

# 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 9, 2012

### **Call to Order.** 7:36

Councilmembers present: Kehoe, Stein, Ketcham, Erickson, Haggerty. Absent: Kline  
2 members of the public

### **1. Board of Supervisors Report - Nicholas Calderon (7:35)**

**Disaster Preparedness Day** 6/9/12, 10-2 at San Mateo Expo

**5/23/2012 MCC meeting** – Supervisor Horsley, Sarah Rosendahl (aide for Princeton), and Steve Monowitz (long-range planner) will attend to discuss & get feedback on a roadmap for updated planning for greater Princeton area. Steve will also provide info on Hwy 1 Study Phase 2 comments received and next steps.

**Design Review** interviews for 2 vacancies were held 2 weeks ago - moving to appoint those people. Still have one applicant to interview, and need more. One of architects is resigning (DR architects can be from anywhere in county). Laura sent thanks to Supervisor Horsley for letting her sit in on hour-long interviews, said it was a good experience.

**MCC vacancy** – application contact info on MCC home page.

Supervisor Horsley wrote letter to CalTrans asking for **street-lighting at Virginia & Hwy 1** for pedestrian safety. Bill will send thank you note.

Lisa asked about code compliance info/contact person re **parking landscape buffer** missing from in front of at least 2 businesses on Hwy 1 in Moss Beach, and if Hwy 1 is a “limited access highway”. Nicholas will see what he can find out.

### **2. Public Comment (7:50)**

Karen Wilson – re frontage plantings on Hwy 1 - another reason for getting commercial Coastside Design Review – to enforce landscaping, lighting, etc.

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

### **4. Consent Agenda**

a. Minutes – April 25, 2012 – 5-0 approved

### **5. Regular Agenda**

a. **(7:50) Montara 7<sup>th</sup> St Follow-up Letter** – (Kehoe) Review cover letter updating and resend original letter (Mar. 9, 2011) to County and Supervisor noting no action and recent public comments. Desired Outcome: Approve the cover letter and resend with original letter.

Karen Wilson: Fence has recently been painted, covering lead-based paint. Original encroachment permit not found at County, yet County says one was approved. Marine Walk is state park thru fence. Bill got email from property owner, Mr. Westerfield, who was invited to attend. Home addition project appealed by Coastal Commission due to inadequate conditions placed on fence. According to Karen, CCC has determined a nexus between fence and home-addition project because fence is attached to house.

Nicholas brought letter from County Counsel to Attorney McCracken regarding project. During CCC appeal, County does not enforce conditions on permit, since in essence permit has not been issued. County hasn't received any info from CCC, and will wait for that. Jim Eggemeyer has contacted CCC, but not in the last month. Nicholas will ask Jim to contact CCC again. Re lead-based paint – Dean Peterson working to schedule a trip to test paint, no comment in meantime. Nicholas will inform MCC when any info is available. CCC should contact Jim Eggemeyer, cc Council Counsel.

Dan curious about State Parks' position on the issue. Answer: they are not doing anything due to limited resources, but acknowledge the problem.

Approve MCC letter to Supervisor Horsley as amended 5-0.

**b. (8:30) Midcoast Industrial Zoning --** (Ketcham) Follow-up on 4/25/12 MCC presentation on zoning updates needed for Midcoast M-1 and Princeton Waterfront Districts – correspondence from County Planning Dept. Desired Outcome: Reassess need for MCC letter at this time.

Lisa: On May 4 asked Steve if he could advise on what would be the most efficient way to accomplish an update of M-1 zoning, so we could ask for that. Reply: “We will be initiating a Planning effort for the greater Princeton area, which will be the appropriate time to address this issue. I plan on presenting a draft scope of work to the MCC in the near future, where you can comment on whether it should include the M-1 district.” Steve Monowitz and Sarah Rosendahl will attend our 5/23 meeting to speak on Hwy 1 Study and Princeton Plan. Propose we wait to hear and comment on that presentation.

Laura: move take no action tonight, approve 5-0.

**c. MCC representation on C/CAG Airport Land Use Committee (ALUC) --** (Ketcham) Review and approve MCC letter to C/CAG (City/County Association of Governments) requesting a position be created on ALUC for an elected MCC member and alternate. Desired Outcome: Approve the letter.

Lisa: ALUC advises and recommends actions to C/CAG Board regarding the updating of the Airport Plan, and other land use compatibility issues affecting the three airports in the County (SFO, San Carlos, HMB). The Committee consists of 13 members representing 10 cities (including HMB), the County of San Mateo (Dave Pine), and 2 representatives from the Aviation Community. The committee meets only as needed, less than monthly -- last met March 22 - none planned for May. County planner who was airport project manager retired last November and has not been replaced. A consultant will be or has been hired with grant funds obtained by C/CAG to update the HMB Airport Land Use Compatibility Plan. A subset of ALUC will serve as a Project Advisory Committee during the process.

Dan: move approve letter as amended 5-0.

**d. (9:00) Midcoast Park Lands (MPL) Designee –** (Stein) Update MCC Designee to the Board of Directors of MPL (Desired Outcome: Council will vote and approve their Midcoast Park Lands Designee. Midcoast Park Lands 501c3 organized around lease to own Quarry Park (now a formal county park).

Lisa nominate Laura for MCC rep to MPL Board. 5-0 approved. (replaces former appointee Sabrina Brennan)

## **6. Council Activity (9:15)**

a. Correspondence received

Lisa: Planning Permit application referral: new house proposed on Miramar Dr. west of Hwy 1, which backs up to Medio Creek – possible MCC comment re appropriate setback from creek (30-ft setback for intermittent stream, but 50 feet required for perennial stream). Plans have 30-ft setback with assumption that creek is intermittent (comment due 5/17- could submit for 5/23 on consent)

b. Meetings attended – **MPRC**: Len: spoke of new MCC CCT committee. Bill: Option C now exists for FMR parking lot, Parks Commission hearing June 7, 4-6pm; Bill will get design info for website.

## **7. Committee Reports**

a. Treasurer Report (Bob absent, Bill report) – important to move quickly on website update needs in order to apply for current fiscal year funds rather than lose them at end June.

b. Website committee – Len: upcoming meetings: with Darius of PMAC next Tues or Wed, technical meeting with Leonard on transfer, Sat pm meeting on website components.

## **8. Future Agendas**

5/23: Princeton zoning update & Hwy 1 – Steve Monowitz, Sarah Rosendahl, Don Horsley.

## **9. Adjournment (9:30)**