

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

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

Minutes for Meeting of FEBRUARY 12, 2020

Call to Order (7pm)

All Councilmembers present. 15 members of the public present.

1. Board of Supervisors' Report and Other Government Reports

Carrie Dallman Reported that a public workshop on the proposed 8-unit apartment project on Carlos Street in Moss Beach would take place from 6-8pm at the Ted Adcock Center in Half Moon Bay. Claire asked that future meetings like this take place on the MidCoast.

Carrie also announced that the 2020 County Information Handbook was now available.

Amy from the GGNRA spoke briefly about continuing liaison between her agency and MCC.

Harvey Rarback of Half Moon Bay City Council announced that a \$15/hour minimum wage would take effect in the city in January 2021.

Rocket Farms and UC Davis are embarking on a pilot project to develop innovative approaches to agricultural concerns.

2. Public Comment & Announcements

Sabrina Brennan reported on several projects being undertaken by the SMC Harbor District. They include Harbor District Master Plan, Surfer's Beach Restroom, El Granada administrative building. She notes concern about degree of input from major stakeholders and would like the MCC to look at this.

Barbra Mathewson spoke about the re-opening of the Moss Beach playground this spring, in which the MCC will participate. Tiles from the original playground are available to their creators at MossBeachTiles.org.

CEAP—CalFire is working on evacuation plans and it will be on every agenda until it is completed.

3. Consent Agenda

- a. Approve Minutes for January 22. Approved 6-0.

4. Regular Agenda – The Council may take action on the following items:

a. Rezoning of the Local Coastal Program Certain Agricultural Lands— PLN2019-00258

MPROSD and POST request an LCP amendment in conformity with Coastal Act to allow subdivision of land in order to keep agriculture viable and private in perpetuity while providing for recreational and other uses by the public, frequently in the area of trail development.

Mike Williams, Real Property Manager for MPROSD and Dan Ostein, POST director of land programs and stewardship, gave a detailed presentation on their request (see website)

Melissa Ross, San Mateo County Senior Planner, clarified that there would be no modifications to the LCP per se, but changes in zoning and subdivision.

Cid Young asked if there were any current projects on the MidCoast that would be affected by this change, and was told there were none.

JQ Oeswein asked if this change would be presented to Half Moon Bay and was told that the City Manager was notified and that they had a partnership letter on trails.

Roy Salume asked if there was a mechanism that ensured that outcome of any approvals be reviewed to ensure that what was asked for was actually done. He was told that there was a process to ensure that.

Beverly Garrity, of CDRC, asked whether a change in the method of measurement of building heights in PAD/RC-CZ, as advocated for by CDRC and MCC, could be included in this amendment. She was told that it would be possible, but would need to be accepted by the applicants and in County staff review.

Lisa Ketcham urged that changes be adopted, including the changes in building height measurement.

All Councilmembers support writing a letter of support for the proposed changes, including the height requirements. Dan would like more time. Len asked for a letter to be written, and Dave agreed to write it for the next meeting.

b. Cypress Point PUD-140/CD Zoning and LCP Amendment (PLN2018-00264)

A letter discussing community sentiment and building height was presented for consideration.

Dave—The initial paragraph could reflect community sentiment in general terms, but the substance of the letter needed to be addressed to the zoning amendment itself.

Dan-- a full discussion of all the issues should take place now.

Claire-- which items fell under the rubric of the amendment? Response was that they were parking, heights, setbacks and allocation of affordable/market rate housing, and density.

Barbra—Letter puts “the cart before the horse” and that the executive summary is misleading. She asked that the Planning Commission visit the site. She is unhappy with the letter.

Dave—the letter was not the product of one person and was reviewed by two other Councilmembers.

Michelle—Likes changes that reflect community concerns but is overall torn about how to proceed.

Len—would like more emphasis on environmental concerns

JQ Oeswein—voiced concerns about parking and wanted to make the statement about community concerns stronger and more explicit.

John Qaqundah—suggested that a statement be added to say that any requests we may make in the letter cannot be construed as being in favor of the project overall. He would like a condition about tenants being employed locally included at some point in the process.

Cyd Young—concerned about needing attention to disaster planning in CTC. Wanted to include EV charging stations in the project consistent with new building codes.

Carl May—said the amendment has extensive implications. And is the project compatible with the community in scale and design?

Dolores Silva—said there are several issues in the amendment to be addressed and that our response shouldn't be limited to building height.

Gregg Dieguez—said the letter is an improvement to previous one but is unclear on the process.

Ann Rothman—an emailed letter from her was read objecting to 100% affordable allocation.

Michelle—should we write a narrow or a comprehensive letter?

Beverly Garrity—supported including other aspects of the amendment.

The Council sought to get a sense of the members on which subjects should be addressed and how, including set-backs, parking, transit, impermeable surfaces, building heights, density and allocation. It was decided that a group of Michelle, Barbra and Claire would bring a revised letter reflecting this to the next meeting.

c. Planning for MCC Retreat

The retreat will take place February 19 at GCSD meeting space from 5:30 to 8:30 pm. Public is invited to attend. Len says that Cypress Point and CTC will be considered.

d. Election of New MCC Treasurer Because of the resignation of Tamar Powell, it was moved by Dave and seconded by Claire and approved 5-0 (Barbra abstaining) that Barbra would serve as treasurer for the remainder of the year. Barbra and Len are authorized to provide their signatures to the bank for check-writing purposes.

5. (8:20) Council Activity

Dave—CalTrain is conducting a survey for its business plan.

HMB planning commission is considering regulation of short-term rentals.

Claire and Michelle—reported personal experience with County short-term rental enforcement

Len—CTC meetings are continuing and upcoming

6. Future Agendas

Administrative Retreat

Devil's Slide Ride

Sustainability/ Active Transport Plan

Adjournment (9:20)