

# 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 October 24, 2018, at GCSD

**Call to Order.** 7:03 PM

Attendance: all councilmembers present

1 government staff; 4 members of the public (all CDRC members)

**1. Board of Supervisors' Report** - none

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

**3. Consent Agenda**

a. ACTION: Approve Minutes for September 26, 2018 – approved 6-0-1 (Claire abstained).

**4. Regular Agenda**

**a. Coastside Design Review Committee (CDRC) Midcoast Design Review Standards Update Project (Johnson)** – Introduction to the CDRC's current efforts to revise and

update the Midcoast Design Review Standards that pertain to County Design Review Permits, as well as an overview of the role and function of the CDRC.

Desired outcome: Informational

Presentation by CDRC members Chris Johnson, Katie Kostiuk, and Beverly Garrity.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-10-24-CDRC-MCC-Presentation.pdf>

History of Coastside Design Review:

- 1999: Urgency Ordinance reduced residential building height limit to 28 ft and restricted floor area ratio in response to homes being built to the maximum development standards, creating looming view-blocking structures not in scale with surrounding development.
- 2001: Zoning amendments certified to control house size, daylight plane, and establish CDRC to review new one- and two-family residential development.
- 2010: Midcoast Residential Design Standards certified by CCC.
- 2012: CDRC responsibility expanded beyond R-1 zones to include all development with a residential component, in all zoning districts within the Midcoast LCP Update area.

Purpose of Design Review: Encourage new single-family homes and additions that have their own individual character while ensuring that they are complementary with neighboring houses, neighborhood character of each Midcoast community, and the surrounding natural setting.

Goals of Update:

- Expand purview to non-residential structures in the Midcoast.
- Update residential and commercial design review standards, including building styles, height measurement, landscape and site design standards.
- Update operational procedures (representation, standards under design review exception process, professional assistance, process and oversight clarification, drainage, story poles).

Timeline:

- 2018 Oct: present scope/goals at MCC
- 2019: CDRC work in subcommittee with County staff to complete draft update.

- 2020 County approval process: Planning Commission and Board of Supervisors.
- 2021 Coastal Commission Certification

Public input: Subcommittee planning sessions open to the public – next meeting Nov 8, 5:15-7:00 pm, at GCSD.

Comments:

Dan: Thank you for bringing this forward. Commercial districts are important. Craftsman style has deep roots on the Midcoast. Has concerns about form-based design.

Lisa urged CDRC members to carefully review the LCP Visual Resources policies that the design standards are intended to implement (particularly Policies 8.12 and 8.13). Note that in 2010 CCC required retaining the 1976 Community Design Manual by reference, which has important standards not found in Section 6565.17 (DR standards for design in other areas). These are particularly important for Midcoast Neighborhood Commercial districts, since C-1/S-3 has virtually no development standards.

--Urged CDRC to be protective of staff time. Critical updates to neighborhood commercial development standards and method of height measurement have been delayed due to lack of staff resources. Without adequate development standards in the underlying zoning ordinance, there is only so much that Design Review can accomplish.

--Plan Princeton will be re-zoning some areas from industrial to commercial-recreation and vice versa.

--Comprehensive update of County Tree Ordinance will be brought to Planning Commission in Nov or early 2019.

## 5. Council Activity – Correspondence & meetings attended

Brandon attended SFO Roundtable meeting Oct 23 on airport noise.

Barbra and Dave attended Half Moon Bay housing community conversation meeting Oct 23.

Staff is working on tenant protection ordinance to present to City Council this winter, and more creative ways to get smaller units.

Barbra reported that Beach House cypress trees that block public coastal views will be pruned shorter and narrower on the Monday before Thanksgiving.

Chris and Barbra completed Caltrans training for Adopt-a-Highway on Oct 19. They will organize the first workday in the next few weeks, which will require an offsite meeting first to train all participants.

Claire attended Oct 2 Half Moon Bay City Council meeting where she and the Mayor presented the joint HMB/MCC commendation and plaque to library staff, which was well received.

Lisa participated on a workshop panel for Boards, Commissions, and Committees Training at HMB Library on Oct 6. The event was put on by the Women's Community Leadership Network, a non-partisan, non-profit organization that educates women on public policy and community issues, and equips women with skills to seek appointed and elected positions.

Lisa attended Oct 9 Harbor District special meeting/site visit at parcel being considered for potential Harbor Admin offices and community meeting room, between Hwy 1 and the Coastal Trail adjacent to and north of Sam's Chowder House.

Dave attended the first meeting of the Tunitas Creek Beach Community Advisory Committee Oct 22, which included a site visit, background, and orientation. Six stakeholder meetings are planned from Oct-Apr 2019, held on the Coast and open to the public. San Mateo County Parks Dept and Peninsula Open Space Trust (POST) are the project sponsors to prepare and manage Tunitas Creek Beach for public access and resource protection. Early stakeholder involvement of the Committee will assist project sponsors to frame project phases, enhance public communication, balance competing viewpoints, and

identify priorities.

## **6. Future Agendas**

Nov 14: Study Session: Overview of Connect the Coastside to date plus Status of Hwy 1 Safety & Mobility Study Action Plan.

Nov 28

Dec 12: Installation of councilmembers, annual council reorganization.

- Annual report of MCC activities, actions, & status of projects

**Adjourn:** 9:08 PM