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Date: Wed, 22 May 2002 16:48:12 -0700  
To: MCC@SanMateo.org  
From: Paul Perkovic <perk@montara.com>  
Subject: [MCC] [Draft] Minutes from 24 April 2002 Midcoast Community Council meeting  
Cc: Midcoast-L@lists.sanmateo.org, Rgordon@co.sanmateo.ca.us  
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My apologies to everyone for these draft Minutes being late. There are still some items (indicated by \*\*\*) where I missed what was said and have not been able to fill in the missing details. If other Council members can supply the missing information, or any other corrections, I will circulate revised and approved Minutes. Otherwise, I suggest that we delete the sentence or paragraph where I missed some of the content.

/ Perk

### **[Draft] Minutes of the 24 April 2002 Midcoast Community Council meeting**

The meeting was called to order by Chair Chuck Kozak at 7:35 p.m.

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

Member absent: (none).

### **Public Comment**

Bill Katke (El Granada) attended the first meeting of the Local Coastal Program Update / Review process and thinks it is very important that these meetings be videotaped and made available to the community on Channel 6.

Ric Lohman (Miramar) presented some information about the Devil's Slide Tunnel. The CalTrans proposal has a traffic lane, a bicycle lane, and a sidewalk on each side. The width of the travel lane in the middle is exactly 22 feet wide, which is exactly the CalTrans standard for two lanes. We asked them specifically at the meeting if there is a law that would prevent them from putting two lanes there, and they said no. Ric suggested a „Gopher Tunnel“ that would shrink the size of the tunnel a little bit. This Globally Oriented, Politically Healthier, Environmentally Responsible (GOPHER) proposal would permanently prevent two lanes in either tunnel. It would combine the bicycle lane with one of the sidewalks, since the sidewalk on the second side is only intended for emergency use. Ric requested that the Council agendaize discussion of this proposal for a future meeting.

Kathryn Slater-Carter (Montara) reported on the Safe and Sober Prom Presentation that was put on with the Sheriff's Department, the Half Moon Bay Police Department, and the various school principals. It was a very impressive presentation. They re-enacted a head-on accident, including a Life Flight evacuation of the „victim“.

Chuck Kozak (Montara) announced that the California Highway Patrol is still conducting their traffic accident reduction survey. The San Mateo County Local Coastal Program amendment regarding the keeping of large animals will be heard May 9 in Santa Rose. The Coastal Commission has issued an exemption to the Half Moon Bay Fire Protection District for specific parcels for weed abatement. The next LCP Community Workshop will be Monday, May 6, at El Granada School. The San Mateo County Unincorporated Community Organizations meeting on March 28 made several recommendations similar to those the Council has been pursuing.

April Vargas (Montara) announced that there will be a Band-Aid benefit at Half Moon Bay Brewing Company, next Wednesday, May 1, from 4:30 to 10:00 p.m.

Kathryn Slater-Carter (Montara) announced that the regular meeting of the Montara Sanitary District on Thursday, May 2, at 7:30 p.m., will include a hearing on a Resolution of Necessity that would be a step towards acquisition of the Montara / Moss Beach water system.

## Board of Supervisors Report

PK Diffenbaugh (Legislative Aide to Supervisor Rich Gordon) noted that Board agenda packets should be on the County web site by the end of the business day on Tuesdays preceeding a Board meeting. The County has issued a Coastal Development Permit for the CalTrans project geotechnical work; that permit has been appealed and will be heard next Tuesday, April 30, at 10:00 a.m. The appellant is Oscar Braun. The first Planning Commission hearing on the El Granada Manufactured Home Park will be on May 8.

## Committee Reports

Treasurer,s Report: Kathryn Slater-Carter reported that our checking account balance is \$291.37.

Parks and Recreation Committee: Sandy Emerson reported that the Committee will change their regular meeting date to the first Tuesday of the month while the LCP Update meetings are being held.

Planning and Zoning Committee: Karen Wilson reported that there will be a number of Coastside projects on upcoming Zoning Hearing Officer agendas and Planning Commission agenda, in Redwood City. The next Coastside Design Review committee meeting will begin at 3:00 p.m. at the Sheriff,s Substation in Moss Beach, with a study session at 1:30 p.m. The next Planning and Zoning Committee meeting will be May 1 at 7:30 p.m. at Three Zero Cafe.

Public Works Committee: April Vargas spoke to the Project Manager from CalTrans for the projects in Montara and El Granada. There will be crosswalk striping at the Coronado and Highway 1 crosswalk. There will be pedestrian access only to the segment of Mirada Road on the west side of the highway. Turning to Montara, most of the work should be completed by the third week of May.

## Consent Agenda

Deferred to next meeting.

## Regular Agenda

### **1. Update, Review and Discussion of recent rent increases, affordable housing designation status, and ongoing concerns about conditions at the El Granada Manufactured Home Park.**

April Vargas introduced this item.

Lisa Ketcham (El Granada Manufactured Home Community Homeowners Association) gave an update on the status of the park. Since then, there has been a rent increase of 5%. There was a mediation session, but the park,s owner would not participate. The residents found the meeting futile. Management refused to discuss the most important item on their list, which was to remove the current resident manager. Kingsley Management says they fully stand behind their resident managers. Management has stopped charging guest fees. Overall, they notice a definite change of tone from the Utah owners. The Homeowners Association has had to work hard to get any changes. Of the alternatives to be presented to the Planning Commission, she urged support of the proposal for rent control.

Dot Norris (Homeowners Association) wanted to clarify some of the comments about water. Water will be charged in addition, but residents who keep their use below 7 units (CCF) will not see an increase. They invited the State and County Health Department officials on a tour of the park,s water treatment facility. There are high levels of iron in the water. Management has agreed to post the monthly water report, for residents to examine. These are posted in the locked office where no one can see them during non-working hours. In her view, management expects too much from their small investment.

Bill Lulay (Homeowners Association) is still having problems with his lot line designations. His lot, at 109 Calebra, and four surrounding lots, are still under review regarding the mapping of their parcels. This survey was supposed to



confirm existing lot lines. There are several homes with lot lines under them, and others with inadequate setbacks. When the homes were located originally, they were supposed to have a minimum of 3 feet from all lot lines.

Giulie Peterson (Homeowners Association) just had one side of her lot surveyed. Management's new survey takes away her back fence, her deck, and much of her yard. She finds the resident managers not very helpful; they are never around.

Patricia Stevenson (Homeowners Association) moved in during March 2001. Her anticipated rent at that time was \$700 per month. When she was ready to move in, she was told the rent was \$750. Later, her rent went to \$800 per month.

Ed McDonald (owner's attorney for Kingsley Management) agreed that the mediation process was frustrating for everyone. It did stimulate a letter exchange in which some negotiations have taken place. Management agreed to look into garbage rates. They now have a more flexible rate schedule for residents. They no longer require two cans per unit. He expects that the lot line issues will be resolved this spring. Management does provide its own well water; it is supervised by the State Department of Health Services and meets all state standards. The issue with awnings has been discussed for many years. Awnings have been required since the day the community began. Communication has improved. Credit is due to the Homeowners Association to try to develop better communication. There are also extended office hours for two days each rental due period, to allow residents to obtain rent receipts.

Karen Wilson asked some questions about awnings and lot lines; April Vargas asked some questions about hours of operation for the management office; Kathryn Slater-Carter asked some questions about water treatment and pricing, and also addressed the awning issue; Sandy Emerson asked about closing the community center on Fridays and Sundays. The community center issue actually relates to when the center can be reserved; it is open all days, but cannot be reserved for Fridays or Sundays. Lisa Ketcham disputed this, and said the clubhouse was locked on Fridays and Sundays - it cannot be used at all. She is concerned about the rules that prohibit wood fences. Lisa also read from a letter from Robert Brown regarding flushing of water lines. There are a total of 227 units in the park. Ed McDonald explained that the clubhouse is locked, but available on request, on Fridays and Sundays. Chuck Kozak asked about the reason for the survey. Apparently, this is the first recorded map showing lot lines within the community. The lot corner markers have been put in only after the map was recorded.

Leonard Woren (El Granada) suggested drawing a new map that reflects what is actually on the ground.

Council members discussed potential revisions to the items listed in our letter of February 7, 2002 to the San Mateo County Planning Commission, to determine whether any items should be added, removed, or revised. After discussion, April Vargas proposed (1) continuing to support the rent control ordinance, with reference to LCP policies; (2) ask for a demographic study to help determine possible eligibility for state or federal funding; (3) replace with list of issues to be resolved; (4) add lot line items discussed earlier; (5) request participation of homeowners and Council representatives on the housing task force; (6) include that the community remain informed and involved in the process. Kathryn Slater-Carter seconded. Approved by unanimous consent.

## 2. Midcoast Local Coastal Program Review update

Chuck Kozak briefly reported on the first Public Workshop for the LCP Update Project, held April 15 at El Granada Elementary School. This workshop included an overview of the report content, workshop schedule, goals, and process; identified factual errors or inaccuracies in the report; and discussed recalculated baseline data.

Because a number of questions were raised about specific numeric details and methods, George Bergman scheduled a Study Session on April 22 at the Moss Beach Sheriff's Substation. At this study session, George reviewed the methodology in counting LCP buildout and potential substandard lot mergers. Chuck will post notice of the next Study Session, scheduled for April 29 at 7:30 p.m. at the Moss Beach Sheriff's Substation so that any or all Council members can attend without Brown Act problems.

Chuck distributed copies of the handouts from the April 22 study session and reviewed the counting methodology used by the County for the study.

Ric Lohman said that at the April 15 meeting, George Bergman said for each topic, there will be a majority and a minority opinion. He requested asking for a community-wide vote on each of these issues, not something that can be done at a packed meeting.

Leonard Woren (El Granada) said that he thinks the whole assumption about build-out numbers is wrong. The whole fundamental assumption was that a certain number of people can be accommodated on the coastside. This whole process is being done upside down; it looks at the current zoning rules and calculates how many people results, it should revise the zoning rules to keep the buildout numbers within the approved build-out target.

### 3. Impacts of Residential Well Drilling on the Midcoast

Deferred to next meeting.

#### Update on Continuing Council Projects

(No updates.)

#### Future Agenda

May 8, 2002

1. Budget
2. Tunnel profile discussion
3. LCP Review Update - specific projects
4. Wells

The meeting was adjourned at 11:10 p.m.

Respectfully submitted by Paul Perkovic, Secretary.