



MUIR BEACH COMMUNITY SERVICES DISTRICT

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Sunset Way Committee Report: May 28, 2016.

Report by: Victoria Hamilton-Rivers (Co Chair) on behalf of the Ad Hoc Sunset Way Committee.

Just to re-iterate, Sunset Way Ad Hoc Committee has 17 members who for the last 3 months (and with the assistance of various community members who have also contributed their time and thoughts,) have been working together to arrive at Board recommendations in regard to the resolving the following:

- 1) Entrance to Sunset Way – widened or not
- 2) Top of Cove turnaround – a final plan
- 3) Cove Lane – part of Sunset project or not
- 4) End of Sunset turnaround – a final plan
- 5) Pinch points along Sunset that make a clear passage for emergency vehicles difficult in certain areas, due to parking or planting issues and identifying those areas and the households concerned.
- 6) Signage, parking and enforcement – identifying the problems and the signage needed to help remedy the situation and how we go about enforcement.
- 7) Speeding – how to limit this issue.
- 8) Storm drainage – review the plan and make suggestions about any areas that need further consideration.

As you can appreciate, each of these subjects is complex in nature and requires considerable research to draw conclusions on.

To this end, we have had many meetings, including 3 field exercises involving our 676 fire engine, in order to facilitate practical demonstrations as to what's possible and being proposed.

It's worth mentioning at this point, that the committee's main focus in it's work, has been to seek equitable and effective solutions to our challenges with the Sunset Way project, giving the property owners most impacted the opportunity to weigh in. Our intention has been to arrive at plans that are the wisest use of our community funds while ensuring that our priority in any conclusions drawn, are with respect to what best supports our MBVFD being able to respond quickly in the event of emergency and general safe rights of passage on our roads for all.

676 is our largest fire truck at Muir Beach however Throckmorton's 1585 and 1586 are larger vehicles both in terms of width and length and the local ambulances are also wider with a much



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lower wheel base. The committee thanks Steve Wynn, Chris Gove and Maurice Conte for their assistance with our work in this respect.

- 1) **Entrance to Sunset Way** – The initial area off Highway 1, belongs to Caltrans and is not community property. From the get go, Mike Miller expressed concern about what was being proposed on the ILS plans to widen this area because it would involve considerable engineering and a large retaining wall to support it, that would encroach on his property.

When I put the question to the committee whether their unanimous vote for the entrance to Sunset to remain as it is was based on a concern about funds, (as Caltrans may be able to help on this) the answer was unanimously “No.” Although of course our fire department would prefer a wider entrance to Sunset, it was not of high priority for Chief Wynn.

Committee’s recommendations: we voted unanimously that the entrance to Sunset be kept to the size that it is (perhaps with a low curb on Mike Miller’s side) and that application to Caltrans should be made for a sign at that junction to Highway 1 that says “No right Turn except emergency vehicles.” The CSD has already been involved in a lawsuit this year on this very subject.

Board to vote.

- 2) **Top of Cove turnaround** – the ILS plans show that both existing areas that lead to Don Cohen’s driveways, are to be used for emergency vehicle turnarounds and that the right side continues to be available for public use. The existing asphalt area on the right would be part of our repaving plans and the curved area opposite towards the Creek, would be slightly widened to just over the culvert in order to aid the turning radius for larger trucks. It was suggested that the existing fire hydrant be relocated in this area.

Committee’s recommendations: We voted unanimously that this area on the ILS plans be adopted with the recommendation from Linda Lotriet that the paving at the edges be as wide as possible. It was voted that this area should be signed and designated as a “No parking” zone and that resident parking be clear of these areas at all times. The specifics of resident parking are noted in our list of pinch points.

The committee concluded that any relocation of the fire hydrant should be worked out with the fire department directly.

Board to vote.



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- 3) **Cove Lane** – given that Cove Lane has not been a point of much discussion for this committee because:
- a. we don't yet have the culvert scoping results;
 - b. the majority of the property owner's there are resistant to digging up a perfectly good road;
 - c. That the quote from Ghillotti included Cove and a turnaround and we are looking to save costs;
 - d. that it's unlikely that there's sufficient public space in that area to facilitate a fire turnaround.

Committee's recommendations: we voted unanimously in favor of:

- a) Cove being separated from the Sunset Way project at this juncture and until more due diligence is done pertaining to it's issues and viability.
- b) We suggest that once clarified, a sign be posted at the top of Cove stating whatever restricted use is agreed upon.
- c) To reinstate a sign at the top of Sunset steps to the beach (between Chris Gove's and Leighton Hill's properties) that says "Beach access this way – arrow" to aid in directing visitors who are unfamiliar with this aspect.

Before said sign can be posted, the steps need to be safe for use (which they currently aren't) and a handrail installed but again, this is outside the charter of this committee. My sense is that if a member of the public falls in this area, the CSD will be liable.

Finally – I propose a focus group be set up to address Cove Lane issues with the residents concerned and that comprises of: Gary, Matt Silva, Tayeko Kauffman and Mike Miller.

Board to vote in July.

- 4) **End of Sunset turnaround** – the committee has spent extensive time debating this issue and concludes the following:

Committee's recommendations: To meet the Chief's request for a 3-point turn in this area. The homeowners nearest to the site request that the turnaround be kept as small as possible. The committee has agreed unanimously, that the road up to Spindrif be graded down slightly, that the center hump be graded back and that the lower area towards Linda's property be raised to ensure that the transition from one section to the other, is less



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problematic and easier for fire and ambulance use. The areas on the right and left of the turnaround that belong to the community/CSD, be taken in equitable amounts towards the Crawford's property and Linda's property to facilitate the turn.

The committee suggests that adequate signage be incorporated into this area to prevent parking and keep it clear as a fire lane and passing point for emergency vehicles and that Bill be instructed to pursue these engineering changes with ILS so we can get a more accurate bid for this work.

Board to vote.

- 5) **Pinch Points** – as part of our field work and placing emergency vehicle access as our priority, we have identified the areas along Sunset that currently create pinch points for emergency vehicle access due to parking or planting issues that currently encroach upon the road. Sunset Way needs to be a minimum of 10' with storm drainage planned as an additional 2-3' Any narrower makes it extremely difficult for fire engines to pass and we took photos on our second field meeting, to demonstrate this – see attached examples.

We have therefore compiled a list of these pinch points and related reasons for deeming them as such. This relates to 42 places along Sunset that need to be addressed prior to the project commencing.

Committee recommends:

- a) A defined parking and no parking policy for residents and guests by the CSD and implementation of that in the form of painted road markings delineating where cars can park within certain areas and where cars are not permitted to park at all. A parking, signage, speeding and enforcement Resolution to be drafted once this work is concluded.
- b) A defined planting policy that goes beyond our current Resolution and determines which property # must adhere to this policy in order to create enough space for our road and safe transit. It's already clear in the current Resolution, that no planting should take place on CSD land without permission and this now needs further definition and action in regard to our roads.



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- c) That a separate focus group be set up to review the list of households requiring specific adherence concerning pinch points and to refine that list if necessary. This group proposed will be : Gary Friedman, Victoria Hamilton-Rivers, Matt Silva and Misti Norton.
- d) Letter to be distributed to the home owners concerned, referencing the issues and action to be taken/required. Letter to offer the opportunity for homeowners affected, to make an appointment if necessary, to discuss these issues individually with the designated group, prior to policy being recommended for action.
- e) It should be noted that whilst property owners adjacent to these “pinch point” areas should be consulted and given the opportunity to weigh in, the CSD must prioritize equitable solutions to ensure it’s roads remain clear and safe for transit by emergency response teams and it’s community and visitors generally.

Board vote on proposed future action?

6) Signage, Parking, Speeding and Enforcement:

As Sunset Way is deemed a “Public” road by the Coastal Commission we are not currently at liberty to post “Resident only” or “No Beach Parking” signs in the off street parking areas that currently exist, unless they’re on private property.

The committee has debated these issues at length and have the following comments:

Committee recommendations:

- a) All current edge of street or off street parking bays, are to be made safe and repaved as part of this project and any obstructions to achieve the full width of road, removed. Lines to be painted on the street edge to ensure that all parking remains within an agreed area and this includes parking areas that are on private property where those areas meet the road.
- b) Parking Signage to be posted that say “Fire Lane - parking in marked areas only – violators will be towed at owners expense” or “Fire Lane NO parking – violators will be towed at owners expense” and we use those signs appropriate to that location, to physically prevent parking in defined “no parking” areas.



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- c) Speeding – the ILS plan already introduces much larger speed humps that typically are better at reducing traffic speeds, than the ones we currently have. Further research still required to ensure that we have enough speed humps and that they start early enough when you enter on to Sunset.
- d) Speeding Signage to be place where they currently are and made double sided so the message gets across when traveling in both directions. A six-month period for review is suggested after the project is completed, so we can assess if more signage is needed generally.
- e) Signage at the beginning of Sunset was unanimously deemed as too close to the road junction to be effective and insufficient generally and not obvious enough.
- f) Enforcement – research to be done into this matter with the intention of coming up with a clear plan for enforcement i.e. a towing company who can be called and who is officially able to make this call.
- g) A separate focus group is to be appointed to review all these issues and make further recommendations: Peter Lambert, Chris Gove, Leighton Hills and Maurice Conte.

Board to vote?

7) Storm Drainage

Committee recommendations:

The committee believes it has only superficially discussed storm drainage and has made further recommendations highlighted on the field study map, of areas that may require further consideration. It has also identified that the road in the area of the Groneman's property, past the Friedman's and down as far as the driveway to the Warren/Case property, needs further consideration.

The committee suggests further field work on this subject to ensure that storm water drainage is adequately covered. The proposed group to take on this work is: Pete Defremery, Matt Silva, Bill Hansell and Kevin Corbett.

8) Coastal Commission and Grants:

The committee discussed the issue of what constitutes "Public Road" dedication and the implication of that for beach visitors. It was concluded that we don't have enough existing parking to deal with the needs of our community and guests let alone, more beach parking



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and why, if the beach has a dedicated parking lot, are our roads being used and impacted in this way?

Also, if Sunset is a public road, why is no contribution being made by an outside agency for it's improvement and use in this way?

Committee recommendations:

To appoint a group who's willing to dig further into whether we can get a change of use by the Coastal Commission on the Fire Lane basis regarding beach parking and whether there are grants available that we should be applying for to help us with the financing of this massive project.

As we pay a capital improvement fee on our water bills that arguably ends up being used for our roads and fire also, doesn't this reinforce the case that some of our road improvement is actually private funding?

A proposed group to explore this further is; Linda Grose/Silva, Paul Jeschke, Linda Lotriet, Laura Pandapas, Michael Kauffman and Don Cohen.

Board votes to appoint - July.

Finally, given the complexity of the work required on Sunset alone, I'd suggest that the existing Ad Hoc Committee be dissolved and broken up into smaller groups that can focus on what remains to be researched, (with a more even spread of Board involvement) and make it's recommendations accordingly.

Also, Sunset Way is going to require a Project Manager. The committee recommends that Bill do this work but it be a separate appointment to his General Management responsibilities and remunerated as such. If the Board deems this viable, can this please be incorporated into the considerations for the Personnel Ad Hoc Committee?

Board to vote on any action:











