

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 . Claire Toutant . Laura Stein . Dan Haggerty . Chris Johnson . Brandon Kwan

Approved Minutes: Meeting on December 14, 2016, at GCSD

Call to Order. 7:03 PM

Present: all 7 councilmembers

Government: Supervisor Don Horsley and 6 government staff

Members of the public: 12

1. Board of Supervisors' Report and Reports from other Government Officials

Supervisor Don Horsley:

Fire safety in Princeton warehouses: County required cancellation of upcoming public event at warehouse on Airport St.

Surfers' Beach staircase will continue to require repairs due to force of ocean waves.

Harbor District General Manager Steve McGrath: Congratulated newly-elected Harbor Commissioner Ed Larenas. CCC issued permit waiver for Romeo Pier demolition – working on bid documents. West Trail erosion repair emergency permit is being finalized. Johnson Pier pilings are being investigated by divers to determine if needed repairs can be accomplished by “sleeving” them. Commission meeting schedule has been changed to once/month on the third Wed. Received grants: \$75K for planning for Surfers' Beach sand replenishment with harbor dredge, and \$35K to buy trailer for oil spill response equipment.

CHP Sergeant Kalem Brock: Two lieutenants are sharing responsibility of retired Area Commander Mike Maskarich: Stacey Loftus, StLoftus@chp.ca.gov and Matt Otterby, MOtterby@chp.ca.gov. They will also be retiring in the next year. CHP has been adding local staff. Gave update on Midcoast injury accident statistics.

2. Public Comment & Announcements

Mary Larenas, Moss Beach: Thank you to MCC for doing a great job.

3. Consent Agenda – approved 5-0-1 (Chris abstained)

a. Approve minutes for Nov 9, 2016

4. Regular Agenda

a. Installation of New Councilmembers and Annual Council Reorganization.

Supervisor Horsley gave the oath of office to install continuing councilmembers Dan Haggerty, Lisa Ketcham, and Laura Stein for their new 4-year term.

Supervisor Horsley gave the oath of office to install newly-elected councilmember Brandon Kwan for a 2-year term to fill a mid-term vacancy.

Council elected new officers for 2017, all unanimous 7-0: Chair Lisa Ketcham, Vice Chair Dave Olson, Secretary Claire Toutant, and Treasurer Laura Stein.

b. (7:35) Introduction to County Code Compliance (informational)

County Code Compliance Manager Joan Kling gave a presentation (attached) on the department's priorities and process. Joan has been on the job for 4 months, and the department has increased staff level to 7 (from previous 3).

c. (8:10) **County Parks Dog Management Committee and brief Midcoast parks update.**

Outgoing County Parks Director Marlene Finley introduced Assistant Director Sarah Birkeland, who will be Acting Director when Marlene retires at year-end. She also introduced Community Programs Specialist Carla Schoof. She gave a presentation (attached) on the Dog Management Committee and brought flyers on the project timeline and how community members can get involved.

Neal Merrilees, County Parks Commissioner and Moss Beach resident, urged people to think about and contribute ideas of likely county-owned places where dogs could be allowed to run free.

Marlene gave a brief update on Midcoast County Parks projects & plans (handout attached).

Lisa urged mapping and preventive procedures on Pillar Point Bluff to avoid spreading invasive oxalis from infested into currently uninfested areas of the park.

Dave & Lisa emphasized Council and community support for least-obtrusive methods of delineating unsafe cliff edges where deemed essential, such as low post and rope, or if split-rail using only one rail.

5. Council Activity – Correspondence received & meetings attended

Second Unit Ordinance Update: Lisa wrote the Planning Commission and spoke at the Nov 30 hearing on the very short-notice ordinance. The Commission voted to delete the suggested addition of Coastal Zone Resource Management district. Community Development Director Steve Monowitz gave assurance that there would be no change to LCP policies that limit to 466 the total number of approved second units in the Coastal Zone and include second units in the 40/units/year Midcoast growth rate limit.

Neg/Dec for 365 Miramar Dr, new house adjacent to Medio Creek: Lisa received Neg/Dec yesterday with comments due Dec 29. MCC commented last June re the need for 30-ft setback from riparian vegetation. Since then all branches have been removed on the house side of the riparian willows. Lisa will submit before/after photos of the willows which show that the trunks, even with branches removed, still indicate riparian vegetation within the 30-ft house setback.

Big Wave Project: Lisa reports BW is seeking phasing changes in their CDP to allow a business park building to be constructed before the Wellness Center – tentatively scheduled for Planning Commission and BoS in Feb/Mar. HMB Brewing Company wants to occupy one of the Business Park buildings with a brewery and tasting room – the only business so far to express an interest in locating at BW. MidPen Housing has been contracted to build part of the Wellness Center but the design is being refined and they don't plan to start construction until 2021.

Valleamar Bluff development: Lisa reported the developer has met with County Parks staff to discuss collaboration on the Coastal Prairie conservation easement. County Parks is open to either accepting a dedication of land or to managing it as an easement in conjunction with adjacent FMR blufftop property. Revised project plans with 4 houses/lots oriented on Valleamar are expected to be submitted to the County in late Jan or Feb.

HMB GPAC meeting reminder by Dave: Dec 15, 6:30pm at 537 Kelly, HMB.

CDRC vacancies reported by Laura: community alternates for Miramar, Montara, Princeton, and alternate architect.

6. Future Agendas

Dec 28 regular meeting canceled due to holidays. Next regular meeting Jan 11.

Adjourn: 9:15 PM