

Midcoast Community Council

An elected Advisory Council to the San Mateo County Board of Supervisors

representing Montara, Moss Beach, El Granada, Princeton, and Miramar

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Len Erickson | **Michelle Weil** | **Claire Toutant** | **Barbra Mathewson** | **Dan Haggerty** | **Dave Olson**
Chair Vice-Chair Secretary Treasurer

Date: June 9, 2020

To: San Mateo County Planning Commission

Cc: Michael Schaller, Project Planner

Steve Monowitz, Community Development Director

Don Horsley, Supervisor

Stephanie Rexing, North Central District Supervisor, California Coastal Commission

Erik Martinez, Coastal Program Analyst, California Coastal Commission

From: Midcoast Community Council

Subject: **Cypress Point PUD-140/CD Zoning and LCP Amendment (PLN 018-0264)**

2013 Local Coastal Program Housing Component for Low and Moderate Households

3.13 Maintenance of Community Character

Require that new development providing significant housing opportunities for low- and moderate-income persons contribute to maintaining a sense of community character by being of compatible scale, size and design. Limit the height to two stories to mitigate the impact of this development on the surrounding neighborhoods. Assess negative traffic impacts and mitigate as much as possible.

The Midcoast Community Council asks that the Planning Commission (SMC PC) consider the three elements regarding community character which have remained unchanged since the original issue of the LCP. Since the January 22 SMC PC session, the height limit concerns have been addressed to our satisfaction. The MCC submitted previous letters on the project which received comment in the current staff report. Two project related items changed since the January 22 SMC PC meeting and are discussed in the next section.

Appeal of the Cypress Point Project CDP to the California Coastal Commission (CCC)

Prior to January 22 county staff asserted:

The CDP is not appealable under the current LCP, or as the LCP is proposed to be amended, because the project site is not located within the CCC's geographically based appeals area, and because affordable housing is the "principally permitted use" designated for the site.

The Midcoast Community Council had conversations with the SMC planning staff and the Coastal Commission regarding this matter and the following statement was provided by CCC staff:

The CDP will be appealable because it incorporates traffic improvements that are considered "major public works projects" and will be partially funded by the County.

The MCC requests that the current staff report clearly state that if the project advances to the next stage then the CDP may be appealed to the CCC.

Addressing Impacts from the Changed Circulation Plans for the Project

After January 22, Midpen (the applicant) and SMC Planning staff in consultation with transportation consultants and Caltrans, determined that the Carlos Avenue connection with SR1 near 16th Street could not be relied upon to provide an adequate roadway link between SR1 and the Cypress Point site. Rather the connection would have to come by roadway access on Moss Beach streets to reach SR1 in the vicinity of California Avenue. This change has impact both for the Cypress Point project and the Connect the Coastside project as discussed in the current staff report.

County planning staff came to the MCC at two separate meetings (April 22 and May 27) to discuss this change primarily as it had impact for Connect the Coastside. This was the only instance of someone from the SMC or the project coming forward to discuss impacts of the Circulation Plan change with the Midcoast Community Council.

It is clear that the community restrictions caused by COVID-19 directly impacted the ability to have appropriate community and professional planner review of the elements that need to be considered in the light of this late project change.

Below are statements that should not be brought forward in this document without proper community vetting. The impact of the pandemic is unfortunate but pushing through details of roadway changes without community involvement is not appropriate.

- **Intersection Control at California Avenue**

In discussing California Avenue / SR1 intersection the staff report makes the following statement:

While the preference is for a roundabout, the cost and technical challenges of roundabout installation may necessitate a light signal, at least on an interim basis.

In the April 22 MCC meeting county staff referred to the possibility of a stop light at California Avenue as a possible **interim** step. The community response was unanimous and negative with regard to the interim proposal. Interim always becomes long term and the needs of a single project should not override this decision process. The opinion voiced is that the best option should be the only action taken. Caltrans has a review process for making this decision and cost does have a bearing.

- **Moss Beach Interior Roadways**

Attachment D – Preliminary Circulation Improvement Plan

Opening Statement - Cypress Point Preliminary scope of conceptual circulation improvements, subject to further evaluation and input

Publishing the details of this section as an attachment without appropriate community involvement is inappropriate.

- **Closure of Carlos Street and Parallel Trail in Moss Beach**

Carlos Street has always been considered as the primary route for the parallel trail as it connects Montara and Moss Beach.

- Near term: Keep Carlos Street with a right turn only to allow continued use of Carlos Street
- MCC has identified the need for prioritizing the segment of the Parallel Trail from Vermont in Moss Beach to 14th in Montara to support Cypress Point

- Focus expenditures for Moss Beach road improvements for Carlos Street to support Cypress Point residents with bike/pedestrian access to Moss Beach stores

The following points were voiced in communications by the Midcoast Community to the MCC:

- **The project is too big.**
- **The Cypress Point project CDP should contain an Environmental Impact Review report.**
- **Concerns for emergency evacuation should be recognized and addressed.**
- **The provision of services to this isolated location is inappropriate for the population it serves.**

Thank you for your consideration.

MIDCOAST COMMUNITY COUNCIL

s/Len Erickson Chair