

<p>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 http://www.MidcoastCommunityCouncil.org Email: midcoastcommunitycouncil@gmail.com</p>	<p>Gus Mattammal, Chair Gregg Dieguez, Vice Chair Ann Rothman Secretary Scott Bollinger, Treasurer Dan Haggerty Claire Toutant Kimberly Williams</p>
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Minutes for Meeting of February 28, 2024

(7:03pm) Call to Order

This meeting was conducted as a hybrid teleconference meeting. The physical location for the in-person portion was held at the Granada Community Services District office, 510 Avenue Alhambra, 3rd floor, El Granada, CA.

Council members present:

- Gus Mattammal, Chair
- Gregg Dieguez, Vice Chair
- Ann Rothman, Secretary remote participation
- Scott Bollinger, Treasurer
- Dan Haggerty
- Claire Toutant
- Kimberly Williams

1. (7:10pm) Board of Supervisors report and reports from other government officials

Lisa Ketcham, Planning Commission

CDP approved State Highway 1 rehab project 4-0 vote

Class 2 bike lanes will be painted. Parking will no longer be available at Surfers Beach and Sams Chowder House.

Cypress Point Planning Meeting will be at Oceana Hotel 6pm March 13th 2024

Harvey Rarback, HMB Vice Mayor

The City of HMB enacted an ordinance establishing a Rental Registry for all landlords which will be required in preparation for a future Rent control and tenant protections ordinance.

HMB has a consultant to help to green city owned buildings. The city will get rid of gas appliances in all city owned buildings and will add EV chargers.

License plate readers are being evaluated.

Minimum Wage ordinance is on hold to make sure no one would lose eligibility for government programs such as medical, rent vouchers and health insurance.

Cid Young, MWSD
Special meeting Friday, March 1, 2024 11am

Gus commented that rent control can lead to landlords not making repairs and to subletting to non eligible renters.

Claire expressed concern that many EV chargers were not working reliably.

Kimberly expressed concern over vehicle surveillance.

2. (7:25) Public Comment:

Len Eriickson, El Granada reported the road improvements planned by CalTrans particularly for Surfers Beach. He mentioned the loss of parking that would occur due to the painting of bike lanes.

Cid Young, Moss Beach expressed concern about crime and gave her support for license plate readers. She said rent control can lead to fewer landlords.

Steve Terry
Wants to know if there will be a letter on Cypress Point

Michelle Dragony- concern with parking issues at Surfers Beach

Danny Terwey
Asked if Cal Fire can address wildfire risk and any evacuation plan. He requested a presentation.

Claire said that Zone Haven is what Cal Fire has available

Cid Young reported that Cal Fire meets the last Wednesday of every month.

Barbara Bach wrote in about Mirada Rd asking for assistance in getting the erosion dealt with. Riprap and harbor dredging are very important. She is concerned about 1 way traffic. She asked for the MCC to work with Supervisor Mueller to address this issue.

Carl May, Moss Beach Enjoyed past presentations on pesticide use and Dark Sky International. He would like to introduce everyone to Quiet Parks International. He volunteered to present at a future meeting. Please see www.quietparks.org for more information.

3. (7:43pm) Consent Agenda

Dan pulled 3B

Passed 7-0

4. (7:50pm) Regular Agenda

4a. Montara Mountain Update Kimberly Williams reported on the tour that 3 members attended and reported findings. Gregg mentioned the rain impacts on the road. Carl May showed cleared areas and erosion. Some culverts need work. Kimberly will draft a letter with concerns regarding storm water runoff, repairs and maintenance needed.

(8:15pm) 4b. Cypress Point AB1449 review Ann Rothman. AB1449

CA Assemblyman David Alvarez authored AB1449 allowing certain 100% affordable housing projects to be exempt from CEQA if requirements are met. Cypress Point does not meet the requirements. Assemblyman Alvarez's intent is clear from the fact sheet that affordable housing should be " built on location efficient sites close to services and amenities residents need. The funding programs also prioritize housing in high resource areas..."

Page 2 has a sentence that ends with "and satisfies all of the following requirements". It is clear that all requirements should be met to be exempt. For example 75% of the perimeter of the site or 3 of 4 sides must be adjacent to urban use. Cypress Point does not do that since Montara Creek is on the north side and across from Carlos Street remains as undeveloped land.

The parcel needs to be within ½ mile walking distance of a high quality transit corridor or a major transit stop. It also needs to be in a very low vehicle travel area. Not applicable to Cypress Point.

The parcel needs to be proximal to 6 or more amenities:

½ mile from bus station or ferry terminal

Within 1 mile of:

Supermarket or grocery store

Public Park

Community Center

Pharmacy or Drug Store

Medical Clinic

Public Library

A school that maintains a kindergarten or any of grades 1 to 12, inclusive

In the draft EIR MidPen identified Significant and Unavoidable and unmitigable Transportation impact related to VMT and consistent with state CEQA guidelines section 15064 3 (b). The project would result in a "cumulatively considerable transportation impact related to hazards" also significant and unavoidable and unmitigable. Safety remains an issue at Cypress Point.

In the draft EIR MidPen admits that a different location would be better. Site 4 El Granada paragraph says it would lessen the significant transportation impacts related to pedestrian safety.

Slides of definitions were shown to clarify the meaning of words in AB1449.

Seton Coastside has closed the emergency room. Photos of the difficulty fire trucks have turning from California to Stetson St. Narrow streets such as Kelmore Street which is an alternative route for fire response was shown with a trash truck taking up almost all of the road making it impassable with just 1 car parked on the side of the road. Carlos Street has no walkways, no bike lanes and is too narrow per photo. Finally overflow parking at Moon Ridge that MidPen owns shows they have inadequate parking on site and confirms that Cypress Point presents a hazard to residents with a similar overflow parking expectation.

Questions:

Scott asked if MidPen does not meet the requirements of AB 1449 are they breaking the law? Claire expressed a desire to have Tim Fox review an MCC letter.

Public Comment:

Cid Young- Bullet points need to be provided to show how Cypress Point does not meet exemption. She also pointed out the proposed Moss Beach corridor road improvements would not be completed until 2030 at the earliest and is unfunded at the moment. There is no school bus, no stores and no transportation in Moss Beach.

Steve Terry was on the design review committee and thought the project might meet 1 requirement but admitted not all.

Delores Silva, MidCoast ECO said that this issue is complicated and resulted in a lawsuit that is ongoing. She said that MidPen exaggerated amenities. To build this before mitigation is irresponsible. Fire maps used are outdated.

Carl May- Encouraged a letter to be sent.

Action Item: Claire and Ann to write letter to Tim Fox

Special Meeting to discuss Cypress Point approved 7-0

Cabrillo School Remodel letter approved 7-0 after public comments. Cid Young supported the letter. Carl May asked if the project could be split to deal with parking lot separate from the building remodel.

4c. List of tasks reviewed.

Public Comment:

Burnett Silveria asked that priorities include stormwater at Corey Park. Repeated flooding needs to be addressed. Even though the 2022 master plan was approved, no flooding fix is included. He mentioned that senior citizens are left to sandbag their properties while suffering health and mobility issues oftentimes. Corey Park runoff needs addressing.

5. Council Activity

Kimberly- Pigeon Point renovation is underway. Venice Beach is getting a parking lot repaved. Ano Nuevo renovation of the Visitor Center will be starting soon.

Gregg- SAM lawsuit persists. Funding critical for pump station repair and infiltration inflow investment is needed.

Supervisor Mueller postponed AT&T agenda item at the BOS meeting.

6. Future Agendas

Special Meeting for Cypress Point March 10, 2024 from 4 to 8pm

Regular Meeting March 13, 2024 cancelled.

GCSD, Montara Mountain letter

(10:18pm) Adjournment