

# Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors representing Montara, Moss Beach, El Granada, Princeton, and Miramar*

PO Box 248, Moss Beach, CA 94038

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

Claire Toutant, Chair  
Len Erickson, Vice Chair  
Barbra Mathewson, Treasurer  
Dave Olson, Secretary  
Dan Haggerty  
Michelle Weil  
Tamar Powell

## ***Minutes for Meeting of June 26, 2019***

### **Call to Order (7:00)**

Councilmembers present: Toutant, Olson, Mathewson, Haggerty, Powell, Weil.

### **1. Board of Supervisors' Report**

Ellie Dallman: Followup from last meeting Parks item: Quarry Park Master Plan timeline - July public meeting in El Granada Revisions, then back to MCC end of August, then to Parks Comm in October, then to BoS. After that, the Environmental Review will start, with expected completion Summer 2020. Amount budgeted for the 3 major projects \$6.4M coyote, Flood Park \$15M, San Mateo Memorial \$10M.

### **2. Public Comment & Announcements (7:05)**

No public comment

Claire reported that CDRC still has opening for an architect, and need representative for Miramar.

Barbra reported Adopt-a-Highway 9AM on July 2nd; meet at Montara Lighthouse

### **3. Consent Agenda (7:07)**

a. Approve Minutes for 6/12

b. Approve Additions to Council Work Plan Priorities List

Dan requested that this item be removed from consent  
Moved Barbra, second Dave. Pass 6-0

### **4. Regular Agenda**

#### **a. (7:10) – Letter regarding proposed Apartments on Etheldore in Moss Beach (PLN2019-00143)**

Claire gave presentation. The primary concerns are the height and mass of the buildings, due to the very old PUD-121 zoning.

Dan asked about the PUD zoning height limit. Claire clarified that it's 36 feet, vs current 28 feet in the rest of the residential Midcoast.

Dave asked about entire parcel requirement of PUDs. Lisa Ketcham says that the Acella comments indicate that the Planning Department seems to think that the separate development of many years does not matter.

Dan asked if it would go through CDRC. Yes, it will.

#### **Public Comments**

Dolores Silva from Resist Density supports the councils letter, but is concerned about traffic, wonders if a traffic study is required. It is not for a project of this size.

Patricia Morrissey wonders if this project opens the door to other similar large projects. Answer is not directly, due to unique zoning.

Marcia Yeates is concerned that it's yet another large project adding to traffic in a small section of Highway 1. Would prefer it fit with current building zoning.

### **Back to Council**

Tamar wanted to know approximate number of people. Can't say for sure, but can guess based on number of bedrooms

Dave was concerned about the large mass from both California and Etheldore, and about traffic crossing California turning in and out of the project, because California Ave is the main access for eastern Moss Beach. Also concerned about visibility issues as trees next to driveway grow.

Claire pointed out that there is no traffic control at Etheldore and California.

Michelle is concerned about the height and the parking beneath increasing the overall height.

Claire hopes our request for a per-application hearing is granted by the Director of Planning.

Barbra moved, Tamar second to approve letter

Dan moved that we amend the letter to add:

*Due to the proximity to a very dangerous Highway 1 intersection, the MCC believes a traffic impact report should be required.*

Dave suggested adding a request to include an affordable unit, but decided not to ask for a letter amendment.

Barbra seconded. After discussion to be added between the 2<sup>nd</sup> and 3<sup>rd</sup> bullets. Amendment passes 6-0. Letter as amended passes 6-0.

### **b. (8:45) Letter of Support for Construction Grant for the Parallel Trail**

Ellie gave a presentation on current status, and summary of past discussions and changes. Will stretch from south of Mirada Rd north to Coronado Ave on the eastern edge of the Hwy 1 right of way. It will be a paved 8 foot wide section, with 2 foot wide decomposed granite shoulders on each side. This is a second attempt at the same TA grant, didn't make the cut last time. Design is now finalized and will be complete by the end of 2019. Still needs final approval by Caltrans. Project construction is about 95% funded, with aid of Supervisor Horsley. The current grant would complete the funding.

Barbra asked if this trail was part of the Parks projects. Ellie confirmed, but said that the plan is to have the County Parks Dept will take maintenance responsibility when completed. She asked if there was a time limit for completion to get grant. Ellie said yes, but won't be an issue given the design status.

Michelle asked if it's a single path for both pedestrians and bicycles or a separation, and whether there will be a center line. Ellie said there will be a center line, and that overall the trail will be similar to the Sawyer Camp trail. Michelle asked about signage warning users that it's a shared bicycle and pedestrian trail. Ellie will follow up.

Tamar asked if it would be usable for bicycle and similar events to use instead of Highway 1. Ellie said yes, but might be an issue for large events. Dave said that

he had ridden Seattle to Portland with several thousand riders on similar trails. Ellie said that events would likely require permits.

Dan raised concerns about the trail crossings of intersecting roads, doesn't like the potential for increased interactions between bikes and cars. It was pointed out that the crossings had already been moved back from Highway 1, but can't go any further due to the need to remain in the Caltrans right of way. There was much discussion about the safety of these gradually sloped berms.

### **Public Comment**

Carl May said that the project is closer to 30 years old. He says it's good to have the connection to the school, to increase student safety. He's glad that the road crossings are not the same as the Naomi Patridge, especially no stop signs on the trail, or bollards. He doesn't think it should be part of the Coastal Trail, it's too far from the actual coast. Ellie said part of overall network. He arrived too late for Etheldore discussion. Asked if similar development might result in lot across street. Is happy letter mentions commercial on first floor.

Dan had a question about the color and texture (size) of the decomposed granite shoulder. Doesn't want it like Mirada surf.

Ellie said that there is an updated draft of the grant application available; she will send it to the council.

Dave moved, Tamar seconded.

Dan said that he can't approve this letter, because he believes his concerns about the crossings haven't been heard by the council or the county, and have not been addressed. Specifically he would like the speed bumps (raised crossings) eliminated, and replaced with some other visual indication to drivers. He doesn't want bicycles and pedestrians funneled into a narrow area that he regards as more dangerous.

Claire clarified that we are voting on a letter to support the grant application, not the project itself. Dan replied that he doesn't want to support a grant for what he regards as not a good project.

Motion passes 5-1, Dan dissenting.

### **c. Review and status of active Midcoast projects being followed by the MCC**

Deferred to June 26<sup>th</sup> meeting

### **Deferred consent item 3b**

Dan asked that it discussed because he didn't remember the issue being discussed, and hadn't looked at the changes. He asked if we approving the changes.

Claire said yes, we were approving the changes we had discussed at a previous meeting.

Dan raised issue of changes in Council procedures. Dave and Claire said that was a different item, that we had previously approved these changes.

Dan moved to approve, second Barbra, passes 6-0

### **5. Council Activity (9:25)**

Tamar - SMCHD Wildlife Committee – Seabin, a device to filter and clean harbor water. Future meetings will discuss boater impact on marine life

Claire - went to Lennie Roberts celebration and plaque event at Devil's Slide.

CGF presentation on Monarch butterfly at the Dunes project

Library presentation - Solutions for a Carbon Neutral Society.

Dan requested an agenda item discussing council policy about planning and other documents. Claire suggested he work with her to bring the agenda item. He was requested to bring it as a future agenda item.

**6. Future Agendas (9:30)**

Curb-side compost

Coastal Trail Issues

Citizen Parks Activity

Correspondence handling

Treasurer's Report

Logo presentation and discussion

**Adjournment (9:35)**