

[Draft] Minutes of the 23 October 2002 Midcoast Community Council meeting

The meeting was called to order by April Vargas at 7:40 p.m.

Members present: Sandy Emerson, Paul Perkovic, Kathryn Slater-Carter, and April Vargas.

Members absent: Chuck Kozak, Ric Lohman, and Karen Wilson.

Public Comment

None.

Board of Supervisors Report

Supervisor Rich Gordon introduced his new Legislative Aide, Deborah Hirst. He also mentioned two Board of Supervisors meetings: Tuesday, October 29, the Board will be hearing the Mid-Coast Parks and Recreation Needs Assessment Study, along with consideration of a potential development fee proposal (drafted by Environmental Services Agency and Long-Range Planning). Sandy Emerson indicated that Mary Burns will present at our November 13 meeting. Supervisor Gordon said that Election Day, November 6, there will be a report at 10:00 a.m. on the El Granada Manufactured Home Park during the Board meeting.

Committee Reports

Treasurer's Report – Kathryn Slater-Carter reported that our balance is \$301.37 and she is waiting for a balance from the County on our budget there.

Parks and Recreation Committee – Sandy Emerson reported that the next meeting will discuss the proposed ordinance for a development fee to fund the goals of the Needs Assessment. The next meeting will be next Monday, November 11, at 7:30 p.m., at Three Zero Cafe at Half Moon Bay Airport.

Planning and Zoning Committee – Kathryn Slater-Carter reported that the Committee has been exploring possibilities for replacement of trees lost to diseases. The next Committee meeting will be Wednesday, October 30, at 7:30 p.m., at Three Zero Cafe at Half Moon Bay Airport.

Public Works Committee – April Vargas reported that their next meeting will be a joint meeting on November 6 with the Planning and Zoning Committee. Neil Cullen, San

Mateo County Director of Public Works, will attend and discuss issues related to street improvements, drainage, tree replacement, and funding.

Consent Agenda

Minutes from July 17, July 24, August 14, August 28, September 25, and October 9 – deferred.

Regular Agenda

1. Review of Design Proposal for the New Library

Sandy Emerson introduced this item. Rollie Wright, the Parks and Recreation Director for the City of Half Moon Bay, Dawn Merkus from Group 4 Architecture, and Maya Kennedy from the Half Moon Bay Library were present to introduce the library project.

Rollie Wright said the existing library is about 7,000 square feet, was built in 1971, initially operated by the County, and now is operated by the City under a Joint Powers Agreement. The proposed new library would be 33,000 square feet. California voters approved a significant bond issue for library construction. Bond funds could provide up to 65% of construction costs, of the estimated cost of approximately \$12 to \$14 million. The grant application requires the conceptual design for the structure, which will be due in March 2003. This includes an evaluation of the site, design alternatives, and whether additional land must be acquired. The library bond funds are awarded in three stages; the first third of the funds were awarded from submissions completed by June 2002; the March 2003 and January 2004 deadlines allow the library two chances at receiving funding.

There will be a general public workshop on Friday, November 15 from 5 p.m. to 8 p.m. at the library – with pizza! They will have presentations by the architect as well as plenty of opportunities for discussion.

Dawn Merkus reviewed some of the limitations in the public areas of the existing building. There is not enough space for the collections – when new books are purchased, other books must be retired to make shelf space. When the existing building was constructed, the library had approximately 2.2 square feet per capita for the service area; today, due to population growth, that has shrunk to 0.25 square feet per capita in 2000. The goal is to have nearly 1.0 square foot per capita in 2020.

Maya Kennedy explained the Needs Assessment process, including the Library Task Force; a series of public forms in Half Moon Bay, Pescadero, and Moss Beach; and focus groups with students, parents, teachers, and other users. The library has about 600 visitors per day, but has only 60 seats – not nearly enough. The target is 178 seats. There are

currently 13 computers for network access; the goal there is 65 computers. There would be program or meeting rooms, spaces for group study, and storytelling space.

Dawn Merkus continued with various site alternatives, building design (one versus two stories), parking issues, and the needs for various library programs. The existing library is adjacent to Cunha Middle School, two blocks from Main Street, two blocks from Kelly Avenue. She then presented various conceptual alternatives on both the existing site and the expanded site. Regarding appearance, her slides illustrated a variety of building designs. She then introduced design values that can assist in evaluating alternatives.

Kathryn Slater-Carter had a series of observations about the presentation. She emphasized her belief that passive solar was an important part of any design. She also encouraged working together with other agencies involving students – will Cunha remain a middle school, for instance? Kathryn also asked about the bookmobile program. Maya Kennedy said that it will actually help the bookmobile program.

Sandy Emerson also supported passive solar designs. She questioned the need for as many more parking spaces as proposed. She was curious about the “marketing” aspect of library operation. A number of other facilities will have computer labs, as well.

Paul Perkovic followed up on the idea of multiple computer labs. There is a computer lab at Cunha; is that available for students after school? Maya Kennedy indicated that the school facilities are not currently available.

April Vargas asked about underground parking. Dawn Merkus explained that they have considered three options – fully below grade parking, partially below grade, and under-structure (but on grade) parking. Because of the mass of the proposed building, she prefers the fully below grade alternative.

Leonard Woren (El Granada) suggested that limiting parking in an attempt to cut down on people driving never works; it just frustrates the people who insist on driving. He thinks the group has done a very good job in analyzing the project and hopes that they have looked closely at parking requirements. He also thinks that duplicating space and equipment for computer labs is ridiculous. How will they be able to build a new building without closing the existing library for the duration? Maya Kennedy said the library will have to move into temporary quarters during construction.

Diane Burson (?) (Moss Beach) asked whether they have done any benchmarking with other libraries in San Mateo County. Maya Kennedy said they have looked at existing County library branches.

Rollie Wright concluded by looking at the requirements in the library bond measure. One criterion was sustainability. A second requirement was inclusion of K-12 needs in the building. They are proposing a Homework Assistance Lab to help meet this requirement. They also have included a Family Literacy Center.

Anyone who has further comments may contact Rollie Wright, Half Moon Bay Director of Parks and Recreation, at 726-8297.

2. Design Options for Devil's Slide Tunnels Portals

April Vargas gave a brief introduction to the topic, then turned the presentation over to Skip Sowko from CalTrans.

Skip Sowko said that a year ago the team started talking about what the tunnels will look like.

Terry Bulfin from HNTB presented some of the schemes that are being considered for the north and south portals. He also showed a prototype web site that will illustrate five portal options for each end of the tunnel and allow visitors to vote for their favorites.

April Vargas asked Council members their opinions of the proposed Web ballot. Sandy Emerson said she thinks most community members are more concerned about how the tunnels would function, with a minimalist portal design. Kathryn Slater-Carter seconded Sandy's selections (SP-B and NP-C, plus Railing Option D).

Javier Chavez (Chief of Architecture and Aesthetics for CalTrans) reminded us that the northbound bridge will curve to the right, with banking to the right, thus the view into the valley and Pacifica will be adequate, even with a closed rail design.

Tom Judge (Montara) gravitates towards the minimalist view, also is concerned about graffiti potential.

CalTrans will be doing a similar presentation on Wednesday, November 7, in Pacifica.

3. Midcoast Local Coastal Program Review Update

April Vargas gave a brief summary of the October 21 meeting on sensitive habitats. There was a lot of knowledgeable public comment, with several local biologists attending the meeting. More discussion is required. George Bergman will revisit this topic in February.

Kathryn Slater-Carter suggested that George Bergman may be able to put the draft sensitive habitat map up on the County web site.

Leonard Woren (El Granada) brought in a printed copy of the draft sensitive habitat map, which he offered to have community members annotate. You can contact him at 726-9647.

The next Workshop will be on November 4 at 7:30 p.m. at El Granada School, covering further discussion of residential units in the Waterfront zoning district. George Bergman also provided a revised schedule for future LCP Update workshops.

Update on Continuing Council Projects

Future Agenda

November 13, 2002

1. Developer Fee for Parks
2. CalTrans update on trail connections

The meeting was adjourned at 10:45 p.m.

Respectfully submitted by Paul Perkovic, Secretary.