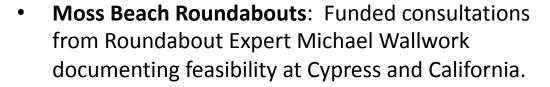
Midcoast Community Council

2018 Actions, Results/ Status

MCC presentation by Claire Toutant 1/9/2019

TRANSPORTATION

- highway intersections, access, safety & mobility -





- Cypress intersection near term: Letter: community opposition to "temporary" signal, suggesting preferred near-term improvements – acceleration lane & dedicated turns lanes on Cypress.
- Limit highway direct access mid-block, west Moss Beach commercial area: includes 5-yr push for code compliance at Chevron; letter to County requesting support/assistance; Supervisor supporting letter to Caltrans – reply pending.
- Connect-the-Coastside and Safety & Mobility Study Action Plan: Status update study session for public awareness of delayed studies or implementation.
- Parallel Trail: Letter of support for southern segment construction funding.
- Caltrans vegetation management in Montara for bike/ped safety & views:
 Presentation & request to Caltrans with assist from Jerry Hill's office no reply.

PLANNING & ZONING

Permit application referrals -

- **Vallemar Bluff 4 houses**: Request no future coastal armoring, conservation of rare coastal prairie habitat, provision for retreat of public trail as erosion occurs. (Revised Neg/Dec addresses many concerns PC hearing 1/23/19)
- Arbor Lane house: Request more conservative erosion timeline and prohibition of future coastal armoring. (PC approved 3-2 with first-ever County prohibition of future armoring)
- *Harbor Village RV Park: Request clear-view easement, closer look at traffic impacts, suggestions for appropriate landscaping. (Landscape/civil plans in revision/ staff review)
- *Cypress Point Affordable Housing: Concerns about isolated rural site, inadequate bike/ped/transit, vehicle highway access/safety, preference for local workers, construction phasing. (No permit site notes since Sep 2018)
- *Mixed Use, Hwy 1/Virginia: Request pedestrian facility on highway frontage, bike parking, prevent direct highway access. (Project in revision)
- PG&E Highway 92 vegetation clearing: Require follow-up invasive weed control. (Condition added)

PLANNING & ZONING

Code Compliance -

- *Moss Beach Chevron landscape buffer: Request limit highway access to one 60-ft wide, add sidewalk, restore landscape with no net loss of pervious surface. (Project may come to Planning Commission without these requests)
- *Airport St bulk propane hazard: Presentations/request for County enforcement (all smaller tanks removed); comment on CDP application referral. (Planning Commission is decision maker)
- *Row of cypress trees planted at 8th/9th St, Montara: Request enforcement of condition of approval prohibiting ocean view blocking trees along driveway. (Driveway trees removed, but follow up needed for 8th St trees)
- Mavericks Event Center unpermitted fence: Request landscape height restrictions to protect public coastal views. (Condition added for maximum 3-ft landscaping height)
- **San Lucas unpermitted grading**: Request follow-up vegetation restoration plan/monitoring. (Condition added to CDP)

* follow up

PLANNING & ZONING

Zoning Amendments -

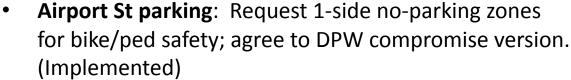
- Building Height Measurement: MCC request consistent method for Midcoast (Scheduling postponed indefinitely due to lack of County resources)
- **Design Review Standards Update**: CDRC presentation at MCC for community outreach on their project.



INFRASTRUCTURE & COMMUNITY RESOURCES



Caltrans Adopt-A-Highway:
MCC 5-yr agreement for Moss Beach segment.







- **Tsunami Hazard Zones**: Letters requesting map update in General Plan and review of signage (no reply).
- Informational presentations by outside agencies:
 - Sea Level Rise: Sea Change SMC Initiative
 - Midcoast Water Quality Update: Resource Conservation District
 - Peninsula Clean Energy
 - SAM Force Main Replacement Project
 - Seton Coastside Medical Center: Verity Management;
 Request continued/increased community health care.

CIVIC COORDINATION

- MCC Study Sessions to raise community awareness and promote informed public participation – PDFs available on website
 - Introduction to Local Government:
 District boundaries, services and decision-makers
 - Land-use planning and development approval process
 - Transportation planning and projects
- Candidate Forums for 4 elections, in cooperation with League of Women Voters
- New Library: Joint commendation of library staff by MCC/HMB City Council

