Apr 4 County Charter Review Committee meeting.

Chris attended the Apr 10 GCSD Park Advisory Committee meeting. They will propose series of 12 special events to the Board, sending out RFPs for medians 7, 8 and 11, and looking into 5-yr lease on vacant school district land for temporary pump track.

#### **6. Future Agendas**

April 28 – First flush 2018 results (RCD)

**Adjourn:** 10:05 : PM