

A photograph of a large flock of seagulls flying over a body of water. In the distance, two sailboats are visible on the water. The sky is overcast and the water is calm.

Midcoast Community Council

2018 Actions, Results/ Status

MCC presentation
by Claire Toutant
1/9/2019

TRANSPORTATION

- highway intersections, access, safety & mobility -



- **Moss Beach Roundabouts:** Funded consultations from Roundabout Expert Michael Wallwork documenting feasibility at Cypress and California.
- **Cypress intersection near term:** Letter: community opposition to “temporary” signal, suggesting preferred near-term improvements – acceleration lane & dedicated turns lanes on Cypress.
- **Limit highway direct access** mid-block, west Moss Beach commercial area: includes 5-yr push for code compliance at Chevron; letter to County requesting support/assistance; Supervisor supporting letter to Caltrans – reply pending.
- **Connect-the-Coastside and Safety & Mobility Study Action Plan:** Status update study session for public awareness of delayed studies or implementation.
- **Parallel Trail:** Letter of support for southern segment construction funding.
- **Caltrans vegetation management** in Montara for bike/ped safety & views: Presentation & request to Caltrans with assist from Jerry Hill’s office – no reply.

PLANNING & ZONING

Permit application referrals -

- **Vallemar Bluff 4 houses:** Request no future coastal armoring, conservation of rare coastal prairie habitat, provision for retreat of public trail as erosion occurs. (Revised Neg/Dec addresses many concerns – PC hearing 1/23/19)
- **Arbor Lane house:** Request more conservative erosion timeline and prohibition of future coastal armoring. (PC approved 3-2 with first-ever County prohibition of future armoring)
- ***Harbor Village RV Park:** Request clear-view easement, closer look at traffic impacts, suggestions for appropriate landscaping. (Landscape/civil plans in revision/ staff review)
- ***Cypress Point Affordable Housing:** Concerns about isolated rural site, inadequate bike/ped/transit, vehicle highway access/safety, preference for local workers, construction phasing. (No permit site notes since Sep 2018)
- ***Mixed Use, Hwy 1/Virginia:** Request pedestrian facility on highway frontage, bike parking, prevent direct highway access. (Project in revision)
- **PG&E Highway 92 vegetation clearing:** Require follow-up invasive weed control. (Condition added)

* follow up

PLANNING & ZONING

Code Compliance -

- ***Moss Beach Chevron landscape buffer:** Request limit highway access to one 60-ft wide, add sidewalk, restore landscape with no net loss of pervious surface. (Project may come to Planning Commission without these requests)
- ***Airport St bulk propane hazard:** Presentations/request for County enforcement (all smaller tanks removed); comment on CDP application referral. (Planning Commission is decision maker)
- ***Row of cypress trees planted at 8th/9th St, Montara:** Request enforcement of condition of approval prohibiting ocean view blocking trees along driveway. (Driveway trees removed, but follow up needed for 8th St trees)
- **Mavericks Event Center unpermitted fence:** Request landscape height restrictions to protect public coastal views. (Condition added for maximum 3-ft landscaping height)
- **San Lucas unpermitted grading:** Request follow-up vegetation restoration plan/monitoring. (Condition added to CDP)

* follow up

PLANNING & ZONING

Zoning Amendments -

- **Building Height Measurement:** MCC request consistent method for Midcoast (Scheduling postponed indefinitely due to lack of County resources)
- **Design Review Standards Update:** CDRC presentation at MCC for community outreach on their project.



INFRASTRUCTURE & COMMUNITY RESOURCES



- **Caltrans Adopt-A-Highway:**
MCC 5-yr agreement for Moss Beach segment.
- **Airport St parking:** Request 1-side no-parking zones for bike/ped safety; agree to DPW compromise version. (Implemented)
- **Tsunami Hazard Zones:** Letters requesting map update in General Plan and review of signage (no reply).
- Informational presentations by outside agencies:
 - **Sea Level Rise:** Sea Change SMC Initiative
 - **Midcoast Water Quality Update:** Resource Conservation District
 - **Peninsula Clean Energy**
 - **SAM Force Main Replacement Project**
 - **Seton Coastside Medical Center:** Verity Management; Request continued/increased community health care.



CIVIC COORDINATION

- MCC Study Sessions – to raise community awareness and promote informed public participation – PDFs available on website
 - Introduction to Local Government:
District boundaries, services and decision-makers
 - Land-use planning and development approval process
 - Transportation planning and projects
- Candidate Forums for 4 elections, in cooperation with League of Women Voters
- New Library: Joint commendation of library staff by MCC/HMB City Council

