

# 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: Meeting on May 23, 2012

**Call to Order.** 7:00 (special early start)

Councilmembers present: Kehoe, Ketcham, Kline, Erickson, Haggerty. Absent: Stein

Government officials present: Supervisor Horsley, Steve Monowitz, Sarah Rosendahl, Nicholas Calderon, Jim Wadleigh.

Approximately 35 members of the public.

### **1. Board of Supervisors Report – Supervisor Don Horsley (7:05)**

Don wrote letter to Caltrans re need for better lighting at Hwy 1 & Virginia in Moss Beach. Caltrans declined. Jerry Hill is working on this too. Introduced Aide Sarah Rosendahl who is working on code enforcement in Princeton.

### **2. Public Comment (7:15)**

Kathryn Slater-Carter: Coastside Fire District did not renew contract with CalFire – Board majority wants to reinstate independent crew. Fire District meeting tonight & again next week 6:30 pm.

Cid Young: No on S – school bond measure on June ballot. Also concerned about Fire Board issue.

Leonard Woren: Emergency Preparedness Day Sat. 6/9, 10-2 at Fairgrounds. Also concerned about Fire Board issue.

### **3. Approval of Agenda**

### **4. Consent Agenda - none**

### **5. Regular Agenda**

- a. **(7:25) Princeton Planning Effort** - Steve Monowitz. Presentation and discussion of a draft scope of work for an update to the plans, policies, and regulations that apply to development within Princeton and its environs. **Desired Outcome:** Inform the community and Council of the Princeton Plan process and solicit feedback.

Leonard: Do not develop like Marina del Rey. Building height limit important to avoid blocking views. Zoning only needs adjustment.

Cid Young: Concerned about overdevelopment. Steve clarifies that Parks/Rec inclusion is for CCT and visitor access, that traffic circulation means locally within Princeton (how to increase capacity), that development means better use for small lots in Princeton.

Neil Merrilees: Step back & look at basics. Fish business allowed to stay -- residents not allowed to complain. Airport overlay is danger zone but maybe flights per day aren't that dangerous. Facilitate continuation of marine-related business. Before 1980 there were cottages, outdoor storage and some warehouses, not large warehouse-type luxury homes that take advantage of existing caretaker regulations.

Julian McCurrach has 5 lots in Princeton. Use permits are too onerous to rent warehouse space. County enforcing new LCP policies though not yet approved. Policies inconsistent, need hard and fast rules. All this was looked at '98-'07, still valid.

David Vespremi: W zone should enforce waterfront uses. Don't reduce live/work numbers.

Kathryn Slater-Carter: Industrial services are important for Midcoast. Local business inventory needs to be complete. Need inventory of actual uses -- luxury waterfront homes. Look at harbor water quality, inventory of wells in Princeton. CCWD has de facto water connection moratorium.

Paul Perkovic: GSD & CCWD in past allowed water/sewer transfers, with deed encumbrance, in order to build homes in Miramar, El Granada. Research which parcels are affected in Princeton that can't obtain water/sewer connection.

Sabrina Brennan: Concerned about lack of setbacks in Princeton – wall-to-wall buildings obstruct view of harbor from CCT. Sea level rise planning -- erosion in front of some newer buildings along Princeton Ave. Would like some local meetings on sea level rise. Need beach access improvements along Princeton Ave. at road stubs. CCT is on Princeton Ave. – can you stripe street for bikes? Harbor water quality studies being done by RCD.

Steve Monowitz: County development jurisdiction stops at mean high tide -- otherwise covered by CCC.  
Purpose of caretaker units: to accommodate marine-related business people to live where they work.  
Number of units capped at 20% of developed parcels (LCP update bumps that to 25%). Must be associated with non-residential use. LCP Update hearing at CCC -- maybe August.  
Len: Timetable? Steve: to BoS with proposed scope of work & request funding, maybe end July. 2-year process to get to proposal to BoS and sent to CCC. Will use outside consultants.  
Lisa: Ambitious scope of work -- concerned about time it will take before existing height limits and setbacks are modified & how many more tall dense development applications will be completed in the meantime.  
Dan: Concerned about height limits -- ocean views disappearing.  
Bill: Need well-noticed public meetings during process.  
Steve: Support that, though sometimes need to go where stakeholders are that is comfortable for them, but will keep good notes.  
Jim Wadleigh (Airports Mgr): Doing 20-yr forecast, identify airport noise contours, layout plan, not going to remove displaced thresholds, will update airport overlay. No money for insulation of homes.

- b. (8:30) Midcoast Safety and Mobility Studies** - Steve Monowitz. Presentation and discussion of the County's preliminary response to comments received on the Phase 2 study, the process for finalizing the Phase 2 study, and the methods by which both phases will be implemented. **Desired Outcome:** Inform the community and Council of the process for finalizing the Phase 2 study, and agree to the method by which both phases will be implemented.

Steve: Comment categorizing & responses almost complete -- not available yet. Some comments were corrections which will be made in final draft. No major changes will be made to the final draft. Need to prioritize and plan for moving forward. First draft action plan table combines Phase 1&2 -- yellow text is new language since 1&2 had different column headings. Table needs some things removed and some added. Could remove expressway designation change which does not impede any actions. Also remove 2 land use items on page 1 about village center infill development. Need a priority column and funding source column, and column for low-hanging fruit. Need to clean up action table and create a narrative -- had hoped to be further along before this meeting. Would like MCC feedback within next few weeks to prepare for BoS presentation end July. Divide parallel trail into segments & determine priorities. Need for engineering studies would vary with segment. (Bill said C/CAG said engineering study needed).  
Leonard: Center raised medians are top priority for pedestrian safety -- expressway designation may have to go to allow that. Uncontrolled marked crossed walks are dangerous.  
Mike Ferreira: Phase 1 covers south into HMB to Frenchman's Creek, perhaps consultants confused by GSD boundary versus city boundary. Can delete HMB sections.  
Kathryn: Parallel trail is good priority.  
Sabrina: Parallel trail -- emphasize more than midterm, look at engineering. Need BPAC representative from Midcoast to get funding ideas on table. Need red curb in front of Beach House -- no other place for bikes.  
David Vespremi: Enforce commercial landscaping requirements in Moss Beach. Define short, medium, long term. More coordination between short/long term. (Steve: short 2-3 yrs, mid 5-7 yrs)  
Cid Young: Jay-walking enforcement at Surfer's Beach (CHP jurisdiction)  
Dan: Suggests new one-way frontage road west side in Moss Beach. Is there a plan for left turn lane into Sam's? (At Phase 1 Sam's wasn't so busy.)  
Lisa: Steve please send updated Action Plan draft for MCC to work from on submitting comment to him. (Steve says by end next week.)  
Bill: What is next step? Steve: After approval by BoS, Steve will be out for more meetings.

## 6. Council Activity (9:20)

### 7. Committee Reports

**Website committee** (Len) --met and are looking at alternatives for new platform, may need to spend under \$100 for testing tools.

Bob moved we allocate up to \$100 for website tools to make process more efficient. Approved 5-0.

**CCT committee** (Len) will meet -- to talk about segments of parallel trail. Mtg notice to MCC & MPRC lists.

### 8. Future Agendas

**6/13** -- Feedback to Steve on Action Plan for Hwy 1 Improvements

Letter on lighting for Hwy 1 Moss Beach (Bill)

Select rep & alternate for ALUC &/or ALUCP update Project Advisory Committee (Lisa)

### 9. Adjournment (9:30)