

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

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

Minutes for Meeting of July 22, 2020

Call to Order (7:05pm)

Meeting held virtually on Zoom due to COVID restrictions. All Councilmembers present. Also 13 members of the public.

1. Board of Supervisors' Report

Carrie Dallman of Supervisor Horsley's office—Census completion numbers for the County are at 73.2% and for the MidCoast in the high 60%'s. Census will continue until 10/31.

COVID information is on the County and County Health websites. The County is not yet on the State watchlist.

The Board of Supervisors appropriated 2 million dollars for a public-private effort to provide relief to immigrants not otherwise eligible for other government assistance and directed applicants to the County website.

They also provided 2 million dollars for grants to childcare facilities, focusing on addressing problems caused by the virus.

BoS also extended COVID-related eviction moratorium to 8/31

Claire--what is the status of a MidCoast newsletter? Carrie—Plans meeting in a few weeks to discuss first issue in late August. Interested Councilmembers should contact Carrie or Michelle. Dan—interested but asked for Council policy statement on it. Cid Young—Would be interested in writing for it, but wouldn't want to be edited.

Cid—How are prisoners from San Quentin who are being treated in San Mateo County accounted for in County COVID numbers? –Out-of-county patients are identified as such in health reports.

Cid—Evacuation planning should be included in Connect the Coastside.

Michelle Dragony—Has COVID testing in HMB been suspended? — Dave will investigate this.

2. Public Comment & Announcements

Dave—3 Council openings on November ballot. Dan--County policy allowing 3 consecutive terms supersedes MCC bylines allowing only 2 and he plans to run.

Cid—ZoneHaven evacuation planning should be presented at MCC meeting. Barbra will sponsor an agenda item on this.

Julie Mell—planning an outdoor cinema event on the Coastside, but asks for help securing a location. Dave—will assist in identifying options. Claire—this is another example of the need for gathering space options in the MidCoast.

3. Consent Agenda

- a. Minutes for July 8 approved 5-0-1, Dan abstaining.

4. Regular Agenda – The Council may take action on the following items:

a. (7:38) MCC Treasurer’s Report

This was inadvertently omitted from 7/8 agenda and not able to be presented tonight. It was tabled to a future meeting.

b. (7:39) Cypress Point Update

Dave gave a report of the Board of Supervisors’ meeting of 7/21, at which the amendment was approved unanimously.

----Steve Monowitz clarified the project’s history, the need for the amendment at this juncture, limits on heights and set-backs. Amendment to go to Coastal Commission, which will conduct an environmental review and perhaps suggest other changes. Once the amendment is adopted, the Coastal Commission will conduct a review somewhat equivalent to CEQA. Once the LCP amendment is approved, MidPen can start their development permit application (including a CDP). ----Andrew Bielak reviewed planning processes, including public input and revisions, including open space preservation. This first-ever MidCoast income-restricted housing responds to the prevalence of low-wage jobs (62% below \$42K) and has 75% of units allotted for local workers. Water and sewer are adequate, traffic and mobility issues will be addressed and MidPen will pay a fair share of some costs. Permits and funding anticipated for 2022.

----Public comment raised points both for and against the project, consistent with points previously made.

----Overview—Amendment allows for rentals for the entire project to be limited by income. Zoning Ordinance creates new PUD-140 to conform to plans presented to the County Planning Commission on 1/22/2020.

Cid—Will the project be built all at once? — They can ask for a bonus of 50% over usual standard of 40 units/year because it’s affordable housing, as well as an additional allowance from the BoS that could allow building all at once.

Dolores Silva—This is not a done deal. Asbestos studies and other measures are addressed in a recent Resist Density letter to the Board of Supervisors.

Len—We will address Cypress Point issues at the next regular meeting

c and d (7:49) Connect the Coastside Information and MCC Study Session

Len—A clearer statement of issues will be developed at the 7/29 study session. He also hopes to coordinate with HMB planner Jill Ekas and invite County DPW manager Khoa Vo to a future meeting regarding side streets. Welcomes ideas about what should be addressed at the study session.

Dave gave an overview of tools used to measure traffic conditions. VMT has replaced LOS in all CEQA evaluations involving State highways. This generally favors centralized development and avoids induced demands on highway resources.

Delay Index is also newer than LOS and allows analysis of highway segments rather than just intersections. It compares travel time at various times (evenings, weekends, etc) to travel time under traffic-free conditions. In general, ratio of 2 is acceptable, but the allowable ratio rises to 3 if provisions are made for non-vehicular transportation. Models for state highways must be acceptable to Caltrans. San Mateo County uses a not-publicly-available modeling tool C/CAG-VTA, developed with Santa Clara County and accepted by Caltrans.

Len—Regarding “buildout,” it needs to be clarified whether it is theoretical or prescriptive and specific. It may need to be modified in the future. New

technologies could help. Documents from the County, Committee for Green Foothills, and Lisa Ketcham are useful and will be made available.

Dan—Unfamiliar with these measurement tools. Pacifica should be involved, as well as HMB. Len—Cannot involve Pacifica because it was never included in CtC. Changes anticipated for the next 5-10 years should be differentiated from those with later dates.

JQ Oeswein—Can VMT be used along with DI? Dave—Yes, but not in CEQA. JQ—Sees inconsistencies in charts in CtC documents. More information is available for specific segments of SR1 is available, showing that the major delay is not in Moss Beach but in El Granada. Focusing on Moss Beach will not affect traffic flow as much as focusing on El Granada would.

Dan—Cycling of the light at SR1 and Coronado causes delays.

Claire—Documents cited by Len related to CtC should be made available ASAP, to allow time to review before the study session. Len—they will be posted by Friday.

Cid—Is the community invited the study session? Len—Yes Cid—Study session should improve upon meetings held by the County. There should be acceleration lanes and increased lighting.

Barbra—We're discussing things we haven't all had access to information about.

Dan—What are the problems with the other meetings that we are trying to improve on? Len—We discussed these problems earlier.

Gregg Dieguez—Proposed bike routes through east part of Montara are unsafe and unrealistic. Would like the study session to report out specific recommendations. Lisa's letter is a good start toward this.

Dolores—What is the scope of CtC versus changes related to Cypress Point? Len—Khoa Vo will help address the non-CtC proposed changes.

Cid—Could not follow Dave's presentation and wants to see it in writing. Joe LaClair discussed CtC and Cypress Point in a single presentation, which made it unclear which was which. Dave—Sierra Street isn't part of CtC.

Len—We have to try to develop a consensus.

Dan—Wants more traffic modeling. Having too many meetings leads to division because nobody knows the overall picture.

Dave—The upcoming meeting was requested by the community. The County said they would consider this, but has no internal resources for it, and would have to contract it out.

Len—Will send out more information tomorrow.

Lucy Wicks—What documents should she study to understand the issues? Len—directed to website and forthcoming documents.

Kimberly Williams—Doesn't support a parking lot in Moss Beach due to owl and other habitat.

Barbra—Are we working off the 1/2020 draft? — yes, as well as other documents.

Cid—We should watch the recording of the meeting at which Joe discussed both CtC and Cypress Point-related improvements.

5. Council Activity

Dave attended 7/21 HMB study session on parking permits and related issues.

Barbra attended the HMB City Council meeting and noted a proposed increase in TOT from 12% to 15%.

6. Future Agendas

Len mentioned parks, the Harbor and DPW as areas of interest and noted that there will be time to look at other issues as CtC is resolved.

Dan has studied traffic on SR1 and says that 17-24 cars pass per minute.

Michelle noted issues around COVID.

Adjournment--9:11 pm