

Midcoast Community Council

An elected Advisory Council to the San Mateo County Board of Supervisors representing Montara, Moss Beach, El Granada, Princeton, and Miramar

PO Box 248, Moss Beach, CA 94038

www.MidcoastCommunityCouncil.org

Len Erickson, Chair
Michelle Weil, Vice Chair
Tamar Powell, Treasurer
Claire Toutant, Secretary
Barbra Mathewson
Dan Haggerty
Dave Olson

Minutes for Special Meeting of January 29, 2020

Call to Order (7pm)

Councilmembers Erickson, Weil, Powell, Mathewson, Haggerty, Olson present

1. Board of Supervisors' Report

Carrie Dallman - The 2020 Census starting in April. Training for commissioners and officials January 30 in Belmont. Funding available for community events to raise awareness. Plan Princeton final approvals for street end improvements have been completed. Proposed beach access at the end of the Columbia, and improvements at Vassar. Vacancy announcement for MCC has been posted.

Len announced that Tamar Powell has resigned effective February 1.

2. (7:00) Public Comment & Announcements

Greg Dieguez is concerned that the County Office of Sustainability is not looking at wider sustainability issues, including water and sewer,, and doesn't see that being done by other County offices either. Is concerned that County is not planning financially for infrastructure replacements.

David Seaton speaking as an individual. Wants to see more community cooperation and communication, including parks activities such as pump track. Would like County to be involved in creating a Midcoast community center.

3. (7:05) Consent Agenda

a. Approve Interim Minutes for January 8th, 2020

Moved Barbra, second Michelle to approve. Passes 6-0

4. Regular Agenda – The Council may take action on the following items:

a. (7:10) Quarry Park Pump Track Project Update

Len reported that Supervisor Horsley could support the community-built pump track being used, if there is a way to indemnify the county for liability.

Parks Director Calderon reported that he has visited other pump tracks and discussed them with parks departments in other communities. He has met with GCSD directors as well, to discuss the pump track project in Quarry Park. Still on track for end of 2020. Safety and maintainability is very important, as well as having a project that matches what the community wants. The Parks Department will hire a contractor to help design the track. Proposed location is in the meadow area to the north of the parking lot (one of sites proposed in draft master plan). Community seems to prefer that site as well. Funding yet to be identified.

Public comment

Barbara Dye, speaking for GCSD, asked Nicholas to talk about the unpermitted pump track. It remains closed until the liability issues are addressed. Barbara said GCSD remains committed to funding the pump track, although not a blank check. Wants to be sure community is involved in the design. GCSD board will discuss liability for community-built pump track at Mirada East at their next board meeting on Feb 20th.

Matthew Blain spoke on behalf of the pump track. He is a member of California Mountain Biking Coalition.

David Seaton would like to keep current pump track.

Chris Johnson thanked Nicholas and others in County for fast track pump track project. He highlighted the community activism as the reason the pump track project has been fast tracked. The community needs to remain involved to be sure the project is built. He appreciates Nicholas' willingness to listen and work with the community.

Ric Barker, chair of Coastside Mountain Bikers wants to help community with design, also classes, etc.

b. (7:30) Cypress Point – Jan. 22 SMC Planning Commission Special Session

Len reported that County is likely to make a decision at a meeting on March 25

The meeting on the 22nd was presentations, and community comment.

Dave introduced the proposed letter, and that it only addresses building height. That issue is part of the zoning change, the project at large is not currently before the Planning Commission.

Lisa Ketcham summarized her comments, that she had asked that the affordable housing definition be clarified in the amendment so it matched the LUP, and to clarify language about height limits, and to understand why the zoning change is preceding the project application.

In the past the planning permit has been processed prior to or concurrently with zoning changes. This time the zoning change is being done first, and that had caused some confusion. Director Monowitz said It was done this way because that's what the Coastal Commission now prefers. The existing Cypress Point PUD is one of only 3 PUDS in the Midcoast, and the only one approved after the Coastal Act with CCC certification. The proposed new PUD-140 allows some modification of the plans via project conditions of approval, but the maximum height standard does not have that wiggle room. The tallest currently proposed building is 36 ft, 10 ¾ inches, which is higher than even commercial limits. She had asked at the meeting for measurement method to be specified.

Barbra said that the letter seems to her to say that the height is the only significant issue. Dave said that wasn't is intent, but that he meant for the letter to cover only issues related to the zoning amendment.

Michelle – Supports letter and reduced height limit, feels it reads as Dave described, specific to the PUD and zoning amendment.

Tamar – Supports letter and reduced height limit.

Dan – Thinks letter could cover more of the issues.

Len – Doesn't want to discuss larger project. Will discuss traffic as part of Connect the Coastsides.

Public Comment

- Adrian Mallinger – This project will house some of poorest members of the community, and is concerned about security. Concerned this project will require more sheriff deputies.
- Greg Dieguez – Was surprised letter only addresses the height issue. There are many problems with the project. Wants preference for public safety officers. Thinks the process is corrupt. Thinks MCC should reflect the community comments.
- Patricia Lynn – As an architect supports sustainable development and affordable housing, but does not think location is appropriate, particularly access, especially during emergencies. Concerned about toxic materials. Mentioned MidPen American Canyon project and crime issues.
- David Lynn – He is opposed to the project, thinks location is inappropriate. Thinks it is out of scale with community. Carlos St too narrow for additional traffic from project. Thinks water and sewer inadequate.
- Brandon Kwan – Thinks should be 100% local live/work preference. Massive buildings out of scale. Would prefer duplexes or single-family. Wants a strong background check on applicants for safety.
- Bruce MacKimmie – Thinks government not listening to community. Too much new traffic from project. Thinks roads are substandard. He is opposed to the project at that location.
- Ann Rothman – Doesn't think it's fair to have 100% affordable housing. Wants more senior housing. Thinks preference should be more localized.
- Dolores Silva – Speaking for Resist Density. They sent a letter to the Planning Commission. Summarized that there are significant environmental impacts, and wants that done before zoning change. Thinks amendment evaluation criteria are inadequate, only compared to former, not absolute.
- Carl May – Agrees with the idea of a single height limit across the entire Midcoast. Thinks we are giving tacit approval to the County process by only addressing the height limit in the letter. Thinks PC meeting in HMB not good enough, for a Midcoast project, should have been in Midcoast. Doesn't like LCP 3.13 reference in letter. Thinks the project is completely incompatible with the surrounding community.
- Richard Gates – Thinks letter shouldn't focus only on height limit. Thinks MidPen has done nothing to mitigate traffic impacts. Wants that before zoning change. Thinks the PC should visit the site.
- Maureen Lennon – Thinks Midcoast is the wrong place for the project, and that almost everybody who spoke at PC meeting were opposed. Letter shouldn't be specific to amendment.
- John Qaqundah – Feels like community opinion and issues they raise are being ignored. Thinks it's in the wrong place for the project. He provides low income housing in South San Francisco, but this is the wrong place. Could letter mention community opposition.
- Wendy Tseng – Worried about traffic impact of project during disasters.
- Beverly Garrity – Chair of the CDRC wants the PC to consider the height limit as stated in the letter, and would like that PC meeting to be held on the Midcoast. Thinks PC doesn't understand why we are asking the for the height limit.

Council Discussion

Len mentioned future issues and discussions, with Connect the Coastside, future project discussions. He visited the site himself, thinks the PC should have a site visit. Agrees that there is not yet an EIR, but that will be coming in the future. At that point, other issues will be addressed by the council.

Barbra would like to defer the letter, and change it.

Dave would prefer to send this letter now, send an additional letter later.

Michelle agrees with community that the project is in the wrong place, but mostly agrees with the focus of the letter.

Tamar thinks that just saying we don't want the project won't have an impact, likes the letter, but perhaps add something to the letter that this isn't the only issue with the project.

Dan thinks the council should reflect the community concerns, and add something to this letter to that effect, including that the community wants to see the EIR completed.

Len would like to table the letter. Dave would like more direction on changes from the council if it's going back for future edits. Sense is to add a statement that a large part of the community is opposed to the project. Continued to Feb 12th meeting.

c. (8:00) Connect the Coastside – Ad Hoc Committee Report

Michelle gave presentation (on website) on discussions with Common Knowledge and proposed next steps.

Dan concerned about how outgoing messages be clear and transparent, and how we interpret and share community feedback. Community and Council should have time to think about the process.

Barbra confused about how this is related to Connect the Coastside, the discussions the subcommittee had not mentioned Connect the Coastside. Len had referenced Connect the Coastside because it's an immediate communications issue, although it's not the only issue.

Peggy Jensen (Deputy County Manager) met with the sub-committee; the primary focus is communication in general, but traffic, transit, etc. have come up as significant issues, not the only issues.

Susan Clark addressed Dan's mixed message concerns by saying that a primary focus is on listening and understanding (and capturing for others to look at), then sharing that information back to the larger community. Focus may change over time, it's an iterative process.

Dave feels that we should keep the effort as general communications, not try to push it into any particular project. As a result of improved communications, we may improve the discussions on specific projects, but we shouldn't try to push the communications effort into specific projects.

Public Comment

Greg Dieguez spoke about his concerns on roundabouts and safety. Wants to know when feedback to county on Connect the Coastside would start. Len said most likely in March.

Chris Johnson feels that there is too much confusion around Common Knowledge. He doesn't think the community wants another consultant driven communications effort, because he feels that past efforts haven't been effective. He thinks project-specific community efforts are the only effective way. He thinks we need a different approach, rather than more community meetings. Not sure what that new method might be.

Maureen Lennon – Is suspicious of County offering Common Knowledge as a way to smokescreen, not really help.

Theresa McLaughlin – Connect the Coastside seems to be ignoring erosion issues for roads, particularly Highway 1. Concerned about cost of changes, including roundabouts.

Carl May – Thinks if the county doesn't want to be yelled at, don't try to ram things down the throat of the Coastside. Thinks Connect the Coastside is pushing towards consolidation. County staff should be spending more time on the coast to experience the issues before trying to fix them. Governance mechanisms are fairly clear on MCC site. Need some communication method that will work on Midcoast.

Beverly Garrity – Suspicious of County intentions. Did MCC ask. Supports community conversations.

Ann Rothman pointed out cost estimates in Connect the Coastside in response to earlier question. Thinks MCC is not allowing people to talk long enough.

Richard Gates – His understanding of the bylaws is that the MCC is supposed to represent the community to the county, but feels like the MCC is used by the county as a conduit to announce things to the community, instead. Thinks Connect the Coastside is trying to increase development.

Back to Council

Dave feels that individual councilmembers, and as a whole, have asked the County for help with communications with the community. We didn't specifically ask for Common Knowledge, but it seems to him that they could help with our problems. We can't have just project-specific communication, important as it is. We need a wider process for improved communication, so that the channels are there.

Barbra wants to keep Common Knowledge separate from Connect the Coastside.

Michelle Agrees with Dave's point about communication. Still relatively new to Coastside, council has a number of important topics, and more community involvement, including hearing from community on issues that the MCC might not be addressing. She wants increased engagement between the community and the council, and improved effectiveness of communications to the County and their responses. Points out that councilmembers are volunteers, and have limited time due to family and work commitments. The introduction of the Common Knowledge effort was confusing, and more by tonight's agenda, but she is hopeful.

Tamar sees a lot of effort invested in this, and thinks it will be helpful if it engages people who can't attend MCC meetings. Feels that we need some approach to strategic communication, but it needs to be clear. Perhaps integrate some specific measurable outcomes into the process.

Dan said that over the years there has been a lot of frustration. Many in the community are busy, and can't attend meetings. He's not sure what our options are for this process. He'd like to see small steps towards better communication.

He hopes that Common Knowledge can help the community believe that the process will be transparent, manageable, and effective. The community has a big stake in better communications. Perhaps the MCC could have a traffic engineer to help us. Would like to hear if community has specific questions for Common Knowledge.

Council consensus is to continue with Common Knowledge, with the existing representatives (Dan, Barbra, Michelle) continuing to work with Common Knowledge.

d. (10:05) Re-opening Moss Beach Park

Carrie Dallman said that the project has been delayed by rain, but is still scheduled to open this spring.

Barbra had heard from community members that at least some would like a celebration for the re-opening. She took it to the County, who agreed, and also discussed it with the Common Knowledge team. Barbra had heard it will open in May.

5. (10:10) Council Activity

Dave attended HMB PC study session on short term rentals on Jan 28, 2020

6. Future Agendas

MCC Retreat – TBD

Feb. 12 – LCP Amendment – Modify SMC regulations - conformity with Coastal Act / LCP

Feb. 26 – Sustainability – Active Transportation Plan

Adjournment (10:15)