



Connect the Coastside

Final Draft Consideration

Midcoast Community Council, November 10, 2021





Agenda

- Background
- Summary of changes
- Next steps



What is Connect the Coastside?



WALKING



BIKING



PUBLIC
TRANSIT



DRIVING



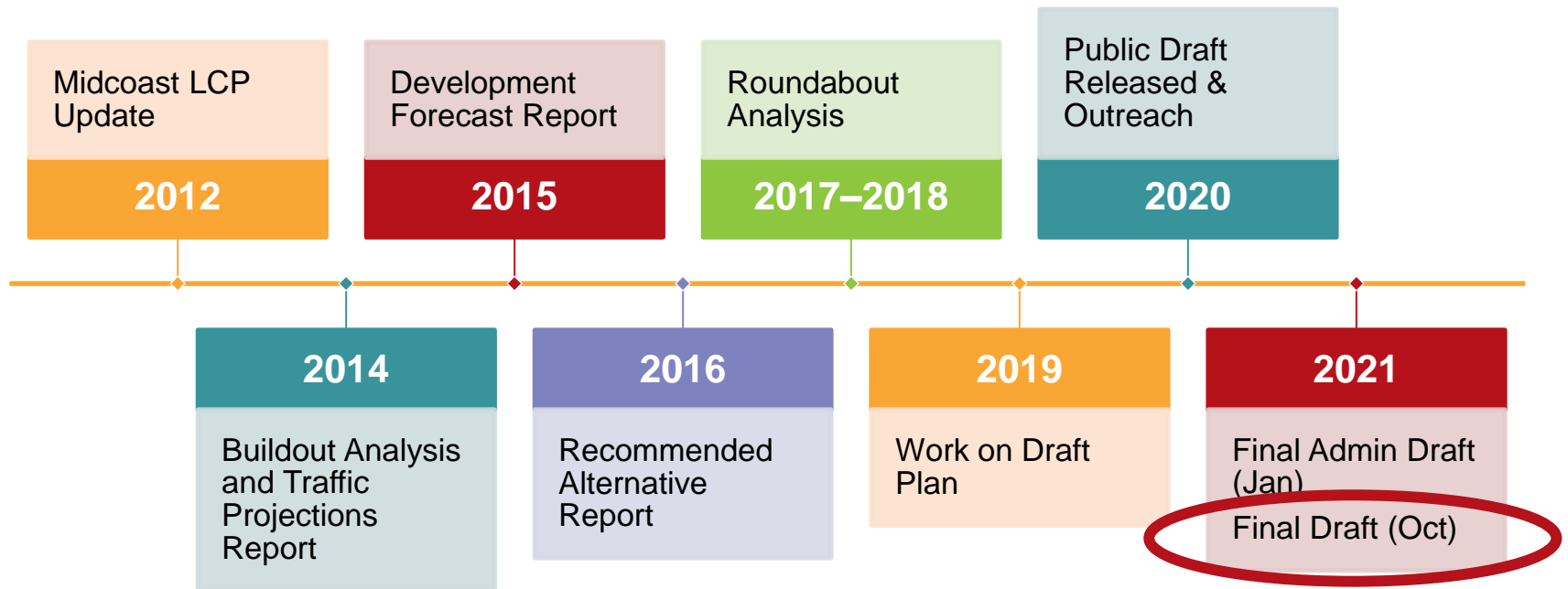
LAND USE

Planning Area



-  Coastal Zone
-  Project Area
-  City of Half Moon Bay
-  Study Area

How Did We Get Here?




Comments on Admin Draft*

- Programs and Policies
- Infrastructure
- Implementation
- Data
- Coordination with other agencies

*<https://planning.smcgov.org/connect-coastside> to download Response to Comments, Guide to Plan Changes, and CEQA Memorandum



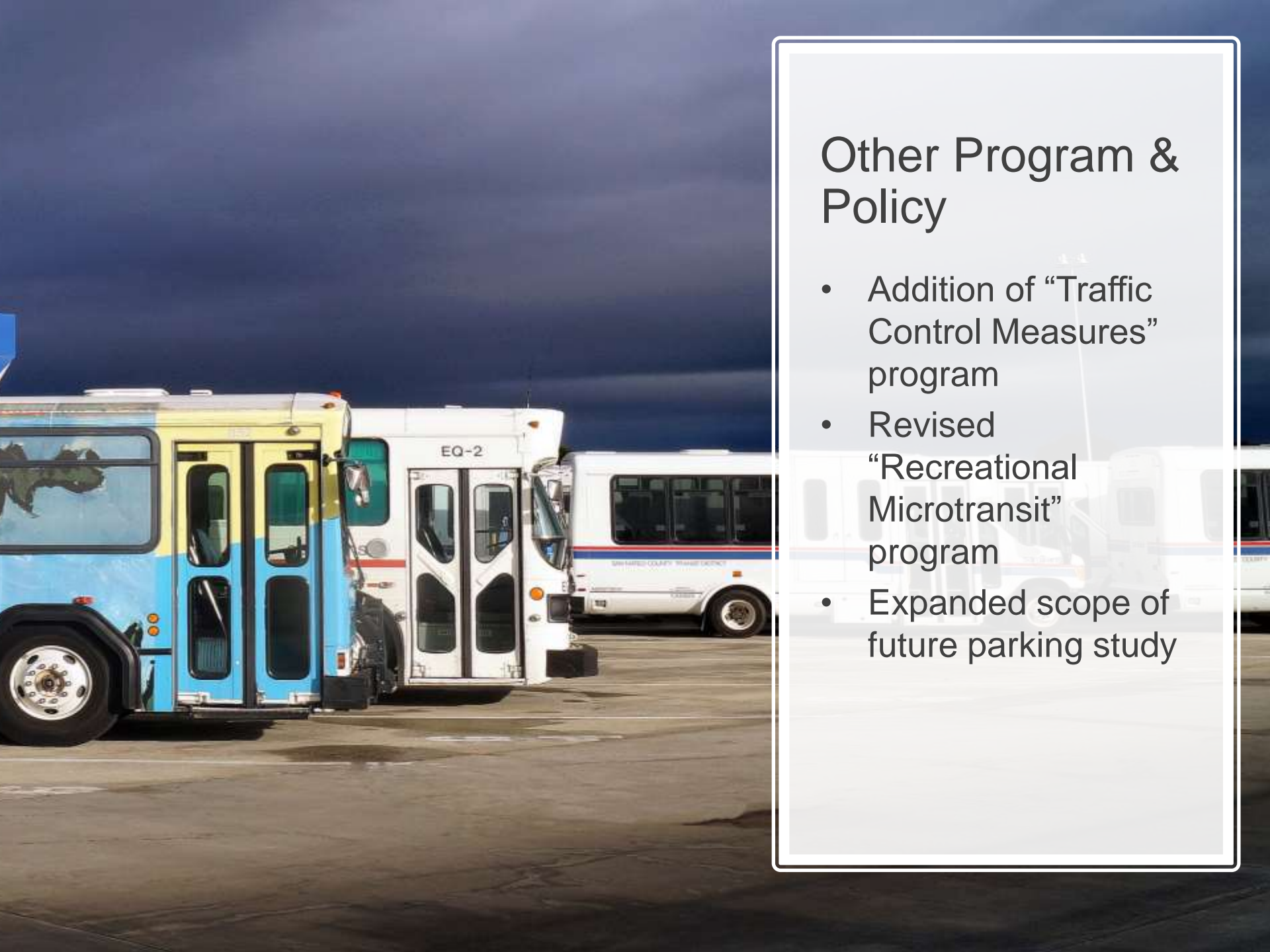
An aerial photograph of a rugged coastline. The top half shows steep, brownish-green hills with winding roads and a small building complex. The bottom half shows a sandy beach with white waves crashing against the shore. A large, semi-transparent white circle is overlaid on the right side of the image, containing the title text.

Summary of Feedback & Plan Changes

Land Use Policy Implementation

- Revised feasibility analysis of lot merger
- Found that lot mergers are already occurring due to Witt & Abernathy decisions and 2017 update to subdivision regulations





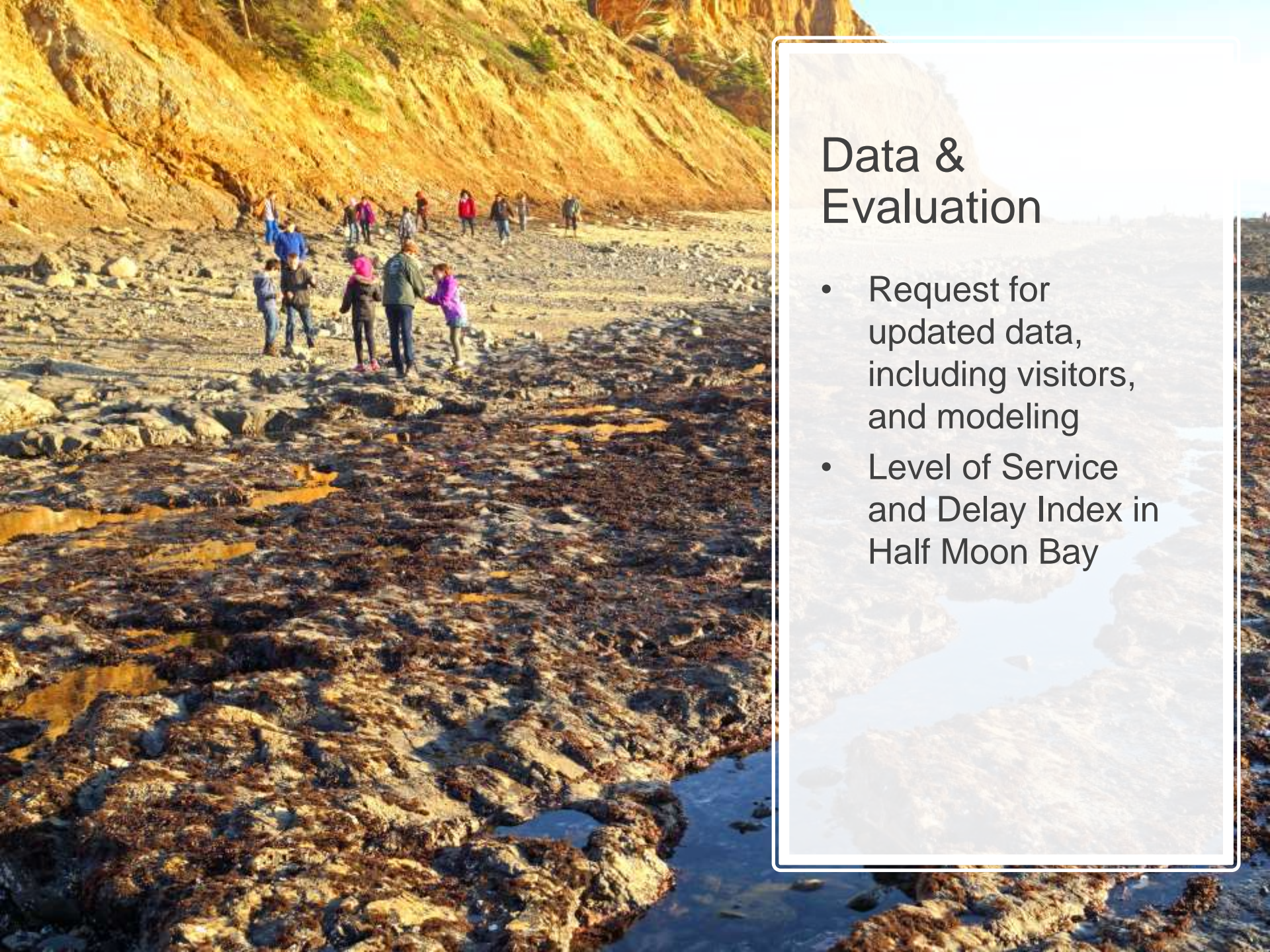
Other Program & Policy

- Addition of “Traffic Control Measures” program
- Revised “Recreational Microtransit” program
- Expanded scope of future parking study

Infrastructure

- Westside pedestrian path from 10th St to Seacliff Ct in Montara
- Westside path/sidewalk to new Coronado St crossing
- Clarifying detailed design recommendations





Data & Evaluation

- Request for updated data, including visitors, and modeling
- Level of Service and Delay Index in Half Moon Bay

Implementation

- Coordination with other agencies
- Conceptual cost estimates
- Near-term priorities



California Environmental Quality Act (CEQA) Considerations

- Review with County Counsel; determination that the Plan is not a project under CEQA and therefore not subject to CEQA review
- Individual recommendations to undergo subsequent review to determine whether it is a “project” subject to CEQA and the appropriate level of review
- CEQA considerations memorandum provides more detail





Next Steps

Early 2022



Planning
Commission and
Board Meetings



Thank You!

Questions?

For questions or comments please contact:

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To read the full plan and view additional resources,
please visit:

<https://planning.smcgov.org/connect-coastside>