

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
Dave Olson . Chris Johnson . Lisa Ketcham . Dan Haggerty . Erin Deinzer . Joel Janoe . Laura Stein

Approved Minutes: Meeting on December 10, 2014, at GCSD

Call to Order. 7:01 pm

Present: Councilmembers Haggerty, Johnson, Ketcham, Olson, Stein. Absent: Deinzer, Janoe.
3 government/agency staff
8 members of the public

1. Board of Supervisors' Report - Nicholas Calderón

Fitzgerald Marine Reserve Area of Special Biological Significance survey forms available at meeting.

New Aide hired to cover South Coast: Deborah Hirst, Moss Beach resident. Nicholas will cover all Midcoast issues including Princeton.

Planning Commission 12/10

- **Oceano Wedding Building** to replace seasonal tent - CDP approved 5-0.
- **Connect the Coastsides** (Comprehensive Transportation Management Plan) – Positive remarks from commissioners on presentation of Buildout Analysis and Traffic Projections. Pleased with direction, trails, transit.

--Lisa added: Next phase for Connect the Coastsides is Development & Evaluation of Alternatives. TAC meeting Jan 7. Brews & Views with Don Horsley Jan 8.

Second public workshop in late winter. Info at <http://www.connectthecoastsides.com>

Surfers' Beach erosion: Conference call last week with Caltrans, CCC staff, MCC reps Chris Johnson and Neil Merrilees. Which alternative would CCC like to see in an application: CCC wants applicants (County and Caltrans) to select. Message County received from the community at Oct 22 MCC meeting on this issue was that riprap (or RSP) was preferred over sheet pile wall at that location due to concerns about increased erosion down shore from sheet pile treatment. County will refine and put forward the riprap option. Doing everything we can to protect the highway.

Montara 7th St. fence – Long-standing issue, bumped from Planning Commission (PC) December agendas (again), due to 2 large projects (Big Wave, Ascension Heights) and full agendas. Hopeful for place on January PC agenda for CDP to remove fence and install bollards. Plan is for bollards rather than guardrails.

-- Lisa: Why can't this be approved by Zoning Hearing Officer? January PC agenda is also full. County staff was scheduled to report on plan for fence removal at our 4/23/14 meeting but didn't show up. Can we see the plans while we're waiting?

--Nicholas: Will check, but believes all DPW projects must be approved by PC. Will try to get the designs. Didn't realize it had been since April.

Midcoast Hwy 1 speed survey – Caltrans completed; results due in January.

Hwy 1 Crossings, Turns, Medians – Next series of designs expected to be released on Mind Mixer in January, with another round of community engagement.

2. Public Comment

Leonard Woren: CDX should be adequate for 7th St. fence.

Len Erickson: November venue for Connect the Coastsides public meeting was too small and noisy. Would like to hear Supervisor Horsley speak about all 3 current transportation projects together and how they relate to each other (Connect Coastsides, crossings/medians design, and parking study).

There is muddy area on LeConte near school and Rancho access.

--Nicholas: Attendance was larger than expected. Will try to get Cypress Meadows for

future meetings. Connect the Coastside buildout analysis does reference the other projects (crossings and parking). Topic for Brews and Views on January 8 will be Connect the Coastside – don't want to open it up to any and all transportation issues.

--Christine FitzGerald: Muddy area will be filled/compacted this winter; more permanent fix will come later.

Chris Johnson: Concerned about sale of Seton Coastside to Prime Healthcare and their commitment to serve the Coastside. Without Seton we have no ER or urgent care. What will County's role be going forward? What is plan for health care on the Coastside? (See Dave's report on meeting with hospital administrators under Council Activity.)

--Nicholas: Supervisor Horsley has expressed his concern about the impact on the Coastside as well. Will try to get someone to provide MCC with information, since he isn't the Aide involved in health care issues.

Lisa: Big Wave at Coastside Design Review Committee December 18, 3pm, HMB Yacht Club. PC hearing on Big Wave January 14, 5pm, El Granada Elementary School.

3. **Consent Agenda:** approved 5-0

- a. Approve Minutes for October 22, 2014.
- b. Approve Minutes for November 10, 2014.
- c. Approve Treasurer's Report for December 10, 2014.

4. **Regular Agenda**

a. **Council Annual Reorganization** – election of new officers

<u>Chair</u>	<u>Dave Olson</u>	<u>elected 5-0</u>
<u>Vice Chair</u>	<u>Chris Johnson</u>	<u>elected 5-0</u>
<u>Secretary</u>	<u>Lisa Ketcham</u>	<u>elected 5-0</u>
<u>Treasurer</u>	<u>Dan Haggerty</u>	<u>elected 5-0</u>

b. (7:40) **Midcoast Parklands Access and Parking Study** (FitzGerald) – Presentation by Christine FitzGerald (National Park Service - NPS) and Dana Weissman (Fehr & Peers). Study Purpose:

- Evaluate parking demand for Midcoast open space destinations (Action Plan item of Hwy 1 Safety & Mobility Study).
- Inform GGNRA Rancho trailhead planning.
- Consider opportunities to enhance access and minimize congestion.

Parking analysis is Phase 1 of study.

Full draft report with supporting data will be released by year-end.

Visitor forecast for 2030 & 2040 starts with existing annual visitor counts from County Parks, State Parks & GGNRA. Two approaches are used to give a range:

Low: ABAG county annual population growth projections (0.8%).

High: Continuation of recent annual growth (2007-2012) plus a bump at certain sites due to planned improvements (Rancho, Quarry/Wicklow). Doesn't consider natural site constraints -- recognize FMR high-end numbers are unrealistic.

Parking demand forecast 2030 & 2040 applies visitor forecasts to existing parking supply -- data collected during peak weekend conditions showing existing maximum occupancy. Apply to existing capacity to obtain future excess demand (low & high).

--Lisa: What areas were counted for FMR parking (89)? Was Pillar Point area included?

--Dana: FMR formal lot, MB Distillery & overflow lot, PPB Airport St. lot.

--Christine: When we actually share the report please let us know what site info may have been missed – still very much in draft form.

Issues & opportunities: See memo submitted as supporting document:

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2014/2014-12-09-Midcoast-Pkg-Access-Memo.pdf>

--Nicholas: Stressed that County has no plans to start charging for parking or neighborhood permit parking – these are just tools for discussion.

--Christine: Idea is to start small, then adjust where needed.

Laura: How do you measure visitors? --A: a lot of estimating, comparable to similar sites. Where to from here? --A: additional monitoring, then recommendations, then Phase 2. Attended initial inter-agency meeting 2 yrs ago – What has happened since? --A: Data collection/analysis during the past year. Ready to share info now and obtain feedback.

Chris: Who manages paid parking in Pacifica? Adds more layers – vendors take a cut. How is success measured? --A: Success was parking is more dispersed, not all congested in same location.

Lisa: Is this the Parking Study called for in the Hwy 1 Safety/Mobility Study Action Plan? --Christine & Nicholas: yes

Neil Merrilees, County Parks Commission: 80% of what we talk about on Midcoast is in this memo: beach access, traffic/parking, trail connectivity, public transportation. Shared parking is great. Beach parking could be weekday park & ride. There is space on Caltrans ROW. North end of airport is next to FMR, south end is near Mavericks – could use for sunny weekends with a shuttle to beach. Pillar Point Mavericks lot was not included but is highly used. No resident-only parking – would be every day, draconian, is willing to share. Parking problem is episodic, maybe 20-25 days/year.

Leonard Woren: Agree with Neil - no resident-only or paid parking. FMR reefs are being loved to death.

Bill Kehoe: Looking forward to more detail. Even if we solve parking we'll still have Hwy 1 problem. Need much better shuttle system. Any fallow field parking make low impact.

Len Erickson: Consider dirt lots on West Point Ave at Pillar Point as serving Pillar Point Bluff and FMR south. Quarry Park is internal with separate parking issues from Mirada Surf. Realistically paid parking will need to be considered within 25-year time frame.

Chris: opposed to paid parking due to whack-a-mole effect, but also due to economic barrier to lower income. Could elementary schools be used for shared parking on weekends? Likes that this coastal destination is free.

Dan: Paid parking is also inconvenient. Fallow field parking won't be useful for sharing if it's far off the highway.

--Christine: GGNRA working on Rancho Master Plan, will be lengthy process with public participation before trailheads/parking are determined.

Laura: Can MCC be provided with full report data to pour over and provide constructive info and be involved in process before a final report comes out? To Chair: We need to plan ahead to comment in timely manner. Re transit as solution, talk to Samtrans as to whether this is realistic. Prefer low impact solutions to keep rural ambiance.

--Christine: It's clear that paid parking will move to absolute bottom of the list. Re transit, there are federal funds available for access to parklands because there's a national park on the Coastside now.

Lisa: Support improved transit and trail connectivity, but more paving should be last resort. Any new parking should be small lots tucked away out of sight. Why pave highway shoulder parking at Montara Beach when rarely used and the rest of the time we would have to look at it. Something to look into: remove no-parking signs/zone west of highway in Montara between 5th and 7th where wide gravel shoulder is safe for parking.

Dave: Prefer gravel lots to paved if possible. Don't like flashing message signs.

Philosophically don't like paid parking - would be difficult to get approved as well.

Lisa: Perfect local example is Surfers' Beach Day Use Lot with paid parking which is mostly empty while people park out front along both sides of the highway.

Christine: We recognize this is a unique place and we need to be context sensitive in everything we're designing here. What works in Muir Woods or SF doesn't necessarily work here.

- c. (9:10) **Big Wave (BW) North Parcel Alternative 8-Building Option** (Ketcham) –MCC received Nov 26 project referral on the BW 8-building option with request for comment by Dec 11. Draft memo submitted for approval,
<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2014/2014-12-10-MCC-re-BW-8bldg.pdf>

Chris: Not enough plan detail - don't think the urgency is necessary. At Surfers' Beach conference, on short-term temporary project, CCC wouldn't select preferred alternative because they said plans lacked basic details needed to make a decision.

Laura: It is not true that CDRC is trying to hold up this project. There has been no architect involved. County deemed the project application complete without plans that were detailed enough for design review. Processes aren't in place for CDRC to handle a project of this size.

Bill Kehoe – Supports MCC letter.

Motion: Approve draft memo commenting on the BW 8-building option. Approved 5-0.

5. (9:20) **Council Activity** – Correspondence received & meetings attended

Surfers' Beach/ Hwy 1 Erosion: Chris Johnson, MCC rep to project, reported on Dec 4 workgroup conference call with ~15 people including Caltrans, CCC staff, consultant engineers, Nicholas, Neil Merrilees. Four options being considered are standard revetment, dynamic revetment, sheet pile wall, no project. Project is meant to protect the highway in the near term until a long-term solution is developed. CCC would not choose preferred alternative saying plans lack basic details, and need better definition of beginning/end of project. Regarding County position that public preferred the riprap option, CCC staff said the public would not be making the final decision. Suggestion was made that stairway should be parallel to shoreline rather than perpendicular, to be less vulnerable. All seemed to understand the urgent timeline. Project Engineer Grant Wilcox will provide CCC/Caltrans with more info. Another phone conference is planned for early Jan when hopefully a decision on an alternative will be made.

County Parks Commission Mini Parks Subcommittee: Chris is MCC rep to subcommittee - attended Dec 4 meeting. Ideas being discussed: that each mini park would have a Friends group (for local input) to work with the County (for long-term continuity), and each park would have a site/operating plan, just as the larger parks, for consistency. Next meeting is Jan 15. Subcommittee expects to have a recommendation for the Parks Commission by Feb on a policy for admitting small neighborhood parks into the county system.

Harbor District sale of El Granada PO lot: Dan attended Dec 3 Harbor Commission meeting. Last action of outgoing Commissioners was to accept Coastside Fire District offer to buy "PO lot", in spite of many speakers against and 414 signatures on petition.

Seton Hospital sale: Dave reported on Nov 6 meeting with Seton CEO Joanne Allen, and Chief Development Officer Tina Ahn, in response to their request to meet with an MCC representative to discuss the sale. The main deciding factors in favor of Prime Healthcare were financial viability, patient care, and insurance plan coverage for patients. Prime was the only one that agreed to fully fund the pension plans (they were not fully funded under Daughters of Charity), and they had the best insurance plan coverage matching current Seton plans. Regarding SEIU union opposition, they said the issue was unionization of the southern California Daughters of Charity hospitals (Seton is already unionized). The materials on the sale that have been filed with the Attorney General's office can be found here: <http://seton.dochs.org/2014/11/california-attorney-general-filing/>
From perspective of Daughters of Charity, the sale to Prime is a done deal with only the final step of California Attorney General decision to approve or amend conditions.
Comments should go to Attorney General.

- Chris wants to sponsor MCC agenda item - get someone from Prime here to give their position in public – provide a face for the community. They have a loophole to close Seton Coastside if it's not financially viable.
- Lisa questioned whether MCC would have any influence with Prime Healthcare and wouldn't it be better to talk to Supervisor Horsley? He already told us he felt Seton Coastside should be protected as long-term care facility but that it was not that effective for emergencies, that a Coastside urgent care facility would be more appropriate.
- Dave: County has an influence - subsidizes the hospital. Agrees we should start with Supervisor Horsley. Will work with Chris on this - expects Prime would be willing to send a rep to MCC meeting.

HMB General Plan Update: Dave attended Nov 13 General Plan Advisory Committee (GPAC) meeting where 3 concepts were presented with different elements scattered among them. GPAC members discussed, and ultimately decided to eliminate the proposed road bypasses, request more open space options, and at least one alternative that did not have visitor serving facilities at the west end of Kelly Ave. Public feedback was also generally in opposition to the proposed roads, for more open space, and to have at least one concept retain some PUD (Planned Unit Development) zoning.

At Dec 9 HMB Planning Commission study session there were significant changes. All 3 plans add significant office and retail space beyond the current general plan, and all 3 limit population growth. Next step is Jan 20 City Council study session. Planning is ongoing and will lead to HMB LCP update. Pay attention – will affect the Midcoast.

<http://www.planhmb.org/activity>

6. Future Agendas

Dec 24 regular meeting is canceled.

Jan 12 (Monday) special meeting tentative items

- Big Wave (Planning Commission staff report)
- Midcoast Parking Study review/comments.

Jan 14 regular meeting is canceled due to conflict with Planning Commission on Big Wave Project (5:00pm at El Granada Elementary School).

Adjourn - 9:43 pm