

# 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

Dave Olson . Claire Toutant . Lisa Ketcham . Dan Haggerty . Chris Johnson . Brandon Kwan . Barbra Mathewson  
Chair      Vice Chair      Secretary      Treasurer

## Approved Minutes: Meeting on May 9, 2018, at GCSD

**Call to Order.** 7:00 PM

Attendance: all 7 councilmembers present  
12 members of the public

**1. Board of Supervisors' Report & Reports from other Government Officials -- none**

**2. Public Comment and Announcements**

Marcia Yeates, Moss Beach, read an inventory of rooms/spaces at Coastside hotels, RV parks, and campgrounds, existing and proposed, which affect traffic congestion.

**3. Consent Agenda – approved 7-0**

a. Approve Minutes for April 25, 2018.

**4. Regular Agenda**

a. (7:05) **Vision for Seton Coastside** (Toutant) Seton Medical Center CEO Mark Fratzke gave presentation and answered questions on availability of services for Coastside residents, such as the emergency department, physical therapy and priority skilled nursing facility availability for local residents. *Informational item.*

Hospital beds are full. Emergency room can handle urgent care, but is not trauma center.  
<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-05-09-Seton-presentation.pdf>  
Claire and Barbra said there is a need for local lab work, physical therapy, and prioritization of local residents in skilled nursing facility.

Chris: Consider expanding emergency services as the community expands.

b. (7:34) **Moss Beach west of highway commercial frontage** (Ketcham) Consideration of issues related to block-long open highway access and desired facilities/treatment for the right-of-way (ROW) along the undeveloped block Virginia/Vermont.

Desired outcome: Discussion to guide comments on the proposed mixed-use project.

Lisa provided slide presentation on 4b&c.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-05-09-MB-H1-row.pdf>

c. **Moss Beach mixed-use 2-story building on SW corner Virginia/Hwy 1** (Ketcham) 2256 s/f commercial on ground floor, 3 residential units on 2nd floor, and 19 parking spaces - PLN2018-00097.

*Desired outcome:* Approve MCC comments on the project referral.

Bill Kehoe, Moss Beach: Formalize Moss Beach west-side highway access -- follow the law. Close off taqueria frontage along entire block. Countless times has seen vehicles exit taqueria turning left, kicking up gravel. Same at gas station, and tractor trailers park on shoulder, blocking view of vehicles exiting Lancaster. Wants crossing as shown at Virginia, approved in 2015. Agrees with Carl re proposed mixed-use building.

Carl May, Moss Beach: There is no negative on the mixed-use building -- Character is compatible with site, second floor stepped back, plus provides additional rental units. Cautions against a strip of trees in ROW that would hide building. Close off highway

access on entire block fronting taqueria. Caltrans has responsibility to maintain Pacific Coast Bikeway on Hwy 1.

Karen deMoor, Resist Density, submitted list of questions related to cumulative traffic impacts. Will a traffic study be required? How will pedestrian crossing, traffic signals affect highway traffic flow?

Lisa read email comments received in response to email blast to 50 mostly Moss Beach residents:

Judy Macias, Moss Beach, Village of the Coastside, Founder & Chair: A path along Highway 1 is much needed as are the measures to limit access to the gas station and the restaurant to improve pedestrian, and highway, safety. The center medians would allow us to cross the highway more safely. We older residents have few safe places to walk in our neighborhoods. A pedestrian path along Highway 1 and improved highway crossing would improve the quality of life for many of us.

Deb Wong, Moss Beach: One of the main reasons I don't walk that way is that it is just not user-friendly for pedestrians and cyclists. One feels stranded at times where we live, without a vehicle. Anything that makes it easier and safer to cross the highway and adds sidewalks is OK by me.

Sharon Bertolucci, Lancaster Bl, Moss Beach: Agrees with closing off highway vehicle access at restaurant and for new development. Reduce access at gas station --18-wheelers park across that frontage and vehicles exiting Lancaster can't see around them. Three cars will all come out of the station at once in every direction – very dangerous. Trail/sidewalk with trees are great idea. These ideas would make Moss Beach so much easier for those of us that do walk to the restaurant, post office, and pull out of side streets.

Ed Larenas, Moss Beach: Lack of highway access control on west side should be addressed from Cypress to California. Access should be limited to side streets. Intersection of California/Wienke/Hwy 1 is extremely dangerous. Simplest would be to close off Wienke southern access. Addition of signal or roundabout would be acceptable. Development of this area needs to include safe pedestrian and bicycle routes – formal trail/sidewalk seems like a good choice if designed as part of overall traffic solution.

Dan is in favor of reducing access at gas station but against closing off access in front of the taqueria. Adding a commercial business at corner of Virginia will add more traffic. Public should buy the land for a park & ride, using eminent domain if necessary, with pedestrian tunnel at Virginia instead of the raised-median 2-stage crossing.

Claire: Supports any kind of pedestrian improvements on west side of highway, and assumes this is an opening to request for all 3 blocks as unified entity. Supports closing highway frontage access at taqueria.

Chris: Close access fronting taqueria all the way to California. It's not safe. Prefers gravel path to sidewalk, away from roadway, next to businesses. Instead of trees, prefers grassy hummock or low shrubs along pavement edge to block traffic. Building should be one-story to be compatible, doesn't like exterior stairs.

Brandon supports the commercial project but prefers all residential use be single-family homes and keep commercial uses separate. Opposes pedestrian improvements in highway right-of-way unless Caltrans takes responsibility for maintenance and liability. Agrees with closing highway access at the taqueria.

Dave: Project provides needed rental apartments. Patrons of the commercial use should not be allowed to park on highway frontage. Supports pedestrian improvements, whatever the surface, as project condition. We should also advocate for Complete Streets by Caltrans, designed for communities that are split by highways. HMB is going after some of that funding for projects. Supports closing all direct highway access

at taqueria. People slowing down in unexpected places to make turns causes accidents – has seen some near accidents there. Doesn't think it would affect the taqueria's business at all. Either trees, shrubs or combination in highway frontage ROW would be fine, but no parking.

Barbra supports closing off taqueria frontage all the way to California.

Motion (Chris/Claire): Approve comments on mixed-use project early referral as drafted. Approved 5-2 (Brandon and Dan opposed).

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-05-09-PLN2018-00097-MCC-memo.pdf>

**d. (8:51) Arbor Lane, Moss Beach, new single-family dwelling on coastal bluff -- PLN2016-00444 -- Mitigated Negative Declaration (Ketcham)**

*Desired Outcome:* Approve comments to planner

Lisa presented the draft comments on the Neg/Dec.

Motion (Brandon/Chris): Approve MCC comments as drafted. Approved 7-0.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-05-09-PLN2016-00444-MCC-memo.pdf>

**e. (8:57) Conversion of Maverick's Event Center into a restaurant and legalize 4- ft tall solid wood fence at 107 Broadway, Princeton, PLN2016-00514 (Ketcham)**

*Desired Outcome:* Approve MCC comments on the project.

Lisa presented the draft comments, which detail specific landscape conditions of approval to mitigate for the fence.

Chris and Claire are concerned that after-the-fact approval of the fence sends the wrong signal, encouraging construction without permits.

Dan feels strongly that the solid fence should not be legalized as is.

Motion (Chris/Claire): Approve MCC comments as drafted. Approved 6-1 (Dan opposed).

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-05-09-PLN2016-00514-MCC-memo.pdf>

**f. (9:10) Consider a Midcoast Community Council Summer Retreat (Kwan)**

*Desired Outcome:* Decide whether to schedule retreat.

Brandon would like a mid-year Council retreat as informal opportunity to have wide-ranging open-ended discussion with Supervisor Horsley.

Dan: Summer is difficult time due to people being away on vacation.

Chris is generally against it. Has not heard anything from community members that we are not getting enough done or spending enough time on the issues.

Lisa pointed out that MCC retreats do follow an agenda and it is more productive to keep discussions focused on particular issues. When MCC does our annual workplan at the January retreat, it is an action plan, rather than discussion of the issues themselves, which would be better to capture on video. Lack of video means lack of detailed minutes and the likelihood that insights will be lost.

Dave: seeing consensus that mid-year retreat will be difficult to schedule and no strong need for it.

Carl May: Once a year, or couple of years, MCC could sponsor local government day and provide an overview of development approval process, governmental jurisdictions.

People don't know what the outlet and timing should be for their comments to have an effect.

Lisa tries to take advantage of teaching moments, inserting info/links into threads on Nextdoor to take people to our website. How to reach people is never-ending quandary.

Chris: Mostly the same few people already involved come to our meetings.

Carl: You can pack this room on specific issues that people are really unhappy about. If people were more educated in the process, a few more might get involved in projects early on.

Dan: Have a regular agenda item that goes through project approval process.

#### 5. (9:31) **Council Activity** – Correspondence & meetings attended

Claire attended May 4 **Mental Health Fair** at Cunha Intermediate School – very positive presentation of carnival of services available, basic education about self esteem, and community involvement. She also attended a **Fixit Clinic** sponsored by County Office of Sustainability every few months (check their website). Bring in anything you have around the house that doesn't work. They will fix it and teach you how to keep it in repair for free. Purpose is to keep things out of the landfill.

Lisa dropped 2 items she had sponsored on MCC 2018 workplan: website upgrade & bylaws update. It's now clear she won't have time to work on them this year.

Chris attended May 8 **GSCD Park Advisory Committee**. Re the pump track, County Parks Planner Sam Herzberg advised that pursuing a temporary installation on CUSD property while awaiting permanent track at Quarry Park might be a wash because the temporary installation would not be that fast or simple. The PAC decided to recommend that the GCSB Board direct District Counsel to make inquiries with the School District. They approved a list of 11 priorities to recommend for the year, including a Community Center.

Brandon will attend next week's County Charter Review Committee meeting.

Dave:

**HMB Review:** Attended Brews & Views on newspaper purchase by new Coastside corporation organized as a California Benefit corporation. Will take over probably on June first. Several members of the new corporation board were present, as well as members of the HMB Review staff. Intent is to not lose much money (ideally none), but not to run as a profit-making enterprise.

**Butano Channel Reconnection and Resilience Project** will be discussed at special RCD meeting May 17, 4-6pm at La Honda School District, 360 Butano Cut-Off Rd, Pescadero. Initial Study/Mitigated Negative Declaration for the project is available for review online at: <http://www.sanmateorcd.org/butano-reconnect-ceqa/>. Public review period is from May 3 to June 1.

**SamTrans Coastside Transit Study** Update released for public comment: [http://www.samtrans.com/Planning/Planning\\_and\\_Research/Coastside\\_Transit\\_Study](http://www.samtrans.com/Planning/Planning_and_Research/Coastside_Transit_Study)  
Get Us Moving SMC Town Hall meeting: May 24, 6:30pm, Ted Adcock Community Center, 535 Kelly Ave, HMB

#### 6. **Future Agendas**

May 23 –

TBD – Introduction of new Coastside Sheriff Captain Saul Lopez

Brandon- ways for council to connect to community

**Adjourn:** 9:47 PM