

Midcoast Community Council

An elected Municipal Advisory Council to the San Mateo County Board of Supervisors
P.O. Box 248, Moss Beach, CA 94038-0248

Bill Kehoe . Laura Stein . Lisa Ketcham . Bob Kline . Len Erickson . Dan Haggerty

Approved Minutes: Special Meeting on April 7, 2012

10:00 a.m., Granada Sanitary District Meeting Room, 504 Ave. Alhambra, El Granada

Call to Order. 10:02 a.m.

Present: all councilmembers, Supervisor Horsley
6 members of the public:

1. Public Comment (10:05)

Karen Wilson:

- Commercial districts should be included in Coastside Design Review - request MCC write a letter in support. Willing to work on committee to set it up; 12 years experience on residential Design Review; helped set it up originally. Our visitor-serving area needs to be beautiful.
- 25-ft wide lots should have small single-story homes; suggest planning fee cost reduction for small house, set of pre-approved plans available without design review fees.
- Fence ordinance, includes trees/shrubs not being enforced -- cypress trees planted & blocking view of ocean from highway. Fence at 7th St Montara blocking access to state park vista point, solid, 7ft tall with gates. People don't realize it's public access, appears to be private residence. County says it's grandfathered but were unaware of state park land there at the time.
- Planning Commission when agenda is specific to coast, have meetings on coast.

James & Louise Montalbano – neighbors of above fence – have written to county many times but ignored for 10 years; even higher hedges are growing. Take fence down – open access & views to public.

Leonard Woren: RV lot with wall of trees blocking view - HMB needs to enforce their ordinance.

Kathryn Slater-Carter: MCC should bring up with Board of Supervisors issue of planning/building fees. Permit cost based on cost of work, encourages cheaper shoddy work.

2. County/Community/Council Conference – Kehoe (10:22) Discussion on ways to improve communications, planning process, and governance between the County and the Midcoast community.
Desired Outcome: Work with the Supervisor to improve the process and coordinate projects in the Midcoast through the MCC to ensure better community awareness and participation in the decision process on the coast.

a. Improving the communication and planning process for all Midcoast Projects. The Council and the community need both better access to information and earlier notification in the project development cycle to provide better lead time on issues affecting the Midcoast.

Laura: Appreciates supervisor's frequent Coastside presence; aides effective. Need improvement in communication with departments. Will Supervisor support MCC request to revisit PDA?

Len: On planning side: more advance communication from staff with periodic attendance at MCC meetings. On action side: many local issues involve lots of agencies - to get effective, sustained action, a task force approach is needed. The Supervisor is in a unique position to make this happen. Would like collaborative MCC/County approach to formal CCT mapping completion before tunnel opens.

Lisa: Working well: agenda email lists, project and issues info on county website, planning permit application early referrals automatically sent to MCC with plans, enabling timely tracking of planning permits. Missing link is how specific department projects are dreamed up and prioritized – department work plans. Would like earlier info and input, before they are revealed fully formed with funding and deadlines. FMR master plan over 10 yrs old – we see continual stream of infrastructure projects from Parks Dept. but never any habitat restoration. Midcoast needs help overcoming multi-agency jurisdictions that hinder progress – look to Supervisor to help with this (Hwy 1 Surfers Beach area, Princeton Shoreline erosion).

Bill: Good Supervisor presence; MCC needs to be pulled in earlier by department staff. MCC could help Supervisor be more successful. Series of meetings to help build public interest on larger issues.

Bob: Locals have very little say; suggest Midcoast office staffed by county planner.

Supervisor Horsley:

- No money for Midcoast planner/office. Do have new Coastside medical clinic.
- Midcoast has more influence than they realize. The reason staff coming out to coast more is because dialogue is more civil & productive.
- He only gets staff report on Thursdays too - don't want press to get it before Supervisors have seen it. Perhaps early synopsis could be sent to MCC, could try that.
- Re PDA: Asking ABAG to change name, category, other solutions, talking to Dave Pine, no definitive solution yet.
- Won't promise to add more task forces till get something done on existing ones. Lot's going on in Pescadero.
- Never saw any department work plans. Could bring department heads to meetings occasionally to let us know what ideas are in the works.

Karen Wilson: Thanks for frequent visits. Disappointed in Planning Commissioner for District 3 - too pro-development. Cancel encroachment permit for 7th St fence. Tree ordinance: Midcoast tree situation unique, mass removal of eucalyptus will cause flooding.

Kathryn Slater-Carter: Need to be heard at beginning of process, and be given equal standing, Board of Supervisors support for community.

Leonard Woren: Support Karen's comment on 3rd District Planning Commissioner.

b. Better representation and input to various governing bodies that affect the Midcoast. The unincorporated Midcoast is underrepresented on many County Boards and Commissions, Task Forces and other agencies, C/CAG, ABAG whose decisions affect the residents on the Midcoast.

Lisa: County Housing & Community Development Committee has unincorporated Coastside vacancy.

C/CAG Airport Land Use Committee (ALUC) has reps from cities in vicinity of the 3 airports. HMB is only local government rep for HMB airport, yet airport is in the middle of the Midcoast and we have more people than HMB – would be more appropriate to have rep from MCC.

Supervisor Horsley will suggest to C/CAG; works closely with Dave Pine (county rep on ALUC).

Len: The request to provide formal representation for the Midcoast on committees needs formal consideration. The MCC should work with the Supervisor on policy considerations to make this happen.

c. Need for coordination of all agencies on the coast. With many overlapping organizations, special districts, regulations and competing interest on the Midcoast, we need to develop an integrated plan for our Midcoast community.

Bill: Special districts do their own thing. County could bring pressure to bear to make these agencies include us.

Laura: We need to develop our own relationship with various districts.

Kathryn: Midcoast does have integrated plan: in LCP, and in MCC Bylaw. MCC should create local planning commission.

Horsley: If consolidate all districts, might have enough money for city. Is community satisfied? How do you want to be governed? Horsley is like mayor. Should do incorporation study, maybe not this year, but at some point.

d. Summing up.

Supervisor Horsley: We have a good relationship. If we miss something, give us a break. Will work to get info to MCC sooner, bring department heads. Appreciates free flowing dialogue of the retreat.

3. Brown Act Update – County Counsel: could not attend

4. Future Agendas 4/11/12

5. Adjournment (1:00)