

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*
<http://www.MidcoastCommunityCouncil.org>

Claire Toutant, Chair
Gregg Dieguez, Vice Chair
Michelle Weil, Treasurer
Len Erickson, Secretary
Jill Grant, Assistant Secretary
Dan Haggerty, Assistant Secretary
Dave Olson

Minutes for Meeting of October 12, 2022

Call to Order (7:01 pm) All council members present. This meeting was conducted virtually in compliance with State and County COVID-related orders.

15 Second moment of silence for Harold Herrman

Claire Toutant reviewed the year end plan with three more meetings this year, one more in October, one in November, right after the election and one in December, where we say goodbye to the departing members and swear in new members and elect new officers.

1. (7:05) Board of Supervisors'

Lena Silberman (Aide to SMC Board of Supervisor Don Horsley): reported on the regional housing need allocation (RHNA) as a follow up to questions from the September 28 MCC meeting. A quick overview is that the California department of housing and community development determines the amount of housing needed for the Bay Area as a whole then allocated by county and city. There are four numbers (based on different levels of income) between the very low to above moderate income and one total RHNA number. The Cypress Point Project has 71 units. It was originally zoned for 148 back in the eighties. It is proposed to be 100% affordable housing with 75%, either living or working on the coast and 49% for farm workers. At the October 18 Board meeting a proposal will be made for a minimum wage in unincorporated San Mateo County.

Cid Young asked questions about the Midcoast Park and Recreation development fees. Lena does not yet have answers.

Harvey Rarback (HMB City Councilmember): said the RHNA numbers are established by the Association of Bay Area Government. The county has given the City of Half Moon Bay \$2.5 million for an economic advancement center which will be built very soon, and the center will be for small businesses and job seekers. There will be courses to train people in skills that are needed to get jobs. The Center will be located in Half Moon Bay and provide services for the entire Coastsides small businesses and job seekers. A location will be selected soon. Harvey visited the economic opportunity center in south San Francisco and reports it's a vibrant place with lots going on and will be a real plus for the Coastsides.

Gregg asked if there is a staff report on funding for the project. Answer: A grant from the Chan-Zuckerberg foundation. The money is for the initial two year start up. The city and county will need to come up with sustaining funds after the start up.

Kimberly Williams asked if the height of the 555 Kelly Avenue project will set a precedent for future construction. Answer: I can't give you a definite answer. I think the small lot size is a factor in the four-story height. I personally support the height being slightly higher. Kimberly expressed concern about the height establishing a precedent. Dan Haggerty supported her concern and made specific reference to impact on a nearby church. Harvey noted that there will be a CEQA review to address such issues.

2. (7:20) Public Comment & Announcements

Cid Young reported observations from the Planning Commission meeting. Visual Message Signs were not approved. Review of the Tunitas Creek Beach project was postponed because documentation was received late.

Gregg Dieguez reported on dates for community meetings. October 31 for sidewalk issues in El Granada and November 1 for school safety signage. There will be information in Coastside Buzz and Nextdoor.

3. (7:22) Consent Agenda

3a. Minutes – September 28 Minutes, (September 14 Minutes pulled for discussion in the regular agenda at Dave Olson's request)

3b. Recognize Filipino Heritage month

3c. Continue remote meetings due to COVID risk

Motion to approve 3a-September 28 Minutes, 3b and 3c (Olson), Second (Erickson), Approved (7-0)

4. Regular Agenda

4a. (7:36) Local Road Safety Program (Khoa Vo – DPW) < [Link](#) >

Harry Yip (DPW traffic engineer) presented slides <[Slides Link](#)> on the county's local road safety plans. After discussion of the DPW project and its relation to the SMCTA funded project on the Moss Beach Corridor. Len Erickson summarized conversations with the Caltrans and SMC Planning Project Manager for the Moss Beach Corridor project. He will follow up with those managers and DPW staff and report further at the October 26 meeting.

4b. (8:05) Purchase of the Cloverdale Ranch by MROSD (Midpeninsula Regional Open Space District) <[Link](#)>

Mike Williams (Real Property Manager for the Midpeninsula Regional Open Space District) presented slides <[Slides Link](#)> on the district's acquisition of the 6300 acre Cloverdale Ranch south of Half Moon Bay including funding details, trail plans, land use plans and future use for agriculture.

Community Comments and Questions

Cid asked about details of the purchase with Measure AA funds. Mike clarified that the Measure AA he referred to is a 30 years, 300 million dollar, 30 year bond measure for MROSD approved by the voters in 2013.

Maureen asked for a clarification of MROSD and POST. Answer: MROSD – is a public agency with operations in three counties (San Mateo, Santa Clara and Santa Cruz). POST (Peninsula Open Space Trust) is a 501(c)3 non-profit land trust.

MCC Questions

Michelle Weil expressed support for the project.

Gregg stated support for the project and asked to see a financial analysis and wants to know what is requested of MCC. Answer: I'll send you a financial writeup. This is an informational presentation. Gregg had questions about the project, especially why the state is funding taking land that might be used for housing while also pushing for more housing.

Jill Grant, Dan Haggerty and Dave Olson expressed support.

4c. (8:05) Finalization of MCC Comments on Cypress Point Affordable Housing Application (PLN2022-00220) <Link>

Dave gave a brief overview of editing work on the letter. There was considerable discussion which can be viewed in the video link. Claire introduced the revised draft reflecting discussion in the last meeting and said the goal was to approve a comment letter.

Motion to approve (Dave), Second (Len)

Community Comments and Questions

Community members Cid Young, JQ Oswein, Dolores Silva raised several points with Dave responding with comments and clarifications. These included the consideration of re-locating the Moss Beach fire station in the project property.

Michelle moved an amendment to remove reference to the Moss Beach Fire Station, Second (Jill), Passed (4-2-1 (No - Toutant, Olson, Abstain – Dieguez)

Claire said there is considerable uncertainty about the county timetable for comments, process, completion of documentation, and the environmental review process. Claire recognized these concerns but asked the council for amendment suggestions in order to let the letter review move to closure.

Jill Grant had strong views of support for affordable housing and discussed the current project and possible alternatives.

Gregg Dieguez, Michelle Weil, Len Erickson raised several issues concerning the project. Only the consideration of asking for a reduction in the number of units moved forward.

Haggerty moved an amendment to reduce the number of units, Second (Grant). After discussion Dan Haggerty withdrew the amendment. Gregg suggested an amendment, "The Council requests that as a partial mitigation of the several potential concerns raised, that the number of units in the project be reduced."

Motion to amend using Gregg's suggested wording: (Haggerty), Second (Grant). Passed 4-2 (No-Toutant, Olson) Erickson abstains. Michelle clarified where the additional wording is to be placed.

Following this amendment: Motion to approve the letter as amended (Olson), Second (Weil), Approved (7-0)

4d. (9:22) Autumn MCC Newsletter

Michelle noted that since she is at the end of term, this will be her last newsletter while on the council and wants to make sure that staffing for this newsletter takes the transition into account. Public distribution of the letter is November 10. Articles are due around Halloween.

Final editing complete by November 3. The following people have roles for the autumn edition:

Editor: Gus Mattammal (with support from Michelle)

Technical: Gregg Diegez (with support from Michelle)

Articles:

- Cypress Point - Dave
- El Granada Sidewalks/Montara Stop Signs - Gregg
- Quarry Park Master Plan - Len
- SR1 Roadway Rehab Project - Jill
- CARES Project - Gregg

4e. (9:36) Minutes for August 28

Minor updates provided by Dave and Gregg.

Motion to approve minutes (Dave), Second (Gregg), Approved (7-0)

5. (10:10) Council Activity – Correspondence and meetings attended

Gregg reported that he is contacting the Parks Foundation to pursue a memorial bench for Harold Herman. In conversations with a crew doing maintenance work on the pump track, he found out that this is a weekly charged activity.

Claire Toutant: The RCD has a New Forest health and welfare person on board so there'll be a meeting with him with the people who've been active in Wildfire talks from the MCC and I think he will be at our November meeting.

6. (10:14) Future Agendas

Claire Toutant: Future agendas may include Firewise communities, Cypress Point review, water conservation, Caltrans SR1 Repair Guidelines, and an item on artificial turf and RHNA.

Michelle Weil: I'd like to bring back the issue of airport lead before my time on the council ends. We didn't really get anything that we asked for from the county, and changes have happened in terms of availability of fuel but I do think that there's still some testing that needs to be done.

(10:06) Adjournment

Motion To Adjourn (Gregg), Second (Dave), Approved (7-0)