

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

Approved Minutes: Meeting on September 26, 2018, at GCSD

Call to Order. 7:00 PM

Attendance: 6 councilmembers present (Claire Toutant absent)
4 government representatives; 14 members of the public

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

Ellie Dallman, Supervisor Horsley's Aide:

- Home for All handout: Glossary of Terms
- Fixit Clinic flyers: Oct 20, 1-4pm, HMB library
- Farmworker housing: 4 new units at Blue House Farms in San Gregorio will soon be occupied; financed through Pilot Farm Labor Housing Program, with \$300K County Measure K funds, a result of partnership with POST and farm operator. Thriving local farms help ensure a local supply of fresh fruit and vegetables and reduces pressure to develop open space land.
- Cannabis cultivation ordinance summary of proposed changes: 1,000-ft setback is reduced to 600 ft from sensitive and residential uses. Prohibition of agricultural crop displacement by cannabis only applies to food crops.
- Verity Health System bankruptcy: Board of Supervisors adopted resolution Sept 25 calling for Seton Medical Center in Daly City to be maintained as full-service acute care hospital with emergency department. No County action to report on future of Seton Coastside.

Harvey Rarback, HMB City Council:

- City Council candidate forum moderated by LWV 9/27, 7pm, at library
- City Council candidate debate 10/21, 7pm, at library
- Elections Night Out Oct 30, 5-8pm, at Ted Adcock, free food, register to vote, drop off ballot.
- SFO Roundtable on airline noise Oct 3, 7pm, at Millbrae City Hall
- Congresswoman Jackie Speier event Oct 23 on FAA response, Skyline College

CHP Officer Chris Barshini: There is increasing patrol enforcement re speeding complaint on Sunshine Valley Rd. Speed limit signs say 25mph, but there is no speed survey so can't be enforced with radar. If a speed survey is done, 85th percentile existing speeds might mean speed limit would have to be raised.

Harbor District General Manager Steve McGrath:

- Concession row sidewalk widening project underway, including storm drain pipe replacement in the area.
- Contract approved for design/analysis for Surfers' Beach Pilot Restoration Project.
- District is switching to district elections to take effect 2020 and 2022.
- Investigating property northwest of Sam's restaurant as potential District Admin site.
- General Manager McGrath has submitted resignation -- leaving in Dec.

Dave: LWV candidate forums:

Wed, Oct 10 instead of MCC meeting: Harbor Commission 7pm, School Board 8:15pm

Tues, Oct 16: GCSD 7pm, MWSD 8:15pm

Ohlone-Portolá Heritage Trail public meetings 7-9pm: last night in Pacifica, Oct 1 at Pescadero Community Hall; Oct 2 at Woodside Town Hall; public survey online

2. Public Comment and Announcements

Gregg Diéguez, Montara: MWSD Master Plan indicates 39% of nodes in distribution system are unable to provide adequate fire flow. Couldn't find in plan amount of fire water reserve or future growth for more housing. He will do more research with fire and water districts.

Would like to see Midcoast fire preparedness on MCC agenda.

Michelle Wiel, Nov 2018 candidate for MCC, introduced herself. Moved here about 2 years ago, lives in Moss Beach with husband and 2-yr old daughter. She is head of marketing for small startup in Palo Alto, and looks forward to getting involved in important issues on the coast.

3. Consent Agenda

a. ACTION: Approve Minutes for August 22, 2018 – approved 6-0.

4. Regular Agenda

a. (7:40) **MidPen Housing submittal to County for LCP amendment for Cypress Point Affordable Housing Community**, PLN2018-00264 (Ketcham).

Desired outcome: Submit follow-up comments to the project planner on the application referral.

Lisa presented the draft follow-up comments on the project application referral.

Caltrans 8/29/18 comments were received from Planner yesterday and posted.

Connect the Coastside has been further delayed to early next year due to project planner Rob Bartoli leaving County Planning.

Due to substantive comments on the referral received so far, the applicant will need to resubmit with additional and revised information.

Density is a defined land use term – number of dwelling units per acre – includes the entire parcel, buildable or not. Cypress Point is proposed to be re-zoned to medium density which is the same as all the single-family neighborhoods in the Midcoast. If you say the project is too dense, you are saying that all our neighborhoods are too dense.

Barbra: Would like the letter to say this is former Navy site.

Public comment

Ann Rothman, Moss Beach: Is concerned that 100% affordable housing may leave the property owner unable to pay for unexpected structural or hazard issues, since they can't raise rent above 30% of residents' income. LCP amendment is changing the economics by deleting market rate units where rent could be increased.

Carl May, Moss Beach: Coastside is already over-developed. Neighborhood streets are already lined with cars & boats. This project harms the community. Connect the Coastside is no answer for traffic problems on neighborhood streets.

Council discussion

Dave, in response to Carl, personally would love to see most development stopped on the Coast but there is no legal framework for that at the moment. If we continue developing to build-out, just allowing people to build what's legal and not even counting large projects, we are in major trouble.

Chris moved to approve letter as drafted; Dave second. Chris asked other councilmembers who did not second, could we make this letter better – what is the objection?

Brandon says he took an oath to uphold the law, which he claims includes the duties in MCC bylaws: *“Seek to preserve rural small-town character of the area... and seeking to manage growth in a manner which is consistent with the present character of the area.”* Can't vote for the project due to his respect for the rule of law.

Dave: The motion on the table is to approve comments on the submittal. It is not to approve the project in any way, shape, or form.

Chris supports the letter because it is asking for more scrutiny. He is not voting to approve the project.

Lisa: At this application referral phase, MCC is asked to give substantive comments to staff to consider in their analysis of the project. This is to the planner, not the decision makers. MCC is trying to do what's useful at this stage to get the best result we can. When there is a public hearing before a decision maker, if the staff report has not addressed our concerns, then we could address our comments to the decision makers regarding inadequacies in the staff report and say the findings cannot be made so therefore the project cannot be approved.

ACTION: Motion (Chris/Dave) to approve letter as drafted -- approved: 4-1-1 (Barbra opposed, Brandon abstain).

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-09-26-CypressPt-referral-MCC.pdf>

b. (8:11) Mid-Block Highway 1 Vehicle Access in west Moss Beach in 3 commercial blocks, Lancaster to California (Ketcham).

Desired outcome: Approve letter to County seeking support and assistance in limiting direct Highway 1 access in 3 commercial blocks in west Moss Beach.

Lisa presented the draft letter, which follows up agenda items on 4/25/18 and 6/27/18.

Similar situation at Surfers' Beach dirt lot was left out of this letter due to different considerations on type/location of closure and involvement of GCSD as adjacent property owner and potential lead agency for encroachment permit.

Dan: The planter at the gas station should be replaced where it was, but not extended to reduce the highway access opening. He is opposed to adding a sidewalk fronting the gas station which would further urbanize the area. Closing informal highway frontage access at the taquería will negatively impact the business. He will vote no.

Chris feels this is an issue of public safety and fairness in applying policies equally.

Barbra agrees with Chris, lives nearby, just waiting for accident to happen there.

Brandon is reluctant to approve sidewalks due to liability issues.

ACTION: Motion (Chris/Barbra to approve letter as drafted. Approved 5-1 (Dan opposed).

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-09-26-MCC-to-County-hwy-access.pdf>

c. (8:38) Airport Street Bulk Propane Facility, PLN2018-00057 – Application for CDP to legalize site additions including perimeter fence, gravel, 2 storage containers and 8-ft diameter water tank. (Ketcham)

Desired outcome: Approve MCC comments on the application referral.

Lisa presented the draft letter, which relates to previous agenda items Jan & Oct 2017.

Smaller tanks have been removed. County position is that the 15,000 gal tank is grandfathered. CDP is required to legalize existing unpermitted items including 8-ft perimeter fence. Fire Marshall comments include requirement for fire hydrant within 500 ft, 1500 gpm (which could require 4,000-foot-long water main extension). Coastal Act was amended in 2016 giving CCC authority to consider environmental justice when making permit decisions. Parcel is in CCC appeals zone.

Chris loves the bold statement. Environmental testing should be done on the property for mercaptan, a potential carcinogen, from years of release of the heavier-than-air gas

that could have settled into the ground. Concerned for the people that live there and for the environment down-stream.

Lisa/Dave felt we should have more knowledge about that subject.

ACTION: Motion (Barbra/Chris) to approve the letter as drafted: Approved 6-0.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-09-26-propane-referral-MCC.pdf>

d. (8:51) Request County adoption of updated Tsunami maps for General Plan Hazards Maps (Olson). Current maps are from 1973, and are outdated.

Desired outcome: Approve letter to Community Development Director Monowitz.

Dave presented the draft letter. The County was using the more up-to-date 2009 map for awhile, which extends the zone further inland, but has now reverted to the 1974 map referenced in the General Plan and LCP.

Carl May: It would be good to refer to a recognized authority for establishing tsunami zones (USGS, NOAA?).

ACTION: Motion (Lisa/Chris) to approve the letter as drafted – Approved 4-2
(Dan/Brandon opposed).

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-09-26-MCC-Tsunami-Zone.pdf>

5. Council Activity – Correspondence & meetings attended

Barbra did the bike/pedestrian counts 3 different times. Attended Sept 11 Brews & Views on housing. Rich Gordon and Supervisor Horsley were on the panel. Two booklets were provided on 2nd units – how to go through permit process and the other with design ideas. MCC received Adopt-a-Hwy encroachment permit from Caltrans effective Sept 20 for 5 years for Moss Beach segment of Hwy 1. She and Lisa attended Sept 25 Ohlone-Portolá trail meeting

Brandon is trying to find out who in Public Works could explain the process of re-naming streets. He would like Midcoast street names that are more fun and inspirational.

Brandon and Chris talked to CUSD Superintendent Yuster about the possibility of a Community Center at El Granada Elementary School. Dr. Yuster said if school reconstruction occurs in the Midcoast with Measure M funds, the community will be invited to participate in planning which could include community facilities for meetings and activities outside of school hours.

Chris: CDRC third workshop on revising design review standards is tomorrow 10:30-1:30.

Lisa:

Harbor Commission Climate Change Resilience Committee meeting on Aug 14: Consultant Brad Damitz gave an update on the Pilot Surfers' Beach Restoration Project being planned for next year. The Marine Sanctuary gave permission to use a hydraulic pump with outlet above mean high tide line (easier than trucking). The District is working on a comprehensive management plan for launch ramp dredging with a multi-year permit to cover more than one dredging event. Sedimentation at launch ramp from Deer Creek could be solved by re-routing Deer Creek south along the Burnham Strip, to Surfers' Beach, but that would require working with multiple land owners.

La Costanera CDP amendment for patio was approved by CCC on Sept 13. Lisa watched live stream of hearing. Applicant's representative, Mark Massara, did not miss the opportunity to ask for wintertime Sunday brunch restaurant hours from the first Sunday after Labor Day to the weekend before Memorial Day (9 months). Supervisor/Coastal Commissioner Carole Groom said she was open to considering daytime restaurant hours in a couple years.

Tree Ordinance Update Committee had final meeting today. Next steps: more review by staff & County Counsel, then Planning Commission workshop in November, circulation of Neg/Dec, presentation at MCC, PC hearing, Board of Supervisors, CCC by next spring.

Dave:

Ohlone-Portolá Trail Committee has been moving the project along -- have logo, vehicle route, pretty good idea of hiking route. Still considering Caltrans bypass land as part of it, and Pedro Mountain Rd. There is a good chance a lot will be in place in time for Nov 4, 2019, 250th anniversary of expedition.

Supervisor Horsley invited Dave to be on Tunitas Creek Beach Community Advisory Committee – a joint effort between County and POST. First meeting will probably be in October.

6. Future Agendas

Oct 10 – Candidate forums: Harbor District and School Board

Oct 16 – Candidate forums: GCSD and MWSD

Chris was exploring possibility of commemorative dedication at Surfers' Beach stairs for local youth who drowned. Supervisor Horsley and State Senator Jerry Hill are supportive, but the family is not interested right now. They have Go-Fund-Me for potential bench at Pomponio Beach.

Adjourn: 9:25 PM