

# 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

Chris Johnson . Lisa Ketcham . Dan Haggerty . Erin Deinzer . Dave Olson . Laura Stein . Claire Toutant

## Approved Minutes: Meeting on June 22, 2016, at GCSD

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

Councilmembers present: Chris Johnson, Lisa Ketcham, Dan Haggerty, Dave Olson, Laura Stein, Claire Toutant. [Absent: Erin Deinzer]

Government: Ellie Dallman, Supervisor Horsley's Aide  
Kirsten Pringle, SMC Office of Sustainability

5 members of the public

### 1. Report from Board of Supervisors and other government officials

Ellie Dallman, Supervisor Horsley's Aide:

**County 2016-17 Budget Recommendation** approved yesterday – includes \$1.2 million for Green Valley Trail development and \$2.6 million for **Mirada Rd erosion protection**. DPW Director said they are looking at sheet pile wall for long-term protection for the length of the road. Ellie will bring details to MCC as they become available. Lisa asked for County DPW rep to present at MCC.

**Short-Term Rental Ordinance:** Revised draft ordinance was posted June 16 on county website & sent to MCC Chair. Major changes: "vacation" changed to "short-term"; nightly limit added (not more than 180 nights per year unless owner present); 6-month grace period added to obtain permits. Feedback requested by July 29 to Ellie Dallman -- no more than one typed page. Next steps: review of comments, CEQA review, Planning Commission, Board of Supervisors, Coastal Commission.

**Surfers' Beach erosion protection project:** Diagram presented of location of additional rock slope protection (RSP). Caltrans received emergency permit approval yesterday to start work immediately. Chris and others expressed concerns about lack of MCC involvement and loss of beach due to additional RSP.

**Coastside Beach Shuttle:** Chris Hunter sends thanks for MCC grant support. Letter of concurrence was received from SamTrans. Shuttle will move forward this summer.

**Midcoast LED streetlights:** Dave is informed by DPW they will be installed in Sept/Oct.

Leonard Woren: GCSD has rerouted most of sewer flow away from Mirada Rd. and will finish that so there won't be sewer leaks if Medio bridge fails.

### 2. Public Comment & Announcements

Sabrina Brennan: Thanked MCC for help with May 24 SLR/Erosion Forum attended by about 175 people. Good to hear BoS is setting aside money to address Mirada Rd erosion. --Harbor District Strategic Planning Committee (Commissioners Mattusch and Chang-Kiraly) met today at 2:30 without much public notice. General Manager gave slideshow presentation of old plans for Perched Beach development, with interest to move on historic plans for parking lot and possible building. He also discussed 1991 Master Plan as something to move forward on. Next meeting may be July 27, 2:30, subject to change. Request for proposals for service providers is posted on District website. Next Wed special meeting will review developer plan for Oyster Point.

Leonard Woren: Plan for Mirada Rd sheet pile wall must include stairway to beach and removal of all rock from beach. SMC Alert is broken on the coast.

### 3. Consent Agenda: approved 6-0

- a. Approve minutes for June 8, 2016

### 4. Regular Agenda

- a. (7:45) **Peninsula Clean Energy (PCE)** – Presentation (attached) by Kirsten Pringle, Sustainability Fellow for the County of San Mateo Office of Sustainability, on the status of the PCE program and how it will affect residents and business owners in the Midcoast. Answers to questions: If you opt out, you can re-join after one year. Owners of solar panels are encouraged to join the program which will have similar or better net credits. Early adopters can ask for Phase 1, when website 2.0 launches in a couple weeks.

- b. (8:20) **Planning Permit Application Referral: PLN2016-00141, 640 Coronado St, El Granada (Ketcham)** – staff-level CDP and variance for new 2718 sq/ft 2-story residence at corner of Alhambra and Coronado (APN 047-281-160, property owner Harmony Land Development LCC).

Lisa presented the draft letter with slide presentation (attached).

Public comment: Leonard Woren said the 20-ft front setback should be on Coronado.

Motion by Laura to approve the letter as drafted - approved 6-0.

- c. (8:35) **Cypress Ave Roundabout Update (Olson/Ketcham)**

Dave and Lisa attended the 6/20/16 County-organized meeting (1:00-2:30pm) at Caltrans District 4 headquarters in Oakland. Other attendees:

- Joe LaClair and Rob Bartoli from County Planning
- Diana Shu, Hanieh Houshmandi, and one other from DPW
- Bill Lowden, Josh Pilachowski, and Kenny Jeong from DKS (Connect the Coastside consultants)
- Len Erickson (former MCC and contact for roundabout expert Michael Wallwork)
- Big Wave principals Jeff Peck and Steve Barber and traffic consultants Sandis
- Caltrans: Phillipe Van (District 4 Coordinator for Intersection Control Evaluation - ICE), Ina Gerhard and Aprile Smith (District 4 Office of Transit & Community Planning), and one other.

The County goal was to review the roundabout analysis process and modeling parameters in general and better understand the signal/roundabout tradeoffs and potential timeline specific to Cypress Ave. Lacking at the meeting was someone from Caltrans Operations to address specific questions on Caltrans intersection evaluation such as gap acceptance. Accurately predicting how closely drivers will follow other vehicles into the roundabout (gap acceptance) greatly affects level of service (LOS) predictions, where the difference between a 3- or 5-second gap can result in LOS A or F, as demonstrated by the different results from Michael Wallwork and DKS analyses of a single-lane roundabout at Cypress.

DKS presented their one and two-lane roundabout results with rough plan layout, as well as a summary of the analysis by MCC consultant Michael Wallwork with discussion about parameters, particularly gap acceptance.

Big Wave gave a quick review of their roundabout layout, claiming the project conditions of approval required a bypass lane which wouldn't fit in the ROW. They have submitted an application to Caltrans (Katie Yim) for an Encroachment Permit for signaling the intersection. The County has not seen the application and Caltrans has not yet taken action on it. The Big Wave team said that their goal was to meet their County permit terms as quickly and inexpensively as possible. Their proposed signalized intersection would include only the lights and tracer wires, no change in pavement configuration, no stacking lanes, no widening for left turn lanes on Cypress.

Caltrans said it would be normal and acceptable to design and implement a single-lane roundabout now if it accommodates near-term traffic, and expand to two lanes later, if needed. They offered no guidance on gap acceptance parameters, saying they relied on volume over capacity for the intersection. They said timeline for project depends on cost, with projects under \$1.2 million using the shorter PEER process. They have not yet started an analysis of this intersection. They have plans to do a detailed study of Highway 1 from the Golden Gate Bridge to the south San Mateo County line sometime next year.

DPW suggested that if the community desired a roundabout, perhaps the terms of the Big Wave permit could be met by having Big Wave put the funding required for a signalized intersection in escrow, to be applied to the cost of designing and constructing a roundabout. The Big Wave team said they would be open to that proposal. Another issue is the cost of signal maintenance. Neither the County nor Caltrans is interested in paying for that. Roundabouts have much lower maintenance cost than signalized intersections.

Len brought up the issue of pedestrian safety. DKS and DPW engineers acknowledged that roundabouts were safer due to slower vehicle speed and shorter crossing width, divided into one direction of travel at a time, and set back from the intersection.

Action item from the meeting was for Caltrans to provide the County with more detail on the process, requirements, and timeline for a roundabout. The County wants to know how the Intersection Control Evaluation (ICE) review fits with Caltrans review of Big Wave's signal encroachment permit application.

Since the meeting, Joe LaClair asked MCC for examples of elliptical roundabouts, which Michael Wallwork recommended for Cypress, and those have been provided.

Leonard Woren: Any new signal must have storage lanes. Big Wave monetary contribution should include that value.

#### **5. (9:08) Council Activity** – Correspondence received & meetings attended

**Affordable Housing:** Lisa reported that new market-rate housing increases the need for affordable housing. The Board of Supervisors approved a Housing Impact Fee on new development to raise funds for development of affordable housing. Even new market-rate housing is charged the fee because each new market-rate residence, while providing housing, also generates new jobs, at an average of about one new job per new dwelling unit. The types of jobs generated often don't pay enough to afford market-rate housing, such as: home maintenance, repair, landscaping, cleaning, auto repair/cleaning, commercial services (food, retail), school employment, emergency services, health care, police, fire, etc). --Average rent in SMC for a one-bedroom is now \$2,575/month.

**Broadway street end pilot improvement:** Lisa attended June 17 site meeting with Joe LoCoco (DPW), Scott Lombardi (Parks), Summer Burlison (planner for Plan Princeton), Ellie Dallman. DPW agreed to move the guardrail and red sign back from the shoreline to behind the location of the benches, but would not agree to remove one large jubata grass. Discussed potential placement of two benches and an interpretive sign which would be provided by County Parks.

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

July 13 – revised short-term rental ordinance

**Adjourn** – 9:14 PM