

**[Draft] Minutes of the 9 January 2002 Midcoast Community Council meeting**

The meeting was called to order by Chair Chuck Kozak at 7:45 p.m.

Members present were Sandy Emerson, Chuck Kozak, Ric Lohman, Paul Perkovic, Kathryn Slater-Carter, April Vargas, and Karen Wilson.

**Installation and Swearing in of New Member Kathryn Slater-Carter**

Chair Kozak administered the Oath of Office to Kathryn Slater-Carter.

**Public Comment**

John Quinlan (Sheriff's Office, Coastside Commander) announced that on Saturday, January 26, 2002, from 10 am to 3 pm there will be a Child Car Seat Clinic at Half Moon Bay Fire Station 40 (south end of Main Street). Call 363-4531 to make an appointment with Mary Koziol.

Leni Shultz (El Granada) commented on the planting of trees along the El Granada waterfront, especially on the San Mateo County Harbor District Recreational Vehicle lot, which she believes will cut off harbor views from the community. Apparently, these trees were planted on CalTrans property. The trees in front of the Beach House have similar issues. She asserts that the trees were planted without a permit.

David Burruto (Assemblyman Papan's office) presented the Council with a flag which flew over the State Capitol on December 19, 2001, and also copies of the California and United States Constitutions. April Vargas suggested the Council send a letter of thanks to Assemblyman Papan.

Kathryn Slater-Carter (Montara) announced that the California Coastal Commission found substantial issue for an appeal that was filed related to a proposed development in Miramar. [Thomas Da Rosa application for 3-story single-family residence and three test wells on a non-conforming substandard lot on Coronado Avenue, A-2-SMC-01-032.] The Coastal Commission hearing on the issues raised by the appeal might be held in March in Monterey.

Ric Lohman (Miramar) thanked everyone who helped out on the appeal.

Chuck Kozak (Montara) announced that the San Mateo County Citizens Academy will begin on Tuesday, February 5 and run through April 23. Contact Mary McMillan (Deputy County Manager) at 363-4123 or Mario Rendon (Legislative Aide to Supervisor Hill) at 363-4568 for more information.

## **Board of Supervisors Report**

PK Dieffenbaugh (Legislative Aide to Supervisor Rich Gordon) said that the Mirada Surf agreement was almost finished. Also, an appeal by Nick Ceschin (El Granada) [of the Planning Commission denial of a Coastal Development Permit for a single-family residence at 421 Valencia Avenue, El Granada] was continued to 9:30 a.m. Tuesday, January 29, awaiting finalized plans from the applicant. Supervisor Gordon had a meeting today with CalTrans regarding issues of landlocked properties. He also stated that Supervisor Gordon understood the desire of the community to have the existing bypass right-of-way converted to a community park or added to the Golden Gate National Recreation Area. The Record of Decision is awaiting any final comments on the Environmental Impact Report. Supervisor Jerry Hill was elected President of the Board, and Rose Jacobs Gibson Vice-President, at this week's Board meeting.

## **Committee Reports**

Deferred to end of meeting.

## **Consent Agenda**

Approval of Minutes for 12 December 2001 - Postpone to next meeting, moved by Vargas, seconded by Wilson - Unanimous consent.

## **Regular Agenda**

### **1. Council Review and Discussion of San Mateo County Harbor District Proposal to Increase Length of Stay at Pillar Point RV Park**

Sandy Emerson reported on the discussion of this matter at the Parks and Recreation Committee meeting held Monday, January 7. The Use Permit for the RV lot, which was issued by the City of Half Moon Bay in 1987, stipulated day use and limited overnight uses. In 1997, the operation of the RV lot was taken over by a private operator under contract with the San Mateo County Harbor District. The current length of stay is limited to 14 consecutive days with a maximum of 30 days in any one calendar year. The proposal by the Harbor District is to change this limit to 90 consecutive days, with no annual limit.

PK Diefenbaugh noted that the RV Lot was within the corporate limits of the City of Half Moon Bay, and thus a recommendation to the Board of Supervisors might be out of order.

Leonard Woren (El Granada) suggested that one of the functions of government is to protect the citizens against neighboring governments. He suggested that the Board of Supervisors be asked to use their influence in this matter.

Kathryn Slater-Carter quoted from the Council's By-Laws regarding our purposes: "(1) To provide the Community with a more effective means to express its views to the County of San Mateo and other governmental agencies on matters of concern to the Community; (2) To contribute to the Community's awareness of issues of public import by providing a forum for discussions, and sponsoring meetings, discussions, and other events which will contribute to the general welfare, knowledge and awareness of the Community regarding such issues. . . ."

Leni Schultz (El Granada) noted that this was a special property to all San Mateo County residents; it allows affordable vacationing. The Coastal Act policies, according to Linda Lockland (Coastal Access Manager at the California Coastal Commission), would be consistent with a 30-day stay. She urged the Council to oppose the Harbor District's proposed changes. Why must we continually have to fight to have Coastal Act mandates protected? She advocated the termination of the lease and asked for compliance with the existing lease terms.

Ric Lohman noted that the Beach House hotel [also with the City of Half Moon Bay] had been considered by the Council because of its impacts on the Midcoast community.

Paul Perkovic noted that the conversion of the visitor serving facility to an extended stay use would frustrate the goals of the Half Moon Bay Coastside Chamber of Commerce Economic Sustainability Committee's recommendations that emphasize the Coastside as a marquee tourist destination. The Board of Supervisors should also have an interest in preserving maximum tourist facilities for the County.

Leonard Woren (El Granada) observed that the memorandum from Peter Grenell (General Manager, San Mateo County Harbor District) [to the Harbor Commissioners] essentially claimed that the District was answerable to no one. He recommended that we ask the City of Half Moon Bay to revoke the Use Permit.

Sandy Emerson presented a draft letter based on the Parks and Recreation Committee discussion for consideration by the Council. She agreed that there seemed to be a number of assertions in the Grenell memorandum, such as the claim that the City of Half Moon Bay has no statutory control over the District's RV operations, that may be incorrect. She also received a number of emails from Surfriders, from a member of the Resource Conservation District, and other persons. Persons who wish to comment on this matter may write to the San Mateo County Harbor Commission at One Johnson Pier, Post Office Box 39, El Granada, California 94018.

Leni Schultz (El Granada) asked for the list of RV parks that allegedly allow visitors to stay for 6 to 9 months, as claimed. They are all privately owned, generally non-coastal,

facilities, she said. Information that was fed to Harbor Commissions was very weak and a lot of it is erroneous. Half Moon Bay definitely has zoning control over this piece of property. She said that Blair King (former Half Moon Bay City Manager) had told her that Use Permits run indefinitely, until a public hearing is held to revoke it.

April Vargas asked whether Sandy Emerson had reached anyone from the Princeton Citizens Advisory Committee for their opinion. She also suggested conferring with Supervisor Gordon and County Counsel on how our communication could be most effective and not just brushed aside by the Harbor District.

Kathryn Slater-Carter observed that the Council had commented on the Harbor District's plans for abalone aquaculture some years back. Whatever we send out should also be copied to the Coastal Commission. The Coastal Trail passes right by the facility. To have the RV lot converted to residential occupancy limits access to the trail for visitors. She asked that we also ask the Harbor District to enforce their current ordinance.

Paul Perkovic pointed out that the Transient Occupancy Tax revenue to the City of Half Moon Bay is a significant amount – perhaps as much as \$50,000 to \$70,000 per year – which could be lost if the use is converted from temporary, visitor-serving stays to semi-permanent residential.

April Vargas moved to continue this item to our January 23 meeting, to gather additional information regarding the best approach relating not only to the County of San Mateo but also with the City of Half Moon Bay. Seconded by Paul Perkovic. Approved by unanimous consent.

## **2. Setting of Final Agenda for Annual Council Retreat for January 26, 2002**

Chuck Kozak distributed a draft agenda for the Annual Retreat. He noted that our former Chair, Laura Stein, had volunteered to facilitate the Retreat. There was general concurrence to invite her to attend.

Sandy Emerson suggested that we solicit ideas for issues to discuss from members of the Midcoast-L distribution list.

Kathryn Slater-Carter stated that the goals should come from the Council members, not from the outside. She also suggested that we do outreach to the Spanish-speaking community.

Paul Perkovic moved to accept the draft Annual Retreat agenda. Kathryn Slater-Carter seconded. Sandy and Chuck suggested switching items 2 and 5, and adding a brainstorming and community input section. Approved by unanimous consent.

### **3. Midcoast Local Coastal Program Review Update**

Chuck Kozak reported that George Bergman (San Mateo County, Long Range Planning) is trying to get the internal draft ready for review within the next week or so, and hopes to make it available for the public by mid-February. He noted that he had sent a list of internal inconsistencies in the Local Coastal Program for George's convenience.

Leonard Woren (El Granada) requested that the revised Sensitive Habitat Map be made available on the Internet.

Kathryn Slater-Carter asked about the Planning Department's internal policies, which we had discussed at the Retreat last year and have still not seen.

### **Committee Reports**

Our new Treasurer, Kathryn Slater-Carter, with assistance from Ric Lohman, reported that our current checking account balance is \$291.37.

Our new Parks and Recreation Chair, Sandy Emerson, reported that Bern Smith had been elected Chair of the San Mateo County Parks and Recreation Commission, and that they expect to have a joint meeting with the Board of Supervisors on January 29 to discuss the Midcoast Needs Assessment Study. The last committee meeting was January 7, 2002 and the next meeting will be February 4 at 7:30 p.m. and the Three Zero Cafe, Half Moon Bay Airport.

Our new Planning and Zoning Committee Chair, Karen Wilson, reported that the Board of Supervisors on Tuesday, by a 5-0 vote, approved the revised plans submitted for the property on Bean Hollow Road. The appeal on Valencia Street in El Granada was postponed to January 29. The Planning Commission denied the appeal for the project on Ninth Street by a 4-0 vote. Carl Goff is the new Chair and Bill Kennedy is the new Vice-Chair. Thursday, January 10 at 3 p.m. the Coastsides Design Review Committee meets at the Sheriff's Substation in Moss Beach. The Committee did a preliminary review of a proposed subdivision creating three residential lots in the R-1/S-13 zoning district just north of the Pillar Point Radar Station.

April Vargas expressed her regret that Dennis Doherty, her designee on the Planning and Zoning Committee, has asked to step down to devote more attention to the Coastsides Design Review Committee. She solicited a community volunteer to fill this position.

Our new Public Works Committee Chair, April Vargas, announced that the first meeting will be Tuesday, January 15 at 7:30 p.m. at the Three Zero Cafe. The major agenda item will be the CalTrans application for a Coastal Development Permit related to the Devil's Slide tunnel.

## Future Agenda

January 23, 2002 meeting

Consent - Signature cards and resolution transferring signatures

Consent - Minutes from 12 December 2001 and 9 January 2002

1. RV lot issues (Sandy)
2. Manufactured homeowners association (April)
3. CalTrans (April)
4. LCP update (Chuck)

The meeting was adjourned at 9:55 p.m.

Respectfully submitted by Paul Perkovic, Secretary.