

# 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

Lisa Ketcham . Dave Olson . Chris Johnson . Laura Stein . Erin Deinzer . Dan Haggerty . Joel Janoe

## Approved Minutes: Meeting on Wednesday, March 12, 2014, at Granada Sanitary District Offices, El Granada, CA

### **Call to Order — 7:02 p.m.**

Present: Councilmembers Ketcham, Olson, Johnson, Stein, Deinzer, and Haggerty.

Absent: Janoe

Present: Legislative Aide Sarah Rosendahl

--Princeton Project Planner Summer Burlison

--Princeton Project Consultant Martha Miller

--11 members of the public

### **1. Board of Supervisors' (BoS) Report (Sarah Rosendahl)**

--Household hazardous waste cleanup day — The San Mateo County Environmental Health Department will be conducting a household hazardous waste drop off day in Half Moon Bay on April 12, 2014.

-The location for this event was not known.

-The County is making special outreach efforts to households in Princeton.

-This event is for residential properties only.

-This event is open to anybody who lives in the County.

--Dan Haggerty, MCC — Where should this waste go otherwise? The hardware store? A: Sarah Rosendahl — You can always take it to the County location on Tower Road in San Mateo.

### **2. Public Comment**

--Neil Merrilees, Moss Beach, County Parks Commissioner

--The County Parks Commission recommended that County Parks Department do more community outreach on the Fitzgerald Marine Reserve (FMR) Cypress Forest "thin and trim" plans. Look for announcements to come about additional community outreach events and vehicles.

--Provided an update on the situation at Moss Beach Park (MBP). The bathroom is still en route but is definitely coming. Two large pine trees are scheduled to be removed. A lot of thought was put into what to do about these trees, but they are dying of disease. Neil says the Parks Department is certain to get the necessary permits for removal and is now considering what to replace them with. If anybody has any thoughts on these trees, they can call Neil or the Parks Department.

--Gael Erickson, El Granada — On March 17, 2014, at 7:00 p.m., the Half Moon Bay branch of the American Association of University Women (AAUW) will be hosting a presentation by Donna Knowlton of Next Door Solutions titled "Next Door Solutions to Domestic Violence," which will focus on solutions for domestic violence against women. The presentation will take place at the Methodist Church at 777 Miramontes Avenue in Half Moon Bay.

--Len Erickson, El Granada — There are many concerns about the impact of opening the Devil's Slide Trail. Wants to see a report from the County at an MCC meeting following the opening of the Devil's Slide Trail so that the public can see some metrics on trail usage and impact.

--Dave Olson, MCC Vice Chair — On March 13, 2014, there will be a Half Moon Bay Bridge Scoping meeting at the Operations Center on Kelly Street in Half Moon Bay at 10:00 a.m. On March 20, 2014, the City of Half Moon Bay is holding a visions, issues, and perspectives workshop at the Operations Center on Kelly Street in Half Moon Bay from 7:00 to 9:00 p.m.

--Lisa Ketcham, MCC Chair — County Airports Manager Gretchen Kelly reports that

Dream Machines will be a one-day event this year. Due to FAA concerns, there will be no motorized activities such as a Demolition Derby.

--Laura Stein, MCC Treasurer — There are still some openings on the Coastsides Design Review Committee (CDRC). Please see the County Planning Department website for more information: <https://planning.smcgov.org/design-review>.

--Dan Haggerty, MCC — At the next Harbor Commission meeting on March 19, 2014, in South San Francisco, there may be an agenda item about bringing back Pacific Coast TV coverage of the Harbor Commission meetings.

### 3. Consent Agenda Approved 6-0

- a. Approve Minutes for February 12, 2014.
- b. Appoint Bill Kehoe as MCC alternate representative to Coastsides Emergency Action Program (CEAP) Executive Committee.

### 4. Regular Agenda

- a. **Plan Princeton Existing Conditions Report (ECR).** Summer Burlison, project manager for County Planning and Building, and project consultant Martha Miller of Dyett & Bhatia discussed Phase 2 of the multiyear Princeton area land use planning and zoning update and made a digital presentation comprising an overview and primer of what will be in the official ECR. See part 1:

<http://www.midcoastcommunitycouncil.org/storage/issues/zoning/2014-03-12-Princeton-ECR-MCC-Chap-123.pdf> and part 2:

<http://www.midcoastcommunitycouncil.org/storage/issues/zoning/2014-03-12-Princeton-ECR-MCC-Chap-4.2-end.pdf>.

--The Community Visioning Report is complete and available at [www.planprinceton.com](http://www.planprinceton.com).

--The official ECR will be final in April; when final, it will be presented to the Planning Commission, BoS, and California Coastal Commission (CCC). Purpose of the ECR is to identify existing conditions, opportunities, and constraints.

--Erin Deinzer, MCC — With increase in access will come an increase in use will come an increase in trash. It is important that this be considered and a plan developed for mitigating the increased trash.

--Dave Olson, MCC Vice Chair — Agriculture was cited in this presentation as “not important.” Can you explain? A: Martha Miller — Not important in terms of an economic driver of future land use plans.

--Laura Stein, MCC Treasurer — It’s very dark in Princeton at night. Will streets be better lighted to be more pedestrian friendly?

--Lisa Ketcham, MCC Chair — Perhaps it’s useful to include in the report that there is no lighting district in Princeton west of Denniston Creek or along Airport Street. Any existing lighting is private.

--Dan Haggerty, MCC — Objects to the term “urban form” in Martha’s report. Also feels that it is important to think positive about the future health of the working harbor and asks that marine-related uses not be discounted. Feels that visual resources are important and should be strongly considered.

--Erin Deinzer, MCC — What will happen to unpermitted shoreline protection structures? A: Martha Miller — The appropriate body with permitting authority (County, CCC) will deal with that issue. What this project will look at is an area-wide shoreline management plan.

--Laura Stein, MCC Treasurer — How will the PlanPrinceton project interface with the Harbor Commission? A: Martha Miller — The Harbor Commission has a representative on the PlanPrinceton Steering Committee.

--Dan Haggerty, MCC — How/why are permitted water connections part of this plan? A: Martha Miller — Water connections are not new to this plan. There are a limited number of connections available from Coastside County Water District (CCWD). There has been trading of priority water connections between private property owners.

--Bill Kehoe, Moss Beach — Sees some issues with some of the assumptions in the presentation.

- Disagrees with the assumption that seafood business expansion is unlikely. Wants to know what data this assumption is based on. Feels that the fishing industry is getting short shrift. Processing companies are one of the many draws to this area and should not be encouraged to relocate off the Coastside.

- Feels that light industry is no more important than fishing or agriculture.

- Disputes the statement that the tourism industry is coming back. Doesn't see it as a major economic driver; cited transient occupancy tax (TOT) stats.

- Does not want the Oceano Resort used a model for what Princeton should become or look like in the future. Suggests looking instead at the one-story buildings along Capistrano, which he feels are much more representative of Princeton.

- Ultimately, Princeton is primarily a fishing harbor and fishing village. Tourism and light industry should support this. Anything else is a fake implant that probably won't take.

--Kathryn Slater-Carter, Montara — Mentioned several points.

- Plan Princeton planners should reference the Montara-Moss Beach-El Granada Community Plan, 1978.

- The Oceano is not representative of the Coastside. Was designed by Westinghouse as part of a larger development design dating back to the 1970s.

- Any plan for Princeton needs to include plans for public restrooms and debris cleanup.

- There is a serious crime problem in Princeton. More visitors means more opportunities for crime.

- Parking must be carefully addressed.

- Concern that the ECR presentation discounted fishing and agriculture as revenue generators. One reason why fishing is not as viable as it could be is that the Harbor District charges so much for offloading that many fishermen choose to offload their catches in Moss Landing or San Francisco.

- Live-aboards in the harbor are not considered in this plan.

- It is important to protect existing industrial businesses.

- Princeton needs a set of design standards that are community-based and are written and drawn. The community should be involved in the development of these standards.

--Sabrina Brennan, Moss Beach — Mentioned several points.

- Pillar Point Harbor is losing fishing business to other ports because it has the highest fees in Northern California. There are no fees for buyers in San Francisco.

- Harbor District strategic planning important to Plan Princeton.

- The commercial fishing industry is healthier than people think. Fish processing is not a big business here because fish are being trucked to offsite facilities in places like Watsonville (and then often shipped back to the Coastside for consumption).

-There is not much in this plan for pedestrian and bike safety. Hopes for more detailed mapping and accommodations for these users.

-Wants sand replenishment and beach nourishment to be addressed. The condition of the beaches has a huge impact on recreation, tourism, and marine uses.

-There is no plan for a boat haul-out facility. One is very much needed.

-Wants the County to work with the owner of Harbor Village mall to have it remodeled to be more appropriate to the Coastside.

--Martha Miller — Tonight's presentation is trying to look at what's in place and the pertinent market-demand issues. It is not a detailed plan for the future; that will come in the future. This report is not discounting the importance of the fishing or agriculture industries.

--Kris Lannin Liang, Moss Beach — Is a moratorium on new building in Princeton being considered during the planning phase of this project? A: Martha Miller — We don't have any control over that. A: Summer Burlison — There is currently no development moratorium and the Planning Department does not intend to pursue one. Such an action would have to be considered by the Planning Commission and the BoS. However, we will take this comment back with us.

--Kris Lannin Liang, Moss Beach — Which community organization reviews and approves commercial development in Princeton? A: Summer Burlison — Commercial development in Princeton goes through the standard permitting process, which includes Design Review. Any new development requires a Coastal Development Permit (CDP) and potentially a Use Permit. Plans are first analyzed at the Planning Department staff level. The Zoning Hearing Officer is the reviewing body for commercial use projects.

--Chris Johnson, MCC Secretary — In the final report, will the underlying data be sourced in footnotes? A: Martha Miller — Yes.

--Laura Stein, MCC Treasurer — In addition to data about fishing, will there be data about all the other industries in Princeton? A: Martha Miller — Yes.

- b. **La Costanera Restaurant (Ketcham).** The MCC reviewed a digital presentation by MCC Chair Lisa Ketcham regarding the revised Initial Study & Negative Declaration for La Costanera Restaurant, which addresses environmental impacts of a Use Permit Amendment to expand restaurant hours on Fridays and weekends (10:00 a.m. – 2:00 a.m.), formalize and improve the adjacent dirt Montara State Beach parking lot, and legalize exterior building improvements, including lighting and patios. See the following:

--[The Initial Study & Negative Declaration](#)

--[Chair Ketcham's presentation](#)

--[MCC comment letter](#)

--Chris Johnson, MCC Secretary — Noted that comments on the online permit site repeatedly state that the original parking agreement is "lost for good." Did they ever find this document? A: MCC Chair Ketcham — That is not necessary. What governs is the actual County Use Permit and the Coastal Commission CDP which limit parking to daytime hours.

--Dan Haggerty, MCC — So how many seats do they say are being added by the unpermitted improvements on the patio? A: MCC Chair Ketcham — They say they still have the same: 189.

--Dan Haggerty, MCC — How do they come up with how many parking spaces they have to have? A: MCC Chair Ketcham — The County has a formula: one parking space for every 3 seats. CCC requires one space for every 2.5 seats.

--Laura Stein, MCC Treasurer — So if the Coastal Commission rules on this, who is responsible for compliance? A: MCC Chair Ketcham — Some combination of the County and/or the Coastal Commission.

--Mike Ferreira, Half Moon Bay — Appreciates the hard work of Chair Ketcham and the MCC on this issue. Feels that the MCC comment letter features solid research and approves of it. History is context and law and must be acknowledged in this case.

--Bill Kehoe, Moss Beach — Agrees with comments of Mike Ferreira. Notes a pattern of noncompliance by La Costanera and feels that it sets a pattern and precedent. Opposes any expansion of hours before 5:00 p.m.

--Kathryn Slater-Carter, Montara — Agrees with comments of Mike Ferreira and Bill Kehoe. Opposes any expansion of restaurant hours. Feels that this restaurant does not qualify as coastal-dependent use; could be anywhere. Wants a new traffic study that reflects impact on the surrounding neighborhood and includes employee vehicles in traffic and parking counts. Check out Nextdoor pages and include community comments in the MCC letter.

--Dave Olson, MCC Vice Chair — Traffic and trash already a problem. Increased use will exacerbate this. Highway crossing is very difficult due to the parking lots there. This plan will make things significantly worse with regard to parking and traffic.

--Dan Haggerty, MCC — Traffic is already a big problem. Tunnel has added more traffic and pinch points. These changes would create another pinch point and compound the problem. Against the daytime hours usage.

--Laura Stein, MCC Treasurer — Everyone wants to see a business succeed in Montara, but business owners are stewards of the land and need to work with the community. Community can pressure ownership in conjunction with County and/or CCC compliance. Very much support the letter.

--Erin Deinzer, MCC — Logic of the traffic assessment is clearly flawed. Suggested amendment to letter: underline “lunchtime traffic and parking counts . . . ” sentence.

--Lisa Ketcham, MCC Chair — The underlining in the letter is for the specific comments that should be made regarding a Negative Declaration (NegDec).

--Erin Deinzer, MCC — When Martini Creek parking lot is full, people will look elsewhere, including the lots within this project. It is a further impact not noted in this NegDec. Lack of parking spots will force people to look for parking further and further away and people might get hurt crossing the highway, which could be a liability issue.

--Lisa Ketcham, MCC Chair — This highlights a problem with the traffic study, which was done on a rainy weekend in November 2012 when the lot wasn't full and nobody was crossing the highway.

--Chris Johnson, MCC Secretary — The traffic study is totally inadequate. In addition to the fact that it was done on a rainy weekend in November 2012, the fact that the study in no way accounts for tunnel traffic means it is not an accurate measure of current traffic conditions. It is irrelevant. Also on page 43 of the NegDec, it states that there would be no impact from more than 50 people gathering there at one time because the restaurant already serves more than that many people at dinnertime, but the restaurant is asking for expanded hours with up to 93 seats, so that means that during the newly expanded hours there could be up to 93 additional people onsite that were not onsite before the hours expanded. Thus there is a new, unmitigated impact. Finally, the NegDec is a huge list of impacts with recommendations for mitigation that must be undertaken by the property's owners, but this ownership group has proven over many years that they do not follow through on County and CCC requirements. So, this document is fundamentally flawed. This property is the first commercial building that people see

when they enter the Midcoast from the north and sets the aesthetic. It sets a tone for the whole Coastside and if the ownership of this property is allowed to ignore the rules and regs, it reflects poorly on the Midcoast and undercuts the LCP. This NegDec document is insufficient. I support the MCC letter.

--Erin Deinzer, MCC — Lisa, can you underline the sentence in the letter that discusses signage?

-Lisa Ketcham, MCC Chair — As mentioned earlier, certain things were underlined in this letter because they are the specific comments that should be made in a NegDec, not just for emphasis.

--Erin Deinzer, MCC — OK. Do you think we need to add a line to the letter calling out the fact that the traffic study was done prior to the opening of the Devil's Slide Tunnel?

-Dave Olson, MCC Vice Chair — Yes, it might be worth adding a few words to give extra emphasis to this point.

-Lisa Ketcham, MCC Chair — For our purpose, it's OK if they don't do a new study, as long as they deny the Use Permit amendment.

--Councilmembers voted 6-0 to approve the MCC comment letter, including the addition of underlining proposed by Councilmember Deinzer, concerning the adequacy and correctness of the Initial Study and Negative Declaration.

## **5. Council Activity**

--MCC Chair Lisa Ketcham attended the San Mateo County Transportation Authority (TA) board meeting on March 6, 2014. Regarding Measure A funding for the Highway 1 Parallel Trail, the southern segment is likely to be funded; need just \$150,000 more. For the northern segment, most likely funding source is called the Active Transportation program. A call for projects for this runs from March 21 to April 21, 2014. An application will be submitted to get the ball rolling for funding for the northern segment.

--Harbor District has received a proposal from one consultant for their Strategic Business Plan. Proposal mentions a Strategic Business Plan Advisory Committee. MCC should write a letter to request placing a representative on this committee.

## **6. Future Agendas**

--03/26/14 — An introductory community discussion about the conversion to LED street lighting on the Midcoast.

--04/09/14 — Removal of the 7th Street fence in Montara; County staff will present a proposal for what they intend to do for the end of 7th Street. Possible rodenticide presentation from Raptors Are The Solution (RATS).

--No interest in sponsoring a candidate forum for the upcoming primary elections.

--Midpeninsula Region Open Space District (MROSD) wants to come to an MCC meeting and make a presentation about their recently completed vision plan and their upcoming ballot measure for June.

**Adjournment — 9:47 p.m.**