

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 July 27, 2016, at GCSD

Call to Order. 7:00 PM

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

Government: Ellie Dallman, Harbor District Steve McGrath & Randy Murphy

10 members of the public

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

Ellie Dallman, Supervisor Horsley's Aide:

2016 DPW road projects and green infrastructure projects list was provided.

[Footnote reveals new Midcoast DPW policy of grey color, instead of yellow, for sidewalk
ADA access ramps, which MCC has been advocating since Jan 2014.]

New HMB library groundbreaking is July 29, at 11AM.

Surfers' Beach erosion project is complete with stairs extended to reach the beach and K-rail
removed. There will be a ribbon-cutting ceremony date to be announced. [Sep 2, 11AM]

Board of Supervisors approved Nov 2016 ballot measure asking the public for 20-year
extension of County Measure A half-cent sale tax for General Fund purposes.

Steve McGrath, Harbor District General Manager: District is seeking grants for Surfers'
Beach sand replenishment pilot project. Steve attended Monterey Bay National Marine
Sanctuary Advisory Council meeting. They acknowledge that the logical answer to
Surfers' Beach erosion is with sand replenishment from Pillar Point Harbor, and are
working on ways to get around the federal prohibition on placing dredged material in
Sanctuary waters. Romeo Pier removal has \$625K budgeted and the pieces are nearly in
place for the permit – just need signed agreement with Romeo Packing for land access.

2. Public Comment & Announcements

Nori Gerardo-Lietz, Moss Beach – referenced her 7/22/16 letter to MCC with concerns about
due process regarding June 8 agenda item to comment on PLN2016-00061 planning
referral for after-the-fact fence CDP at 263 Nevada Ave, specifically lack of direct notice to
her, the property owner. She requests that MCC provide direct written notice of agendas
to all affected property owners, and that MCC revoke June 8 comments to County on the
fence permit application. [Ms Gerardo-Lietz attended and commented at the June 8
meeting regarding the fence.]

Leonard Woren: GCSD adopted annual budget -- \$75K to parks fund, \$300K to reserves, no
increase in sewer charge (maybe next year).

Chris Johnson: Regarding recent comments on Nextdoor on stairs appearing like magic at
Surfers' Beach: Public works projects are not magic but are the result of months and/or
years of hard work by public servants. Beach stairs at Surfers Beach are a great example.

3. Consent Agenda approved 5-0

- a. Approve minutes for July 13, 2016
- b. Approve fiscal year 2015-2016 Treasurer Report

4. Regular Agenda

a. (7:25) **Pillar Point Harbor West Shoreline Trail Erosion Protection** (Ketcham).

Harbor District General Manager Steve McGrath will provide an update on alternative methods being considered by the Harbor District to restore and protect the trail for public recreation and emergency access. **Desired Outcome:** With updated information and community input, determine next steps for the MCC on this issue.

Lisa showed slide presentation (attached) of June 7 Harbor District Design Charrette and highlighted advantages of shotcrete soil-nail wall described in 2012 trail study by GHD. Steve McGrath added commentary and answered questions:

--GCSD pipe exposed by erosion is abandoned. It is a benign form of asbestos but would need extra care for removal, which is an option if it would simplify construction.

--Uphill drainage swales and pipe have not been maintained and no longer convey hillside runoff. The final permit will look at uphill drainage.

--The exact lateral extent of shoreline armoring has not yet been determined and the visualizations are not meant to accurately represent that. Protection will extend north of the new culvert.

--Only soldier pile wall and rip-rap have been considered, but consultants (GHD) will do a wave study and address beach nourishment as shoreline protection. [June 7 Design Charrette minutes show that CCC staff recommended more natural-looking design options such as the sculpted vertical walls that mimic the natural bluff at Land's End in Pacifica and Pleasure Point in Santa Cruz.] Regarding planted rip-rap, Army Corps says if it's not proven, don't propose it. Steve will take back shotcrete/soil-nail wall discussion to GHD. District management was not aware of 2012 GHD report when contracting for new GHD analysis last spring.

--CCC gave 60-day permit application extension until end Sept.

--There are no plans to pave the trail – DG is ADA compliant.

--Future District meetings on this topic will be well publicized. Steve thought the Design Charrette was meant to be agency constraints analysis, but realizes in hindsight it should have been publicly noticed. This item will be on Harbor Commission Sept 7 agenda.

Sabrina Brennan: If MCC writes to Harbor Commission re trail, include rest room and parking lot upgrade.

Leonard Woren: CCC-protected ocean views include on-shore views.

Dave: Council already on record in support of maintaining trail access. Hold off on letter until Sept meeting to support an alternative. He thinks sculpted shotcrete wall is preferable to rip-rap within the harbor.

Lisa: Pillar Point Harbor is an area-wide destination -- views from the beach and water are worth some extra money for more natural aesthetics and smaller footprint of sculpted shotcrete.

Claire agrees.

Chris: personally prefers sculpted shotcrete -- definitely not soldier pile. Would like agenda item second meeting in Aug for more public input and MCC letter to Harbor Commission.

Laura: prefers sculpted shotcrete soil-nail wall.

b. (8:26) **Short-Term Rental Revised Draft Ordinance** (Olson) Culmination of community discussions on 7/8/15, 8/26/15, 3/8/16, and 7/13/16 (see detail minutes of those meetings)

Desired Outcome: Approve MCC comments on the revised draft ordinance.

Dave provided draft comments with suggested modifications of the draft ordinance.

Leonard Woren supports 90-night/year limit. Require address visibility at night.

Glen Mitchell: Each revision is more restrictive and based on what-if's. It appears the Council wants to not allow short-term rentals. The proposed 90-night/year limit is not realistic. Both short- and long-term rentals are a business.

Kirk Moore, El Granada: Shares his home in El Granada on AirB&B and depends on this income to afford to stay here. Sometimes rents out two separate rooms. Feels this is less disruptive to the neighborhood than when his sons were growing up there.

Council discussion of which items to keep or remove from the draft letter resulted in an extensively modified final letter. Items with 3 or more councilmembers opposed were removed. An introductory statement was added thanking Supervisor Horsley and county staff for their efforts.

Motion by Lisa to approve the letter as amended: approved 5-0.

c. (9:50) Moss Beach Highway 1 Roundabouts Update (Ketcham/Olson/Stein).

Desired Outcome: Approve expenditure not to exceed \$3,000 for Roundabout Expert Michael Wallwork to participate in County/Caltrans workshop to determine feasibility of a roundabout at Cypress and Highway 1.

Lisa: Joe LaClair had 7/14 teleconference with Caltrans (including Jerry Champa at ICE state level) which cut through the fog on how to proceed. Caltrans has told Big Wave their application for traffic signal and cursory roundabout analysis are inadequate, and that a roundabout must be studied first. The County will move forward without Big Wave to analyze the roundabout. SMC Planning will convene a half-day County-Caltrans staff workshop in Moss Beach to include roundabout expert Michael Wallwork provided by MCC. Lisa spoke by phone on 7/17 with Ken Sides (Florida transportation engineer referred by Len Erickson) who highly recommended Michael Wallwork for this workshop. Michael works under the civil engineer doing the project and provides the roundabout geometrics, signing/marking, and input on grading. For the Stanford roundabouts, he flew out to meet with Stanford officials initially to explain how roundabouts could work on campus. For the high-volume Interstate 10 exchange near Morongo Casino he met with 12 Caltrans engineers in Sacramento initially, then designed the roundabout from home. To be cost effective with travel time, he could fly out from Florida in the AM, Lisa could pick him up at SFO around noon, get him to an afternoon meeting in Moss Beach, then drop him back at the airport hotel, and he would fly home the next day. With cost savings of advance plane ticket purchase, Michael quoted \$2400 total. Asking MCC approval for \$3000 in case travel expense increases. This is part of the 5/11/16 MCC authorization for up to \$5,000 to participate in an in-depth roundabout feasibility analysis. There is no meeting date yet.

Sabrina Brennan suggested MCC ask that that meeting be video recorded in order to be able to reflect back on it when considering other intersections.

Leonard Woren supports anything to move forward roundabouts instead of signals. Len Erickson said it wouldn't hurt to ask for video at the meeting.

Motion by Dave: Approve expenditure up to \$3,000, out of \$5,000 previously approved, for Michael Wallwork to participate at County/Caltrans workshop on Cypress roundabout feasibility. Approved 5-0.

5. Council Activity – Correspondence received & meetings attended

WMA meeting 7/19 (Lisa & Dave): agenda item on jubata grass – interagency discussion.

SLR Vulnerability Assessment stakeholder meeting 7/20 – Lisa attended.

Harbor District Strategic Plan Committee: Lisa attended 7/27

CDRC (Laura) has 4 openings: alternate community reps for Miramar, El Granada, and Montara, and an alternate architect.

Adjourn – 10:10 PM