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From: Paul Perkovic <perk@montara.com>  
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Community Council meeting  
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[Draft] Minutes of the 11 December 2002 Midcoast Community Council meeting

The meeting was called to order by April Vargas at 7:50 p.m.

Members present: Chuck Kozak (arrived about 9:30 p.m.), Sandy Emerson, Ric Lohman, Paul Perkovic, Kathryn Slater-Carter, April Vargas, and Karen Wilson.

Members absent: None.

#### Public Comment

John Quinlan (San Mateo Sheriffis Department) thanked April Vargas of the Council, who attended the 9th annual Youth Summit. There is a new S.T.A.R.S. program Sheriffis Team of Active Retired Seniors for community volunteers to assist with some of the safety issues, especially with the lack of school busing this year. Volunteers might also participate in CERT programs (Community Emergency Response Team). If you are interested, contact the Sheriffis Department at 363-4012.

Kathryn Slater-Carter (Montara) mentioned how to contribute to fund an additional shuttle bus. The City/County Association of Governments has also approved a grant to help with costs of school bus service.

Sandy Emerson (El Granada) explained the status of the fund raising for the acquisition of the Mirada Surf west parcel, and showed a new brochure to assist in that process.

Kathryn Slater-Carter (as President of the Montara Sanitary District Board of Directors) asked community members to participate in the California Public Utilities Commission proceedings in Docket A02-01-036, which would authorize the sale of the California assets of American Water Works to RWE Aktiengesellschaft. The Administrative Law Judge in her Proposed Decision required as a condition of transfer that California-American Water Works must divest its holding of the Montara District, which serves the communities of Montara and Moss Beach, to either the Montara Sanitary District or another local public agency.

April Vargas (Montara) gave a brief report on today's California Coastal Commission meeting. There has been a contentious issue over the selection of Chair for the coming year. This morning, Sara Wan (current Chair) surprised most of those in the audience by indicating that she would not serve another term as Chair. When nominations were opened, Mike Reilly and David Potter were nominated, and then following a 6 to 6 tie vote, neither was elected. A nominating committee was appointed and will report back at the January meeting, to which the selection of officers was continued.

#### Board of Supervisors Report

Deborah Hirst (Legislative Aide to Supervisor Rich Gordon) reported that Bill Nelson, Rich Allen, and Roxie Stone-Hoffman were appointed to the Resource Conservation District. The Task Force on implementing the Midcoast Parks and Recreation Needs Assessment is under way. There will be a swearing-in ceremony for Rose Jacobs Gibson, the new President of the Board, on Monday, January 6,

2003. The development fee proposal for parks and recreation services was postponed to the January 7, 2003 meeting.

Committee Reports

**Parks and Recreation Committee** Sandy Emerson reported that the last meeting (December 9) had a presentation from Chris Powell, who is the legislative analyst for the Golden Gate National Recreation Area. The National Park Service plan for San Mateo County has not been updated since 1980. The bulk of the meeting was devoted to considering the bike and trail connections to the Devil's Slide tunnel. Skip Sowko and other CalTrans staff indicated that they expected a pedestrian / bicycle crossing at the south tunnel portal, but at this time the details are undetermined. The committee also looked at the County's revised park development fee proposal, which is proposed to be \$0.94 per square foot. The next meeting will be Monday, January 13, 2003, at 7:30 p.m., at Three Zero Cafe at Half Moon Bay Airport.

**Planning and Zoning Committee** Paul Perkovic reported that the December 4 meeting considered a lot line adjustment related to the O'Neil open space donation; County plans to clear two creek culverts; and a Home Improvement Exemption to add an elevator to an El Granada home. Karen Wilson reported that development of the design review standards is continuing; they meet every Tuesday afternoon at the Sheriff's Substation in Moss Beach. The regularly scheduled Coastside Design Review is tomorrow, December 12, at 1:30 p.m. The next Committee meeting will be Wednesday, December 18, at 7:30 p.m., at Three Zero Cafe at Half Moon Bay Airport.

**Public Works Committee** April Vargas reported that their last meeting on December 4 continued to discuss drainage issues and also discussed possible traffic calming methods, such as dips (rather than speed bumps). The next committee meeting will be Wednesday, January 29, 2003, at 7:30 p.m. at Three Zero at Half Moon Bay Airport.

Consent Agenda

Minutes from July 17, July 24, August 14, August 28, September 25, October 9, and October 23, and November 13, 2002. Kathryn Slater-Carter moved approval of all minutes except August 14 (which were not available) with minor corrections as noted; seconded by Paul Perkovic. Approved by unanimous consent.

April Vargas moved approval of the Midcoast Park Lands Annual Report as submitted; seconded by Kathryn Slater-Carter. Approved by unanimous consent.

Regular Agenda

1. Review of proposed Coastside Design Review Criteria and Standards

Karen Wilson introduced this item, and also introduced Dennis Doherty who has assisted the Design Review Committee in drafting the proposal, to help with the discussion. There has been a broad amount of input from many community members during this process.

Dennis said that the group looked at the guidelines developed by the City of San Mateo, which adopted design standards a few years ago.

April Vargas wondered why the history of residential development on the Midcoast was struck out in the current draft. Dennis explained that the group would like to have a brief summary of the overall development patterns, but that this text was not finalized yet.

Sandy Emerson said that she would like to see the illustrations or diagrams that are proposed. Kathryn Slater-Carter responded that even though a picture is worth a thousand words, pictures are sometimes misinterpreted.

April Vargas also noticed that the language has been tightened up considerably.

Ric Lohman also supported the stronger language, such as homes shall be required to be terraced



downhill, rather than just phrasing it as a suggestion.

There was extensive discussion of whether the design standards should have mandatory requirements (ishallî) or desired guidelines (ishouldî), especially with regard to issues like windows facing neighborís windows, etc. Kathryn Slater-Carter was interested in protecting the privacy of existing homes; Dennis Doherty countered that existing conditions with mandatory requirements for new construction might make it very difficult to design a reasonable home. For instance, if an existing home has a wall with nearly continuous windows, a rule that said you could not have windows that aligned with neighboring windows would result in ruling out almost any windows for the new structure.

The proposed design standards will be the subject of the January 13, 2003, Local Coastal Program Review Workshop at the El Granada School, beginning at 7:30 p.m.

Sandy Emerson suggested having a flowchart at the beginning of the document showing the steps in the approval process, including appeals, to assist builders in understanding the process.

## 2. Midcoast Local Coastal Program Review Update

April Vargas presented this item, reporting on the November 18 workshop on the future use of the Devilís Slide Bypass right-of-way, opportunities to add coastal trail segments, and Highway 1 undercrossings. She also reported that the legislative proposal carried by Representative Tom Lantos failed in the current session, and so will have to restart the process in the next Congress. There was discussion of potential undercrossings, with an example from San Luis Obispo County, which was a very open design sharing a creek route.

Sandy Emerson discussed the increased scope of the Golden Gate National Recreation Area. Sandy also had requested that we have a brief summary of the outcome and any proposed new recommendations from each of the previous workshops.

Sandy Emerson suggested that the Council might make a recommendation that the Coastal Trail segment through Mirada Surf should have the highest priority.

Sandy Emerson moved that the Council send a letter to George Bergman requesting a summary of the workshop results so far, so that we can get a sense of what the meeting minutes reflect for the tasks already considered. Seconded by April Vargas. Approved by unanimous consent.

The next Workshop will be on January 13, 2003 at 7:30 p.m. at El Granada School, covering coastside design review standards.

## Update on Continuing Council Projects

No updates.

## Future Agenda

December 25, 2002

Decision to omit by unanimous consent (Christmas Day).

January 8, 2003

1. Annual reorganization
2. Planning for retreat
3. Design review revisited

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

Respectfully submitted by Paul Perkovic, Secretary.