

Planning Commission May 25, 2016, Study Session on CTMP
Notes by L. Ketcham

Commissioners present (3): Fred Hansson, Manuel Ramirez, Zoe Kersteen-Tucker
Staff on dais: Steve Monowitz, Tim Fox, Diana Shu
Joe LaClair and Ellie Dallman were present in audience.
Staff report is posted on MCC Connect the Coastside page.
Also, Response to comments from Workshop 4: Roundabout will be considered at Ruisseau Français instead of adding stacking lanes. Roundabout at Kehoe was withdrawn at request of HMB.

Rob Bartoli gave presentation. Whole agenda item took about an hour.
Slide presentation showed Cypress as signal or roundabout.

Commissioners:

Zoe: Circulation plan needed for Moss Beach. Need greater emphasis on transit – does not have critical mass. Lot merger/retirement important. Has CTMP considered the effects of increasing short-term rentals on traffic? (Rob: no)
Manuel: Transit needs to be efficient/inviting – if you build it they will come. Reports shows right steps are being made.
Fred: Bus shelters needed due to coastal fog/winds. Not happy with signal at California.

Public comment:

Lisa (had handed in 8 copies of MCC Apr 13 4-page letter at 9AM) Spoke to points in the letter – reduce buildout, preference for roundabouts over signals, loss of key concepts from Safety/Mobility Study, frustrating.
Len: focus on Moss Beach area and Cypress
Dave: as individual: need for more aggressive lot retirement; study doesn't do much on land use; need better transit with good connections; reduce maximum Floor Area Ratio in order to reduce the number of large houses with many bedrooms..

Commissioners/staff:

Fred: Compliments MCC Apr 13 letter and agrees with all of it.
Zoe: Agrees with MCC letter and understands frustration re new proposals vs Safety/Mobility Study.
Steve: Safety/Mobility Study is the playbook we're working off – will not give up on those concepts easily. Shares concern – will pursue roundabouts. Will vet the conclusion that Cypress roundabout is not feasible.
Zoe: Why is County not moving forward on lot merger program?
Steve: was part of LCP process – need notification requirements to get started. County agrees on lot retirement program but wants it done effectively. Needs endorsement of PC & BoS.
Zoe: endorses it and more aggressive move to reduce buildout.
Steve: Need to do so in fair and legal way.