

# 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 . Chris Johnson . Lisa Ketcham . Dan Haggerty . Erin Deinzer . Laura Stein . vacancy

## Approved Minutes: Meeting on October 14, 2015, at GCSD

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

Councilmembers present: Dave Olson, Chris Johnson, Lisa Ketcham, Dan Haggerty, Erin Deinzer (arrived 7:30), Laura Stein.

Government: Supervisor Don Horsley, Aide Chris Hunter, County Planner Rob Bartoli, DKS Consultant Bill Loudon, CHP Capt Mike Maskarich

21 members of the public

### **1. Board of Supervisors' Report and Reports from other Government Officials**

Supervisor Don Horsley:

**Surfer's Beach erosion protection:** Lowest bidder disqualified so Caltrans had to go to next lowest bidder, but the project is back on schedule and should be done by year end. Staging will be at Surfer's Beach day-use lot at RV Park.

**7<sup>th</sup> St fence** appeal is on Oct 20 BoS agenda.

**Parallel Trail** (Mirada to Coronado): Design phase is moving forward. This segment is complicated with environmental issues that need to be mitigated.

**Midcoast Hwy 1 Crossings/Medians/Turn Lanes:** Preferred alternatives at PC in Dec.

**Coastal Commission Nov meeting in Princeton.** Reception hosted by County on Nov 4, 6-7:30pm at Mavericks Event Center, 107 Broadway, Princeton. RSVP required.

**Seton Medical Center Coastside:** DA hearings this Fri, 10/16, at 9AM at Mavericks Event Center on proposal by BlueMountain venture capital group. Don has met with potential new CEO. They know Seton Coastside is high priority for County, both the skilled nursing and urgent care/emergency facility.

CHP Capt. Mike Maskarich: Motorcycles can't ride on shoulder – doing aggressive enforcement. Call 911 if you see anything unsafe. Recent problem with rave parties at Tunitas Creek beach -- several hundred participants, trash & fecal matter, no respect for environment. Public safety issues are appropriate use for 911. Regarding posting no parking along the highway, Caltrans has no problem with posting, but CCC needs to be involved due to coastal access.

### **2. Public Comment**

North Moss Beach affordable housing site (undeveloped 11-acres, zoned medium high density, now for sale) was the subject of comments by Kathryn Slater-Carter, Bill Kehoe, Sean Handel, John Qaundah, and Leonard Woren, who are concerned about high density development and traffic, want more information and early public involvement, and suggested change of zoning, and limiting rate of development.

--Supervisor Horsley: Property has been owned by CSEA (CA School Employee Association) since 1960's, was zoned PUD in 1980, is zoned residential. County is not going to change the zoning. He only recently learned the property was for sale. Realtor's description mentions large estate or houses -- they know they won't be able to build 150 houses. There has to be full public process. He attended meeting today about low-income housing for teachers – has to listen to both sides of the issue. Don and Warren Slocum are on County Affordable Housing Task Force. Below-market housing for teachers is not necessarily a bad idea. Limitations can be applied on who can live there depending on funding source – Moonridge is for farm labor.

Chris Johnson, EG: Seton meeting reminder. Written comments accepted until Oct 20.  
Dan Haggerty, EG: Guardrail work on Hwy 92: certain portions are unsafe for cyclists with steel up to fog line.

**3. Consent Agenda:** Minutes for Sept 23, 2015, and Oct 8, 2015, approved 5-0-1 (Erin abstained).

**4. Regular Agenda**

a. (7:52) **Connect the Coasts** – Briefing on an Alternative Development Forecast and Alternative Transportation Standards by Bill Loudon, DKS Project Manager and Project Planner Rob Bartoli. Both documents and PDF of presentation are attached. There will be a County Public Workshop on this issue on Oct 22, 6:30 pm, at Cypress Meadows.

**Development Forecast Discussion:**

Lisa: --25-year analysis does not comply with LCP Policy 2.53 which requires that the CTMP be based on cumulative traffic impacts of all residential development at LCP Buildout. --25-year development analysis is based on the LCP limit of 40 units built per year, but the LCP allows the growth rate to be changed by LCP amendment once a CTMP is adopted. --There is no evaluation of lot merger and lot retirement policies to actually reduce buildout potential. --Would like to have data behind forecast assumptions (parcel map, parcel numbers).

Erin: Where are new jobs and multi-family dwellings located? (A: Where it's zoned. HMB jobs projection has been reduced according to HMB 2014 Market Analysis, but that kind of study does not exist for the Midcoast.)

Dan: Would like an explanation of how density credits work. Do job projections include construction jobs? (A: No, they are permanent jobs located in commercial development.)

Bill Kehoe: Multi-family increase seems too large. Any chance underlying data can be provided before next week's public workshop? Workshop should be video recorded.

Kathryn Slater-Carter: CCC required Pacific Ridge development in HMB to be reduced because of traffic. Where are proposals to reduce growth? How many second units are actually on the Coasts? Commuter/school traffic is not touched on.

Len Erickson: What are the impacts of jobs numbers? (A: That comes early next year with revision of April 2015 Transportation Alternatives.)

Michael Prieto, MB: There are no quality jobs on the coast. Need to look at infrastructure improvement – widen highway.

**Transportation Standards Discussion:**

Chris: Why loosen LOS standard where multi-modal is included? (A: To provide more focus on improving and moving to alternative modes of travel and not just on improving the roadway.)

Erin: Are future Caltrans project construction delays taken into account? (A: Looking at long-term steady state condition, not temporary construction delays.)

Have dedicated visitor destination shuttles been considered? (A: Yes)

Laura: Would like more focus on land use/development changes, rather than transportation changes.

Dan: Include electric-assist bike/skateboard mobility standards.

Lisa: What are alternatives to address 45-sec pedestrian wait time standard without stopping highway traffic? (A: Grade separated crossings?) Could raised median refuge islands be used to reduce pedestrian wait time by crossing one direction of traffic at a time? (A: Yes)

Leonard Woren: Supports delay index for road segments. Consider bike sharing.

Traveling in Europe, town after town -- all roundabouts, no signals.

Kathryn Slater-Carter: Use existing LOS standards. Look at roundabouts.

John Qaquandah, Montara: Wants grade-separated crossings.

Supervisor Horsley: Caltrans doesn't want to build undercrossings. They are closing them – public safety issue. On Coastside the concern is sea level rise. He is not opposed to overcrossings, though they are expensive and take a lot of land.

Len Erickson, EG: Hwy 1 Mobility Studies had considerably more public process than this project. Do you have specific operational goals, i.e. roundabouts? (A: Will get back to specifics early next year.)

Neil Merrilees, MB: More parking would be nice, but consider that parking is very seasonal. On average peak weekend we already have too much parking. Don't apply standard to the peak of peak weekends.

Gael Erickson: Would like more detail on shuttles.

Lisa: Suggest agenda item Oct 28 for discussion and approve comments.

Chris: Doesn't like delay index for segments. Carrying capacity is exceeded – needs to be addressed.

Dave: On heavy visitor days, many delays are caused by accessing/leaving highway, which increased lanes cannot address.

Supervisor Horsley: serves on County Transportation Authority. Traffic is far worse on 101 corridor. Increasing capacity only increases number of cars. Wants trails, Samtrans come and do public meetings, see what can they do -- apps and other options to make transit more convenient. Regarding zoning changes – spot zoning is illegal.

- b. (10:00) **Recommend Applicant for MCC Vacancy Appointment**, continued from Oct 8 meeting. Board of Supervisors will make the appointment. Applicants are:

Gael Erickson, El Granada                      Curt Grisham, Moss Beach

Todd Pelman, Moss Beach                      Claire Toutant, Moss Beach

Follow-up Council discussion from Oct 8: Erin watched interviews video and prefers both Todd & Claire. Lisa, Laura & Dan prefer Claire. Chris prefers Curt. Dave prefers Todd.

Motion to recommend Claire Toutant: 4-0-2 (Chris & Erin abstained)

Motion to recommend Todd Pelman for 2<sup>nd</sup> choice: 2-0-4 (Dan, Laura, Lisa, Chris abstained)

Supervisor Horsley said he would interview both Claire and Todd.

- c. (10:19) **Letter to DPW on Capistrano Rd parking and crossings** (Ketcham). Follow-up to informal discussion with DPW regarding unpermitted no-parking zone and crosswalk consistency on Capistrano Rd in Princeton.

Letter approved 6-0.

## 5. Council Activity – Correspondence received & meetings attended

**No parking application for Columbus near Quarry Park.** Dave reported Diana Shu will send application to MCC for recommendation.

**Sidewalk ADA ramps in EG:** DPW told Dave that ramps are being installed to meet fed/state standards to comply with funding for road improvements.

**Plan Princeton:** Lisa attended as MCC Princeton rep two stakeholder meetings Oct 13, one on Land Use, the other on Development & Design Standards. Request agenda item Oct 28 to approve comments on proposed design standards (bldg height limits).

**Vallemar Bluff development:** Lisa reported application being prepared for 6 new homes on bluff, but county is not planning Pre-Application Workshop. She would like MCC to request the Pre-App process even though the development does not meet the 10-unit threshold of

Zoning Regs #6415, Major Development Pre-Application Procedures. The project “warrants early neighborhood input due to potential environmental impacts.” similar to the Jan 2006 Pre-App for 3 houses on Pillar Point Bluff (PLN2001-00300).

**CDRC:** Laura said interviews would be set up soon for 2 architects and one Moss Beach community rep.

**Short-term rental ordinance:** Dave reported HMB City Council gave direction to staff to follow county model.

**Midcoast Library Services:** Dave met with County Director of Library Services and 5 members of library staff to start brainstorming if we get Midcoast space how we can get county staff – long-term goal but process started. Got info on Midcoast services we already have.

## **6. Future Agendas:**

Oct 28:

Connect Coastside discussion/MCC comment

Plan Princeton design standards – comments to project planner

Letter to MBNMS re update of management priorities for use of dredged material for beach replenishment

Request to Planner for Pre-App workshop for Vallemar Bluff development.

Nov 18: Midcoast Crossings Preferred Alternatives (County)

Dec 9: Sister Cities presentation (Erin)

**Adjourn – 10:47 PM**