

# 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)

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

## Approved Minutes: Meeting on May 25, 2016, at GCSD

### **Call to Order.** 7:00 PM

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

Government: Ellie Dallman (Supervisor Horsley's Aide), Joe LaClair & David Petrovich (County Planning), Steve McGrath (Harbor District)

15 members of the public

### **1. Report from Board of Supervisors and other government officials**

Ellie Dallman, Supervisor Horsley's Aide:

**Connect the Coastside:** Supervisor Horsley met with the consultant team recently to ask about **roundabouts in Moss Beach**. The team believes a roundabout is possible at Cypress. Big Wave has been told to do a more detailed analysis. Roundabout at California Av was also discussed, which the team said might not be possible, but they will take a closer look. Planner Rob Bartoli gave an informational update to Planning Commission today on Connect the Coastside (Lisa and Dave were there). Consultants provided a memo attached to staff report with response to comments received at the last public workshop.

**Princeton street-end improvements:** Per draft plan for Princeton, Supervisor Horsley wants to implement a pilot improvement at beach end of Broadway (bench, interpretive signage) -- looking for volunteers to participate in developing conceptual design (Lisa raised hand).

**Peninsula Clean Energy (PCE):** informational public workshop at Millbrae library Wed, June 1 -- <http://www.peninsulacleanenergy.com>

**Disaster Preparedness** annual event Sat, June 11, 11-2 at SMC Event Center, San Mateo.

Steve McGrath, **Harbor District** General Manager:

Congratulations on Sea Rise & Erosion workshop last night – very well attended. USACE Surfers' Beach reports are now on Harbor District website. Final report is expected in a few weeks. District is hiring staff to rebuild team; paid off Department of Boating & Waterways loan -- now debt free; reached agreement with employee bargaining units; implemented "open gov" web-based platform that allows greater transparency into public agencies' finances -- available info will develop and improve. Sum up: stability, transparency, improved financial situation.

### **2. Public Comment & Announcements**

Alec Duncan, Moss Beach: Resist Density would like more support from MCC to oppose MidPen development on north Moss Beach affordable housing site – should be rezoned.

Appreciates push for roundabout at Cypress.

Buffy Bunting, Moss Beach: opposed to MidPen development.

Bill Kehoe, Moss Beach: Coastside Democrats' endorsements for Central Committee.

Marcia Yeates, Moss Beach: calls for MCC to speak up for Resist Density against MidPen.

Karen deMoor, Moss Beach: opposed to MidPen ill-advised development. MidPen's estimate for next open house (late June/ early July) is time when people are not around.

Leonard Woren, El Granada: Message to MidPen should be "not on Coastside" -- not just

focus on this one parcel.

Cid Young, Seal Cove: Measure AA \$20/parcel tax is to protect big corporations on Bayside from sea level rise. Opposed to increased density housing in Moss Beach – roads can't handle traffic.

John Qaquadah, Montara: opposed to MidPen Moss Beach development but concerned with what happens if we drive MidPen out. Another buyer could be worse. Resist Density needs to develop a plan of action for the community to buy the land, such as a bond measure thru MWSD, or we could be out of frying pan into fire.

**National Trails Day** June 4 (Chris): Trail work project at Rancho starting at Coral Reef at 10am -- looking for 30 volunteers -- info on MCC website.

**3. Consent Agenda:** approved 6-0

- a. Dave requested May 11 minutes be removed for minor amendment.
- b. Approve letter to San Mateo County Office of Emergency Services requesting update and clarification of Midcoast tsunami evacuation routes and signs.

**4. Regular Agenda**

**a. (7:45) San Mateo County Subdivision Regulations Comprehensive Update.**

Presentation (attached) by Joe LaClair, County Planning Services Manager, on a comprehensive update of the County's Subdivision Regulations to incorporate changes in state law and relevant case law; better implement the County General Plan and Local Coastal Program; integrate new subdivision types; and clarify, augment, and streamline the subdivision application and review process.

Answers to questions:

Subdivision Regulations do not set land use policy. They are a tool to implement County General Plan and LCP policies. Midcoast development density or intensity of use are established by LCP Land Use Plan and General Plan. Most of the updates of Subdivision Regulations will be to align with state law and established case law.

Buildout assessment in Connect the Coasts is based on current zoning & land use designations, and some assessment for potential subdivisions based on lot size.

Lot Retirement Program is a mitigation policy requiring lot retirement with all subdivisions.

The program is not yet in place, but we will start work on it right away, formulating an approach. Need to develop mechanisms and relationships between amount of development allowed and amount of lot retirement required. This is a political and economic question that needs to be investigated and answered. When somebody subdivides a parcel, they would be required to purchase or pay a fee used to purchase another developable lot for retirement. We don't expect to complete the Lot Retirement Program in time for this update, and it may require subsequent amendment to the Subdivision Regulations.

Lot Merger Program for substandard lots will be part of this project (just learned this morning). Have not formed a strategy, not sure how long it will take, but intent is to bring it at same time as subdivision ordinance next March. The program already exists (approved in 2006), just needs to be implemented. Will develop incentives for voluntary merger, to be followed by mandatory merger.

Certificates of Compliance (CoC) Type A or B are an outgrowth of two court cases, Witt and Abernathy, which established case law for how to determine legality of parcels. CoC is required to demonstrate that lots are legally created. State passed Subdivision Map Act (SMA) in 1945. Subdivisions prior to that had to be done according to some enforceable community standard, or it's not necessarily a legitimate parcel. CoC Type A can be used for developed parcels that meet certain criteria. CoC Type B requires more in-depth title history to verify that lot was independently owned from contiguous parcels and some other criteria.

Assessing development potential of subdivided lots: One of the things we will be looking at is erosion for coastal lots – viability over time. We want to create an analytical process that is transparent so we can have a public policy conversation with everybody as we’re developing these rules, and then put this before the decision makers.

County permit database can be queried to track Midcoast residential building permits issued. Recently generated a report for 2014, 2015 and half of 2016, with total of 27 dwelling units over 2-1/2-year period.

Dave: Ordinance should address issuing permits per Midcoast growth rate limits. Any one subdivision should not be allowed to take all 40 permits in a year. Improve models for mitigation fees on traffic impact costs over the life of the subdivision. No subdivision should be allowed when traffic is in gridlock.

Lisa: Stop allowing subdivisions in the Midcoast until coupled with at least 1:1 lot retirement due to cumulative impacts and Connect the Coastside conclusion that transportation system can’t accommodate buildout. Due to long delay since 2006 in implementing lot merger program best to avoid weak voluntary stage and move directly to mandatory merger. Concerned about streamlining approval of CoC Type B in the coastal zone – should maximize consistency with LCP and get development constraints recorded. Subdivided parcels should show the allowed building envelope which should avoid hazards & sensitive habitat.

Leonard Woren: Require sufficient on-site parking. Lots retired should be developable in order not to increase buildout. Limit division of PAD’s. Flag lots are bad planning. Lot coverage calculation should not include area under water. Don’t allow shared wells. County planners should not tell applicants how to circumvent lot merger requirement.

John Petino: Is MidPen project affected by lot retirement? Joe: No application submitted yet so don’t know, but probably not a subdivision due to MidPen practice of retaining ownership and renting units.

Council agrees: Formalize MCC comments at June 8 meeting.

**b. (8:50) Roundabout feasibility at Cypress and Highway 1 (Ketcham) – Review May 17, 2016, memo to MCC from Michael Wallwork, Roundabout Expert.**

Recommendation: Forward the communication from Michael Wallwork to County Planning and confirm payment approval of the \$400 invoice.

Lisa: This alternative roundabout analysis follows May 11 MCC letter to the County in support of roundabouts, and the immediate concern at Cypress/Hwy 1 intersection where Big Wave is required to mitigate for project traffic. Len Erickson connected me with Roundabout Expert Michael Wallwork in Florida who provided the analysis.

Len Erickson presented the memo and analysis (presentation attached).

Claire, Laura & Chris: recommend Wallwork biographical info be included for credibility.

Cid Young, Seal Cove: likes roundabouts. On Nextdoor most people don’t want signals.

Leonard Woren, El Granada: Cypress roundabout needs to be positioned for future expansion to double lane. Give direction, “figure out how to make it work”.

Motion by Laura to forward the communication from Michael Wallwork to County Planning and confirm payment approval of the \$400 invoice. Approved 6-0.

**c. (9:15) – Preservation of Public Coastal Views of Point Montara from Highway 1 (Ketcham) – continued from May 11. Caltrans landscaping choices and maintenance in the Highway 1 right-of-way affect public coastal views from the scenic highway.**

Desired outcome: Approve letter in support of landscape management in the Caltrans right-of-way that preserves public ocean views from Highway 1.

Enoch Wang (attorney for James Gartrell): His client wants to enter agreement with Caltrans to manage the trees at their existing size because their roots hold the soil. James Gartrell, Montara: showed video of drive-by views; wants young trees pointed out in the letter to remain.

Leonard Woren, El Granada: Support -- Intermittent view is vastly inferior to full view.

Houses below were built after highway -- can't force off-site fixes.

Barbra Mathewson, Moss Beach: Support -- Trees grow fast and ocean views are lost.

John Qaquandah, Montara: LCP is being violated. Supports preserving public ocean views across the Midcoast.

Bill Kehoe, Moss Beach: Support -- People come from around the world to see our views.

Motion (Dave): letter approved 6-0

(d) Approve Minutes for May 11, 2016, as amended, approved 6-0.

5. (10:10) **Council Activity** – Correspondence received & meetings attended

**View-blocking cypress hedge along Beach Way:** Lisa reported removal of 27 new trees planted last winter blocking public view from Beach Way at Seal Cove staircase.

**Pillar Point RV Park lighting fixtures** have been changed out for dimmer, less glare, shielded on top, as result of Lisa's discussion with lessee a year ago.

**Eradication of invasive jubata/pampas grass** in Midcoast – National Park Service replied to May 11 MCC letter; Lisa will follow-up by attending next County Weed Management Area (WMA) meeting July 19.

**6. Future Agendas:**

June 8 – MCC comment letter on Subdivision Regulations Update

**Adjourn** – 10:14 PM