

# 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](http://www.MidcoastCommunityCouncil.org)

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

## ***Minutes for Meeting of October 23, 2019***

### **Call to Order (7:05)**

Councilmembers present: Erickson (presiding), Olson, Mathewson, Haggerty, Weil, Powell

### **1. Board of Supervisors' Report**

Mayor Rarback: HMB CC to hear an update from County on cannabis permits. In addition to Frenchman's Creek, Schickman's nursery may apply. Bay City Flowers facilities are being sold, might be used for cannabis.

City will hold a job fair 5:30-7:30 on Oct 26th.

Ellie Dallman: Board approved grant to Abundant Grace to help purchase Workplace Center. OES held study session on REACH codes for building standards (limiting use of natural gas in new construction). Supervisor Horsley looking for public feedback. Board asked staff to research grants to help fund. Ellie is moving to the Budget & Policy team at the County.

Council thanked Ellie for her help over the past few years.

### **2. Public Comment & Announcements (7:05)**

April Larsen: On behalf of El Granada CERT team. Emergency Preparedness event on Nov. 9th, 9am-1pm at the El Granada fire station. See <http://coastsidecert.com>

Lisa Ketcham: Explained how Planning Commission works. GWC will be heard on Nov. 13th. Pillar Pt RV park will probably be heard on Dec. 11th. Districts matching Supervisor districts; Lisa is the District 3 commissioner (includes Midcoast). Planning Commission is decision maker for development projects (such as Gray Whale Cove and RV Park), but only advisory to BoS on adoption or amendment of policies/plans (CTMP, LCP). They do not set policy, and are appointed by the Supervisor for their district. Meet 2nd/4th Wed mornings. Planning staff sets agenda, write reports, make recommendations, and forward comments on agenda items. Staff reports are usually available the Friday prior to meetings, and are often the first time that Planning Commissioners see information about projects. If no comment from MCC, individuals, or other organizations, it is difficult for a commissioner to convince other commissioners to request changes to a project.

Len asked when and how MCC or public comment to the Commission is received. Not all comments are included in staff report received by Commission. Sometimes only most recent when multiple letters or emails or sent. Anybody (including MCC representative) can attend the Planning Commission meeting and

Speak to an item. Need to write and/or speak at meeting to be eligible to file appeal (to Board of Supervisors or Coastal Commission (when applicable)).

### **3. Consent Agenda (7:15)**

- a. Approve Minutes for regular meeting Oct 16, 2019  
Moved Michelle, second Tamar, passes 6-0

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

#### **a. (7:25) Midcoast Neighborhood Commercial Development Standards and Design Review**

Beverly Garrity and Katie Kostiuk from the CDRC presented. The CDRC requests that the MCC send letter supporting CDRC efforts to review commercial projects, and for an updated Neighborhood Commercial zoning ordinance specific to the Midcoast, including clarified height limits. They appreciate the MCC and community support for this effort. CDRC is proposing to do most of the document writing and ordinance changes, to reduce the impact on the Planning Department, which is chronically short of resources, especially for long range planning.

Michelle raised ambiguity of "expedite clarification of how building height is measured".

Question if CDRC is proposing specifying guidelines for Princeton developments. Answer is no, but surveying different styles and types of development as basis for new zoning ordinance.

JQ Oswein asked about C1 vs Plan Princeton. CDRC is not planning to tackle zoning other than Neighborhood Commercial C1.

Discussion about goals of new ordinance vs content of ordinance itself. The goal provides direction when there is ambiguity, and helps encourage what residents see as appropriate development.

Carl May likes the goals and methods of the CDRC in their attempt to change the process and ordinances. Feels it is needed to improve and preserve resident serving businesses.

Amend letter:

Michelle addressed ambiguity of "expedite clarification of how building height is measured", suggested changing to "expedite specification of how building height is measured"

Question if CDRC is proposing specifying guidelines for Princeton developments. Answer is no, but surveying different styles and types of development as basis for new zoning ordinance.

Len asked about next steps and timeline.

Timeline for this process is probably 5 years long, and 2 years into the effort.

Hoping that Supervisor Horsley will help drive the effort.

Lisa encourages MCC councilmembers to stay involved with the process, providing input as well as reporting

Moved Barbra, second Tamar to approve letter.

Amend by Michelle, second Tamar

MCC renews our 2017 request to expedite clarification of how building height is measured in the C-1/S-3, RM/CZ, and PAD zoning districts in the Midcoast LCP Update area. (See attached 11/8/17 MCC letter.)

MCC renews our 2017 request to expedite clarification of how building height is measured as specified in the 11/8/17 MCC letter, in the C-1/S-3, RM/CZ, and PAD zoning districts in the Midcoast LCP Update area.

Amendment Approved 6-0

Passed as amended 6-0

#### **b. (8:15) Comments of NegDec documents regarding proposed Harbor Village RV Park**

Len asked about how letter should be addressed. Dan feels should go to planner and to Planning Commission. Dan summarized background. He does not favor the project.

Dan mentioned difficulty of enforcing 28 day stay limit. Michelle mentioned article in HMB Review for Pillar Point RV park where one person stayed for 5 years before being asked to leave.

Michelle reiterated her disagreement with the Mitigated Negative Declaration that an additional RV park doesn't increase the number of the RVs traveling to the area.

*Public Comment:*

Leni Schultz - Will write a letter to PC. Opposes the project. Project owner has had history of violations at his existing RV park. Thinks LCP Policy 8.5 is being violated, specifically siting on the parcel, which could be improved if size was reduced by half. Concerned about lighting.

Jane Praysilver - Concerned will increase pedestrian and vehicle traffic between RV park and El Granada, e.g., Burnham Strip.

Dolores Silva (representing Resist Density) - Sent a letter to planner stating their concerns with the Neg Dec and possible violation of CEQA rules. Suggest changing climate to environment in letter, because effects are beyond climate effects.

Carl May - The stronger the language the better. Traffic increase limits visitor access, light pollution would be significant. Trees would block view. Thinks there needs to be an EIR, not Mitigated Neg Dec.

Harald Herrmann - Traffic impact is significant. Concerned about evacuation in emergencies with additional traffic. Concerned about sewer system impact due to emptying holding tanks.

Moved Dave, second Barbra to approve letter.

Barbra likes the letter as is, agrees with public comments.

Michelle, we want to be succinct to maximize impact on Planning Commission.

Tamar agrees with letter. Regarding the power outages, sees this project as an additional burden on the community.

Dan wants to add to letter after hearing the public comment. Thinks we should add something about requesting an EIR. Consensus is yes.

Len asked if we want to amend now, or have it re-drafted for next meeting.

Thinks we should notify the community including those who sent us email, when we know the date for the PC meeting at which the project will be heard.

Dave moved to amend letter to strike 2nd to last paragraph with heading "Planning", and in last paragraph, change "known community opposition" to "community opposition".

Michelle second. Dan feels the Planning paragraph is important because it highlights an impact. Amendment passes 5-1, Dan opposed.

Michelle moved to amend letter, add CCC staff, reverse To and CC. 28 day Stay Enforcement paragraph, add to second sentence. Attach a clear view image similar to 2018 letter.

New second sentence reads:

The developer has a history of allowing stays longer than 28 days at the Pillar Point RV park, and we are concerned there will be a lack of enforcement at the new park.

Second Tamar - Passes 6-0

Tamar moves change last paragraph first sentence to:

Based on community opposition, the MCC requests that the project not be approved, or approved with a reduction to 25 spaces.

Dan second - Passes 6-0

Dan moves to amend first paragraph to add this sentence at the end

The MCC strongly requests that a full Environmental Impact Report be submitted instead of the Mitigated Negative Declaration.

Second Michelle - Passes 6-0

Dan moves to add sentence about evacuation at end Traffic Impacts paragraph  
This RV park will endanger the community in a major emergency, and therefore an evacuation plan should be required.

Second Tamar - Passes 6-0

Dave moved to approve letter as amended, Michelle second. Passes 6-0

**c. (9:20) Update on issues and planning regarding Highways**

Postponed due to lack of new information.

**5. Council Activity – Correspondence received & meetings attended**

No reports.

**6. Future Agendas**

CUSD Superintendent

Possible summary of Community comments to council on RV Park

**Adjournment (9:25)**