

# 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

[www.MidcoastCommunityCouncil.org](http://www.MidcoastCommunityCouncil.org)

Len Erickson, Chair  
Michelle Weil, Vice Chair  
Claire Toutant, Secretary  
Barbra Mathewson, Treasurer  
Dan Haggerty  
Dave Olson  
vacancy

## ***Minutes for Meeting of February 26, 2020***

### **Call to Order (7pm)**

All Councilmembers present. 15 members of the public present

### **1. Board of Supervisors' Report and Reports from Other Governmental Bodies**

Carrie Dallman said that there was no present consideration for district elections for the MCC

Supervisor Canepa will lead a study session on the future of Seton and Seton Coastside Hospitals at the Daly City Council chambers at 7 pm March 4.

The County is following the status of the Corona virus through health and emergency agencies

The Census bureau will not send forms to post office boxes, which presents a problem for the large number of MidCoast residents who do not have home mail delivery. The County agencies working with this problem were encouraged to work with the MCC to address the issue. Other locations, such as the Library and Farmer's Market, will assist with conducting the Census. It can also be completed online.

The MCC has still not received the annual financial allotment from the County and Carrie continues to look into this.

Lisa Ketcham of the County Planning Commission says that the Cypress Point status is not expected on the Planning Commission agenda prior to April 27.

### **2. Public Comment & Announcements**

Gregg Dieguez asked if there had been any applicants for the MCC vacancy. Since there have been none, he said he would apply but encouraged younger community members to participate.

### **3. Consent Agenda**

- a. It was moved (Dave) and seconded (Barbra) that the minutes for February 12 and 19 be approved. This passed 6-0.

### **4. Regular Agenda –**

#### **a. (7:15) Active Transportation Plan**

Julia Malmo-Laycock, accompanied by Joel Slavit, updated the status of the Office of Sustainability Active Transportation Master Plan, including draft maps and recommendations (see presentation)

There was extensive discussion of the study.

Michelle—concerned about bicycle safety on Airport Street, especially in light of recent fatality and high speeds.

Len—what funding is available? Was told that improvements will be coordinated with other infrastructure projects, such as road paving.

Barbra/Len/Dave—Highway crossings are taking direction from CTC  
Len—El Granada study should include the area of the schools and the fire station.  
The schools are part of the xxxxx project.

Michelle—What distinguishes short-term from long-term projects? This primarily connotes the degree of difficulty in achieving quick results.

Dan—opposes way-finding signs, as well as plastic lane dividers. He would prefer gravel paths to sidewalks and colored concrete for paved surfaces. He is in favor of above- or below-grade road crossings. He would also like wider shoulders on 92 and shoulder improvements or multi-use trails on Highway One.

Maureen Lennon—Asked about safety improvements, such as grade-separated crossings at Grey Whale Cove. Told by Carrie that a painted crossing with beacons had been planned there. Maureen also was concerned about safe bicycling on 92 and wondered whether Highway One was being widened south of the tunnel. Dave said it was widened only temporarily to allow the road to be stabilized.

Lisa Ketcham made comments. The ATP bike plan should include Dardenelle Trail, planned shared use on Carlos St in Moss Beach, and Main St in Montara. The Pedestrian plan should address sidewalk gaps on Carlos, a sidewalk on Moss Beach commercial west of Moss Beach.

In Princeton she is opposed to adding stop signs. There is no existing lighting district, so lighting may be an issue. Should address parking that forces pedestrians into the road.

In Montara the commercial district, including 7th sidewalk gaps should be addressed, but not use of suggested wooden curb stops due to trip hazard.

Michelle—sidewalks can be important part of safety in some areas. She also sought and got assurance that the Office of Sustainability will coordinate with Common Knowledge.

Dan—repeated advocacy for off-grade crossings.

#### **b. (8:07) Devil's Slide Ride**

Parca CEO Diane Conti presented plans for the upcoming annual Devils Slide Ride fundraiser. Except for some increased distance races, little has changed in the event. The event is enjoyed by participants and by developmentally disabled clients who assist in the event. They will appreciate a statement of general support from MCC for permitting purposes and the Council agrees to this.

#### **c. Moss Beach Park Re-Opening Celebration**

Tabled until a future meeting

#### **e. (8:15) Cypress Point (PLN2018-00264)**

Len presented an email letter (attached) he sent to XXX asking for answers to previously-sent MCC letters regarding Cypress Point proposal. The process of doing this was discussed and it was clarified that approval for this communication was not being requested from the Council.

Gregg Dieguez -- in light of recent Pacifica City Council meeting he worries that there may be a trend to eliminate environmental review from LCP applications.

Len—Environmental Impact report and CEQA reports are addressed as part of CDP process.

Harald Hermann says the letter that will be considered later in the meeting is an improvement but that he anticipates having to fight for a proper environmental study.

Dan—doesn't trust the process, particularly in light of reports of possible asbestos contamination.

#### **d. Cypress Point DUP-140/CD Zoning and LCP Amendment**

Michelle presented the revised letter to County regarding LCP amendment relating to Cypress Point. (see attached) Changes to the previous letter included adding addressees at CCC, a stronger first paragraph about community concerns, and additional attention to number of housing units and setbacks. There is also clearer reference to the detailed MCC letter of 8/18.

Len—The focus of the letter is narrowly limited to the amendment. He also cites the lack of response to the 8/18 letter. He anticipates a final comprehensive letter from the Council before the project returns to the Planning Commission.

JQ—Concerned environmental issues won't be addressed later in the process and wants EIR done first.

Mark Epstein—supports the letter, but wants EIR first.

Elizabeth Pearlson—wants EIR. Feels like the project is a "done deal" and questions how things like bus stops are being addressed.

Ann Rothman—opposes 100% affordable allocation because she is concerned that this will limit ability to apply regulation.

Maureen Lennon—new letter is an improvement but should include a statement of strong community support for CEQA or EIR. She is also opposed to the italicized section on building height.

Dolores Silva—add roads to infrastructure concerns. Density concerns should be phrased in terms of achieving no significant environmental impact.

Michelle—explained process of asking for 46 units.

Harald Herrmann—cites what he says are inaccuracies in the plan, including location of Montara Creek on page 4, presence of geological hazards on page 10, and issues around 16<sup>th</sup> Street circulation on page 15.

Claire moved and Michelle seconded that the letter be approved.

Dan—wants environmental review done

Dan moved to amend the letter to add community request for an EIR, and to add "roads" to the list of concerns. Second Barbra passed 6-0.

Dave—disagrees with calculation of requested number of units.

Claire—asking for a specific number is more attention-getting than simply stating that we want fewer units. Would agree to adding clause about community concern for environmental study.

Barbra—feels whole staff report on the project is misleading and objects to Supervisor Horsley's published comments that the MidCoast opposes affordable housing, when she feels that is not the issue.

Len—we can't make a specific request for an immediate EIR or CEQA because that's not how the process works.

Maureen Lennon—The study doesn't need to be done now, but it needs to be guaranteed to be done.

Michelle offered an amendment to add environmental concerns and roads to the list of community concerns. The amendment passed 6-0.

Barbra/Dave discussed inclusion of discussion about roof slope in the letter, which was in specific reference to statements of architects.

Dolores Silva/ Harald Herrmann/ Maureen Lennon/ Ann Rothman reiterated concerns about allotment of affordability.

Claire/Michelle—The letter may not please everyone but it is important for the County to have input from the MCC and we cannot let the perfect be the enemy of the good.

The letter as amended was passed 5-1, with Dave dissenting.

**f. Rezoning of LCP (PLN2019-00258)**

The Council considered a letter in support of the changes requested by POST and MPROS, as well as building height measurement standards.

Dan—does not feel he has had time to study it enough to ensure that there are no troublesome implications and would like to table the item.

Dave—clarified that we are addressing the method of measuring building height in PAD and RM/CZ

Claire—wants to make sure County staff has the letter in time to incorporate our requests

The letter was moved and seconded and passed 5-0-1, with Dan abstaining.

**5. (9:40) Council Activity**

Len learned in a discussion with Caltrans that when they provided backup power for the tunnel is was by trucking in temporary, not permanent, back up.

**6. Future Agendas**

Moss Beach corridor, Harbor District/RV update, Common Knowledge update, Seton Coastside, SMC Parks update

**Adjournment (9:45)**