

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 June 8, 2016, at GCSD

Call to Order. 7:05 PM

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

Government: Ellie Dallman (Supervisor Horsley's Aide), CHP Captain Mike Maskarich
9 members of the public

1. Report from Board of Supervisors and other government officials

Ellie Dallman, Supervisor Horsley's Aide:

Montara Bypass Land: Last month the Board of Supervisors approved a resolution supporting MWSD request to Caltrans for donation of bypass land.

Highway 1 Surfers' Beach Project: Caltrans is awaiting CCC permit approval for stair landing and extension of RSP. After that, 2 weeks estimated to complete the work, then a walk-through with staff and MCC rep. Only then will K-rail barriers be removed.

Short-Term Rental Ordinance: Staff is making changes per community input. Distribution of updated draft will follow with request for written comments from MCC.

CHP Captain Mike Maskarich: Back on the job after knee surgery, but will retire from CHP July 1 and start work for PG&E. First quarter 2016 had slight decrease in collisions. Most Midcoast Hwy 1 collisions are caused by unsafe turning movements. Staffing is way down due to high cost of living in the area. Caltrans is aware of the tight situation at new Hwy 92 guardrail but there is no easy solution due to lack of space.

2. Public Comment & Announcements

Leonard Woren: GCSD Board approved letter on jubata grass eradication on District land in support of MCC request. General Manager will give direction to carry out the work.

3. Consent Agenda: approved 6-0-1 (Erin abstained)

- a. Approve minutes for May 25, 2016

4. Regular Agenda

a. (7:30) Comprehensive Update of County Subdivision Regulations.

Desired Outcome: Formalize MCC comments on issues to be addressed in the Subdivision Regulations Update.

Lisa introduced the draft letter.

Chris is not convinced the County is effectively integrating this project with the CTMP.

Public comment: Leonard Woren supports the letter.

Motion by Dave to approve the comments as drafted. Approved 7-0.

b. (7:45) Planning Permit Application Referrals. Desired Outcome: Approve MCC comments on the following applications:

- (1) **PLN2015-00152, 3rd Av, Miramar.** CDP and Mitigated Negative Declaration for new single family dwelling and second unit. Medio Creek is approximately 30 feet

southeast of the parcel. APN 048-042-280. Applicant: Ed Love. Project Planner Dennis Aguirre.

Lisa: This project was postponed from May 25 Planning Commission hearing in order to address concerns submitted by CCC staff and Lisa as an individual. The house is proposed to extend down the bank onto the floodplain of Arroyo de en Medio which has never been done before.

Public comment: Mary Larenas, Leonard Woren, and Bill Kehoe spoke in support.

Motion by Laura to approve the letter as drafted - approved 7-0.

(2) (8:10) **PLN2016-00014, Miramar Dr., Miramar.** CDP for new single family dwelling, bordering Medio Creek. APN 048-054-120. Applicant Tom Carey. Project Planner Dennis Aguirre.

Lisa introduced the draft letter which is in response to an early referral.

Public comment: Leonard Woren spoke in support of the letter.

Motion by Laura to approve the letter as drafted - approved 7-0.

(3) (8:20) **PLN2016-00061, Nevada Ave., Moss Beach.** After-the-fact CDP for existing 6-ft-high, 25-ft-long redwood fence spanning the front yard of APN 037-112-130 and merger of this parcel with adjacent developed parcel at 263 Nevada Ave., Moss Beach. The fence is between the ocean and the nearest public road. Applicant Robia Crisp. Project Planner Olivia Boo.

Dave introduced the letter to planner in response to an early referral. Read comments from Kris Liang to please condition the CDP to lower the fence and utilize a more open design to protect public ocean views.

Public comment:

Nori Gerardo Lietz, Moss Beach, property owner for the fence, said she should have been notified directly about this agenda item, and objected to Dave trespassing to take a picture over the fence. She said the fence is compliant with County code, does not block views of the reef, and is needed to prevent trespassing. She wants to be treated the same as everybody else with fences in the neighborhood.

Casey Schaufler, Moss Beach: Supports a fence at that location but prefers a lower height. Supports MCC letter.

Ed Larenas, Moss Beach, representing Surfrider, objects to development without CDP. Coastal Act protects public ocean views. Supports the letter.

Mary Larenas, Moss Beach: People who live here may become desensitized to how much a glimpse of the ocean means to the visiting public who come to the coast.

Supports a fence due to trespassing but protect the ocean view. Supports MCC letter.

Leonard Woren, El Granada, supports MCC letter.

Motion by Laura to approve the letter as amended with LCP references - approved 6-0-1 (Erin abstained).

5. (9:00) **Council Activity** – Correspondence received & meetings attended

HMB General Plan Advisory Council: Dave reported on June 2 GPAC meeting. It was discovered that the Guerrero PUD (behind Hwy 1 hotels in Miramar) has a conservation deed restriction. This may mean it won't be listed as developable in the final LUP (it also has wetlands). There was some question as to whether the Matteucci PUD north of Kelly might also have a deed restriction. In general, it was suggested that PUDs developed since the 1992 LUP no longer be listed. There was significant discussion around development and traffic impact and mitigation. It was requested that there be some

detailed comparisons between the 1992 LUP and the current LUP, since the draft is substantially based on the 1992 version, with updates and changes.

Portola Trail Committee: Dave reported on June 8 meeting. Representatives of many organizations, including POST, State Parks, GGNRA, and the Chairman of the Amah Mutsun tribe (Valentin Lopez) attended. The meeting was recorded by PCTV. Valentin spoke, requesting that the trail be named differently, and that the focus change to include the indigenous peoples, and recognize that the Portola expedition followed long-existing trade routes. The committee agreed the focus change is a good idea. New name is still to be determined. Preliminary trail maps were developed by POST. Focus of trail is likely to be primarily San Mateo County, with possible extensions into other parts of California in the future. Will apply for a Rivers, Trails and Conservation Assistance grant from NPS for help with developing the plans for the trail.

Cypress/Hwy 1 Roundabout: Lisa reported that she, Dave and Len Erickson are tentatively invited to a meeting with County, DKS, Caltrans, and Big Wave traffic engineers to review the roundabout analysis process in general and, specific to Cypress, better understand the signal/roundabout tradeoffs at this intersection and Caltrans' perspective on the proposed improvement. There is no date yet.

Broadway street end pilot improvement: Lisa attended June 1 staff meeting and invited the County to hold their public outreach on concept design at MCC. Current thinking is a bench or two, an interpretive sign, and some adjustment of the guardrail or other barrier. It was noted this is the first time County Parks and Public Works have considered such an improvement in the right-of-way. Joe LoCoco said the easement restrictions are vague, for road-related purposes, but that County Counsel is comfortable with benches, having considered this for El Granada medians.

6. Future Agendas:

June 22 – Peninsula Community Energy; Update on roundabouts

Adjourn – 9:10 PM