

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

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

Approved Minutes: Meeting on Wednesday, November 13, 2013, at Cypress Meadows

Call to Order. 7:05 pm

Present: Councilmembers Stein, Ketcham, Erickson, Haggerty, Kehoe. Absent: Kline
21 members of the public

1. Board of Supervisors' and Government Agencies Reports

CHP Captain Mike Maskarich:

Reflective stainless steel box in Hwy 92 median – HMB agreed to put finish on box to reduce glare.

Speeding vehicles on Sunshine Valley Rd – Residents along the road concerned for safety.

Existing 25mph speed limit is not legally supported by 2012 speed survey. Most vehicles drive about 40mph, thus 35mph speed limit is supported. No one wants to raise the speed limit. County and CHP need to work on collaborative creative solution supported by speed study, such as roadway features/devices that would reduce speed. Don't know solution yet, but we are working on legitimate reasonable solution to speeding vehicles. Won't let issue fall by wayside.

Nicholas Calderón:

11/20 Planning Commission will hear 3 items of interest to Midcoast:

- **Moss Beach Park** determination if incorporation into County park system complies with General Plan. More importantly, 12/10 will go to BoS -- would like MCC letter of support.
- **Sam's Chowder House** left-turn lane CDP
- **Plan Princeton** update.

Parallel Trail first segment Mirada Rd to Coronado, TA Measure A funding call for projects late Dec/early Jan. – would like MCC letter of support. El Granada Parent/Teacher Organization briefed on this and upcoming Midcoast hwy crossing/medians planning – much interest there.

Surfers' Beach erosion: Supervisor Horsley agreed to MCC request for MCC/community rep as observer at agency workgroup meetings. Army Corps 11/8 meeting -- disappointing that their work is several years off – makes County/Caltrans project all the more important.

Transportation Management Plan requirement of LCP is triggered by Princeton plan update.

Supervisors Horsley & Groom will sponsor 12/10 agenda item requesting \$500,000 in county funds. Request MCC letter of support or take emergency vote tonight to send someone to speak at hearing.

2. Public Comment

Leonard Woren: 11/20 at 3:30pm LAFCo public hearing on GSD reorganization as Community Services District -- would like public support. 11/5 election turnout was disappointing -- about 25% of registered voters.

David Vespremi: School board meeting at Hatch Elementary tomorrow 7pm, re allocation of Measure A funds. Group of parents is asking for return of school buses.

Chris Johnson: Recognize Laura, Kris Liang, Nicholas for working hard to rebuild Coastsides Design Review Committee, which has been understaffed for many months.

Plan Princeton (Lisa): Steering Committee met 11/7 for presentation/discussion of Community Visioning Report. View report at PlanPrinceton.com. Planning Commission will have presentation on 11/20.

3. Consent Agenda: approved 5-0

- a. Approve Minutes for October 23, 2013
- b. Approve Treasurer's Report for November 13, 2013

4. Regular Agenda

- a. (7:25) **Big Wave North Parcel Alternative** – Project Engineer Scott Holmes to make brief presentation of the proposed project revisions as compared to that denied by the CCC in 2012, and answer questions. Informational.

Laura: The permit application for the revised project is not yet considered complete. County Planning Director has issued a letter listing what additional documents are needed. Once the permit application is deemed complete, it will then go through the County public hearing process at the Planning Commission where everyone will be able to comment. The MCC website has a Big Wave page which will be kept up to date with pertinent documents throughout the process.

Scott Holmes, Project Engineer, made a presentation (pdf attached) of the proposed project revisions and answered questions.

Lisa: At 2006 pre-development public workshop, the business park consisted of 4 bldgs, vs 4 today; 2 stories high then, vs 3 stories today; containing 155,000 sf, total vs 162,000 sf today. Any chance the project could be scaled back at least to 2006 proposal, which was presented as supporting all project goals? (Scott: Not warranted, project has no significant impacts. Higher the value, higher the revenue, but he's not the one to make that call.)

Development density on the northern parcel is relatively unchanged from the project that was denied by the CCC. Benefit from this alternative is dependent on protection of the southern parcel from future development and restoration of those wetlands. How can this outcome be guaranteed? (Scott: Willing to sell the development rights, such as to mitigate for a Caltrans project.)

Would you consider locating the required coastal access parking on the south parcel, along the edge next to the existing warehouses, where it would be more useful to the public? (Scott: Will be improving Airport St trail from class 3 to class 1.)

Story poles in 2010, showed that 36-ft front row of buildings blocks view of the ridgeline from Airport St. Would you consider lowering the building height along the front row? (Scott: claims 2010 story poles represented bldg height plus 8 ft of fill.)

Have you discussed with GSD their access easement along the northern boundary that is shown fully landscaped in your plan? (Scott: Not a recorded easement, but will provide access.)

What term of development agreement is sought and what order will bldgs be built? (Scott: 20-year (CGF would like to see 10 yrs), generally constructing from north to south.)

Bill: questions traffic report. (Scott: Intersections control the highway segments, hence intersections are studied. County wants \$150,000 for intersection mitigation.)

Will there be deed restriction for use of Wellness Center? (Scott: The county should require that.)

Dan: Clarify max bldg height, materials (Scott: 33 to 36 ft above existing grade depending on existing slope; 11 ft per story, steel/concrete)

Len: Coastal Trail is on Airport St – would be fair to public to show perspective from there.

Dave Olson: Does 33 ft include mechanicals on roof? (Yes) No commercial bldgs in Phase 1? (Scott: Construction phasing of commercial bldgs will be need based.)

Leonard Woren: New story poles? (Scott: only if county requires.) Reverse commute description is naïve or disingenuous – re intersection of Capistrano/Prospect blocking left turns, no stacking room. Clarified that GSD did not sue to stop project, but because County did not give GSD responsible agency status.

David Vespremi: Flaws in view perspectives. Incompatible use requires rezoning.

Elisabeth Vespremi: Why would County consider use permit for residential in industrial zone?

Patricia Stevenson: Story poles showed ridgeline blocked from Airport café. Commute traffic turning left at Airport & Stanford will also be impacted. No issue with Wellness Center, rather with business park density/traffic – already unsafe to walk/bike through Princeton. How will residents be chosen – local families or highest bidder? (Scott: 25 core families ready, selection process for others.)

Chris Johnson: Has traffic survey been done since tunnel opened? (no)

Jeff Peck: Follow the rules for agenda item -- questions, not comments.

Carl May: 554 parking spaces -- has this been compared to total available in Princeton so people can get a scale of this compared to the scale of the community? (no) Is Capistrano in county road system? (yes)

Erin Deinzer: What types of jobs would take the place of those that Coastsides residents currently commute to? (Scott: Campus type business needs -- GoPro is example – had to move over hill when grew too big for their Coastsides space.)

Jon Yoshimine: Special needs residents require jobs in short shifts. Two acres will be farmed for food production.

BREAK 8:48 – 8:55

- b. (8:55) **Midcoast CA Coastal Trail (CCT)** (Erickson) Summary of MCC Coastal Trail Committee's work, goals, and steps needed to complete the Midcoast CCT.
Desired Outcome: Approve letter to County Parks Director and Supervisor Horsley with recommendation for signing two distinct trail routes for segments between Pillar Point and Montara Lighthouse, including a walkable coastline trail along or near the bluffs, in addition to a primarily bicycle route on local streets.
Len: slide presentation & introduce letter
Carl May: On CCT committee. Len has boiled this down to the CCT – the official state trail. Walkable coastline is about the best route available -- in favor of letter. Suggest add to 3rd paragraph "on natural surfaces".
Dave Olson: On CCT committee. Support letter and Carl's suggestion specifying natural surface.
Leonard Woren: Support letter & suggested changes. Emphasize don't overbuild.
Erin Deinzer: Who maintains trails? (County Parks) What is impact of increased use? (More trail users on bluff)
Bill Murray: Airport St. has no bike lane, is narrow & dangerous – prefers Hwy 1 to that CCT segment even though it has more traffic. There is room for wider shoulder or trail on Airport.
Nicholas: Does proposed route use Ocean Blvd? (Yes, but not abandoned portion)
Motion: Approve amended draft letter to County Parks Director. Approved 5-0.

5. Council Activity

Lisa:

Beach flood lighting: In response to MCC Sept 10 memo, Planning Deputy Director Steve Monowitz reports that the 2 Miramar and Moss Beach restaurants are in violation of their Use Permits and will be required to remove their roof-mounted beach floodlights.

Army Corps Surfers' Beach erosion meeting Nov 8 at Oceano Hotel: Army Corps reviewed their ongoing planning phase for a possible project to mitigate for the erosion effects of the harbor breakwater. There have been many delays over last 4 years with not much new to report. They said even if they eventually approve a mitigation project, it would be modest in scope due to funding limitations, and would not happen before 2017 at the earliest.

Devil's Slide Task Force 11/12 meeting: Trail construction to begin on Dec 2. Target trail opening date March 22. DS Task Force will now morph into committee to plan opening event. Christine Carey of Parks Conservancy said their area parking study (Pedro Point to south end El Granada) draft would be ready by Feb/Mar.

6. Committee Reports – none

7. Future Agendas

12/11 – new councilmember swearing in & election of officers,

Parallel Trail first segment (Mirada to Coronado) TA Measure A funding letter of support
Appoint MCC/community rep as observer at County Surfers' Beach erosion workgroup

Motion: Add to agenda urgent items Nicholas brought to council's attention tonight that require action before next Council meeting: MCC support to BoS for Moss Beach Park County acquisition, and County funding for Transportation Management Plan, comments needed by 12/10 Board of Supervisors meeting. Approved 5-0.

Motion: Chair appoint councilmember to write letter or attend Board of Supervisors in support of County acquisition of Moss Beach Park. Approved 5-0.

Motion: Chair appoint councilmember to write letter or attend Board of Supervisors in support of County funding for Transportation Management Plan. Approved 5-0.

Adjournment – 9:50 pm