

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

Chris Johnson . Lisa Ketcham . Dan Haggerty . Erin Deinzer . Dave Olson . Laura Stein . Claire Toutant

Approved Minutes: Meeting on October 26, 2016, at GCSD

Call to Order. 7:10 PM

Councilmembers present: Chris Johnson, Lisa Ketcham, Dan Haggerty, Dave Olson, Laura Stein, Claire Toutant [absent: Erin Deinzer]

Government: Supervisor's Aide Ellie Dallman

~45 members of the public, and 5 members of applicant team

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

Ellie Dallman, Supervisor Horsley's Aide:

Connect the Coastside – Next step will be TAC meeting in Jan, followed by presentation to MCC, community workshop, PC, BoS.

Weekend beach shuttle should be running by end Nov - early Dec.

Midcoast LED streetlight installation: DPW/PGE waiting to receive light fixtures.

Gray Whale Cove crossing/turn lanes: agency staff meeting next Thurs with DPW, Caltrans & TA to continue to discuss best next steps. Hope to combine summer 2017 Caltrans maintenance schedule with GWC improvements.

2. Public Comment & Announcements

Candidate Forums: Links to all local candidate forum videos are posted on MCC homepage

3. Consent Agenda – approved 6-0

- a. Approve minutes for October 12, 2016

4. Regular Agenda

- a. (7:20) **Vallemar Bluff Five-House Development on 2.5-acre RM/CZ parcel at Vallemar & Juliana in Moss Beach, PLN2015-00380** (Ketcham) — Consideration of plan revisions and additional studies produced since the December 2015 pre-application workshop and comments to project planner.

Lisa gave MCC slide presentation (attached)

Owen Lawlor gave applicant presentation (attached) and introduced 4 team members: Larry Pearson, architect; Mark Baginski, landscape architect; Rodney Cahill, Civil Engineer; Mark Foxx, HKA geotech/coastal erosion.

Louis White and Bob Battalio of ESA gave coastal erosion presentation (attached) on behalf of Committee for Green Foothills (CGF).

Lennie Roberts, CGF: supports MCC letter and submitted CGF letter; read letter from Stuart Weiss, PhD, grasslands ecologist

Barbra Mathewson, Moss Beach – supports MCC letter.

Mary Larenas, Moss Beach: has observed cliff erosion and trail retreat over 25 years. Grassland has standing water in winter. View from highway is not as important as protecting coastal prairie. Lot D is not buildable.

Jim Lockhart, Moss Beach: He and wife Kathy support MCC and CGF letters and previous speakers. Potential for a lot more erosion renders Lot D unbuildable. There is year-round seepage from the cliff at Lot D.

Marcia Yeates, Moss Beach: Resist Density supports MCC position.

Leonard Woren, El Granada: SAM Joint Powers Agreement prohibits sewer service to RM zone within Urban Boundary. Zoning limits number of houses to one on the entire site. Endangered species are important for gene study for advances in medicine.

Ed Larenas, Moss Beach: speaking for Surfrider Foundation, supports MCC and CGF letters. Future coastal erosion estimates need more sophistication than past averages.

Tom Monahan, Moss Beach: agrees with Mary Larenas. View corridor will be severely disrupted, especially Lot D. Erosion estimates minimized. Once built, it's irrevocable.

Bill Kehoe Moss Beach: agrees with some of MCC and CGF letters, but more strongly agrees with Leonard that RM should not be subdivided nor have sewer service. Keep questioning the Lot Line Adjustment. One house maximum.

Alice Kaufman, Committee for Green Foothills: showed video of seep dripping from cliff with algae growth in Sept after no rain since last spring.

Stephanie Sills, Moss Beach: endorses MCC & CGF letters. Applicant data back to 2012 does not include runoff of wet years. Development on Lot D threatens the ability of coastal trail to migrate with erosion. Large homes are out of scale with neighborhood.

Len Erickson, El Granada: supports MCC/CGF letters. Noted likely construction collateral damage on sensitive habitat.

Kathy Lockhart, Moss Beach: What happens to the trail in 50 years? Lot D house does not protect views.

Ed Boell, Moss Beach: Wife Georgette and he have walked this area for 50 years. His other favorite walk on Ocean Blvd past the Distillery is gone into the ocean.

Chris read letter from Ruth Muzzin suggesting no project as least damaging alternative.

Dave: Erosion is not gradual and will accelerate with SLR – lost 35 ft at Mirada Rd last winter, with waves overtopping the bluff.

Motion to approve letter as written -- approved 6-0.

Break 5 minutes

- b. **Capistrano Parking Bays No-Parking Designation** (Johnson) – continued from Oct 12. Chris presented two draft letters to consider – long and short versions. Public comment: Leonard Woren, Barbra Mathewson, Bill Kehoe prefer the short letter. Motion to approve short letter with minor amendment -- approved 6-0.

5. Council Activity – Correspondence received & meetings attended

Portola Trail Committee: Dave attends meetings of main committee and working group. Had first meeting with planning grant people. There is a lot to get done by 2019.

Recognition of Erin Deinzer's 3 years of service on MCC -- resignation effective 10/31/16.

Sea Level Rise (SLR): Lisa and Dave attended Oct 20 focus group as part of Look Ahead – San Mateo project, a partnership between SMC Office of Sustainability, Climate Access, FEMA, and Owlized, which aims at engaging community and decision makers on challenges and possible solutions to SLR impacts. The small group included HMB Councilmember Debbie Ruddock and two Pacifica councilmembers.

Coastside Design Review Committee (Chris) is looking for anecdotes from the community to celebrate Ron Madsen who is termed out after serving over 10 years. Recent project applicant commented how helpful CDRC was in development of their project.

Devil's Slide Ride: Chris reported Parca letter of thanks re MCC informational agenda item.

6. Future Agendas – Nov 23 and Dec 28 regular meetings are canceled due to holidays.

Nov 9: HMB Library Annual Report presentation

Dec 14: Council reorganization and swear in new member.

Adjourn: 9:16 PM