

Draft Minutes of the 1/22/03 Meeting of the MidCoast Community Council

The meeting was called to order at 7:40 pm by Chair Sandy Emerson. Members Vargas, Perkovic, Lohman, Slater-Carter and Wilson were present. Member Kozak arrived late.

Public Comment

Ric Lohman urged everyone to vote online for their favorite design for the California commemorative quarter. He also announced that he will apply for the vacancy on the Coastside County Water District.

Kathryn Slater-Carter announced an article in the latest issue of the HMB Review concerning CCWD's interest in purchasing the Montara/Moss Beach water system. There will be a Public Utilities Commission hearing on an application for a rate increase by California American Water Company which will affect Montara and Moss Beach ratepayers. The meeting is on January 28 at 2:00 pm and again at 7:00 pm at the Adcock Center in Half Moon Bay.

Sandy Emerson reported the 10th Anniversary celebration for Coastside Roto-Care from 5-7:00 pm at the United Methodist Church in Half Moon Bay.

Board of Supervisors Report

Coastal liason for Supervisor Gordon, Deborah Hirst, distributed calendars on behalf of Environmental Health Division Director Dean Peterson. On January 27 at 5:00 pm at the Adcock Center in Half Moon Bay, the Park and Recreation Task Force will hold its first meeting. The P and R development fee proposal is on the Consent Agenda for the January 28 meeting of the Board of Supervisors. The issue of elephant rides available at the Cozzolino nursery on Hwy 92 will be heard by the Planning Commission. All comments regarding this issue should be sent to the Commission.

There will be a budget update at the January 28 Board meeting. There is currently a \$27 million deficit with the possibility of the loss of another \$33 million out of the yearly \$1 billion budget. The first Agricultural Summit will be held on February 28 at the Expo Center in San Mateo.

Committee Reports

Treasurer's Report: There was none.

Parks and Recreation: At their January 13 meeting, the group elected Gael Erickson as Vice Chair. The P and R development fee proposal and the Devil Slide trails connections were discussed. The next meeting will be held on February 10 at 7:30 pm at the 3-0 Cafe. The remainder of the Committee reports were moved to the end of the regular agenda. The Consent agenda was moved to the end of the Regular agenda.

Regular Agenda

8a. Midcoast Forum on New Middle School Site:

Jim Grady, Half Moon Bay City Councilmember is appearing as an individual. A text copy of the power point presentation is available at the MCC office. Jonathan Lundell, Leslie McCarthy and Tom Whiting have also worked on this presentation of issues, concerns and alternatives. Dwight Wilson of CUSD was also present. Jim explained that his personal bias is toward rebuilding Cunha as the fastest way to get a new or renovated middle school. For a detailed account of the presentation, please refer to the copy which is included with these Minutes in the public meeting binder.

Jim referenced the fact that he and Councilmember Toni Taylor have been meeting with members of the public and the school board to discuss alternatives. The questions discussed so far have been: how many acres do we really need? Can we get more acreage downtown? The vision of the project will create the strategic plan for implementing it. The purpose of these meetings is to create understanding in the community.

Dwight Wilson stated that he was speaking as an individual. There have been two meetings attended by Grady, Taylor, Wilson and Ken Jones of CUSD to reopen discussions about the middle school site. He stressed that the key work is compromise. Acknowledging strong feeling for and against Wavecrest and the existing Cunha site, he said that in his opinion, both proposals are "dead on arrival." Hew explained why 25 acres are necessary for the new school site. The 15 acre figure cited by Wavecrest opponents does not include playing fields.

Grady pledged that the City Council will investigate possible sites and move the discussion forward. Questions were taken from the audience. Joining Grady and Wilson were Lundell and Mike Ferreira, HMB City Councilperson.

Leonard Woren: The Facilities Master Plan has not yet been reviewed since the bond was passed in 1997. When will this review occur?

Wilson: "I don't know." The middle school issue should be addressed first. A new elementary school is needed in the south where the demand is being generated.

Leslie McCarthy: The top priority of the HMB Parks and Recreation Commission, of which she is Vice Chair, is to find new sports fields. Funding the new library is also essential. The cornerstone of this effort is collaboration with the school district. The library is used by middle school students and should be near the school. To clarify, she stated that fields were included in the 15 acre state recommended figure.

Wilson: PE is included in those recommendations but not other sports. The Wavecrest pod design is good because it slowly integrates 6th graders into contact with older students. The Cunha site is too cramped.

McCarthy: The Wavecrest site is no longer 25 acres. It has been reduced. What parcels of 25 acres are currently available in the near term?

Mark Groton, Moss Beach resident: The Wavecrest site was chosen after closed door meetings and no school has been built. The City Council and CUSD members should continue to meet. Is there room on this Committee for a member of the MCC? Sites farther north for a new middle school should be considered.

Ferrera: There is majority support for MCC input on this issue. The City Council is considered a building moratorium because traffic to the north of town is so severe. He stressed the importance of taking into account the traffic elements of any site under consideration. He suggested expanding Hatch, moving the district office to Cunha and doing a decreased renovation there. He reminded the group of the necessity for a Coastal Development Permit for any project. It is difficult to find a resource/sensitive habitat/endangered species-free large parcel in the area.

Lundell: The Facilities Master Plan lists two middle schools and one elementary school. Enrollment will be smaller than the FMP projects through 2020. Maybe a school in the north will be unnecessary. Perhaps Hatch can be expanded, Correct the Master Plan first. It is our road map.

Ric Lohman: Ask the community what we want. Poll the community. Signatures on the pro-Cunha petition were ignored. He favored the Podesta site because facilities could be shared with the high school. What is the process. It is a binding decision that will be made by the committee that is currently meeting (members of HMB CC and CUSD)?

Grady: Supports MCC member of Midcoast resident being included in the committee meetings. It is better to have CUSD engaged. He was disappointed that neither Dwight nor Ken Jones attended the City Council meeting where the matter was discussed. He is considering ways to engage the community – a weekend workshop – with a commitment to make progress on the results that are forthcoming.

Wilson: Get our kids in a middle school that we can all be proud of. He supports Grady's comments and welcomes MCC participation.

Slater-Carter: Thanks to everyone for attending. Suggestions to move the District Office to El Granada. Have 6th grade at Farallone View and Hatch so that only 7th and 8th grades would be at Cunha. Will there be lesser impacts?

Wilson: Where do 6th graders belong? The state recommends 6th graders at a middle school.

Jerry Laster of El Granada: Interested in the FMP review. The plan needs to be clarified and perhaps changed. How can a site be pinpointed without reviewing the FMP? This could be a legal problem. The plan could be reviewed relative to the middle school only.,

Wilson: Does not favor a separate effort for middle school for FMP review.

Karen Wilson: Are there any 25 acre parcels available?

Grady: Yes, there are two but he declined to name them. One is in HMB and one is not. Thanks to Dwight Wilson, Jerry Laster, Jonathan Lundell and Leslie McCarthy. How can the MCC be involved?

Lundell: Can a representative from the southern area of the district be included also?

Slater-Carter: There must be an overall look at the FMP. There will be financial impacts on the community.

Karen Wilson: Look at the state budget. Don't waste money by building more space than is required. How will sports fields be maintained?

Slater-Carter moved that the Council write a letter to CUSD, the City of Half Moon Bay and Supervisor Gordon recommending that 1) the Facilities Master Plan process be reviewed with a special focus on financial impacts and planning 2) this be considered in light of the ongoing Local Coastal Plan update which would in turn include the need for coordinated regional planning and addressing traffic concerns and 3) the Midcoast and south coast be given equitable representation on the committee currently meeting to discuss alternative middle school sites.

After some comments from the public, April seconded the motion and it passed unanimously. **It was agreed that Kathryn would write the letter.**

8b .MCC Annual Retreat:

Sandy noted that some changes have been made to the agenda for the retreat. Leonard Woren asked that the reactivation of the Forms of Good Government Committee be discussed. In addition, a discussion of term limits can be covered under the Bylaws Update section. Jerry Laster volunteered to assist with an update of the bylaws.

The agenda for the retreat with the recorded changes were unanimously approved. (See final copy of agenda which accompanies Minutes from that meeting in the public meeting binder.

8c. MidCoast Local Coastal Program Review Update:

At the January 13 meeting Task 6, Coastside Design Review Standards, was discussed. Approximately 20 people attended. There is a need for clarification. There was much confusion in the community regarding the standards and what they cover. More concrete examples of the principals must be provided. There will be a second meeting on this topic to be held on February 3.

Sandy suggested the inclusion of a flow chart of the permit approval process and a glossary of terms. Chuck gave updates based on a recent conversation with Project Planner George Bergman. The progress on a published Summary to Date is continuing but the document is not yet completed. More work is being done on the sensitive habitat maps. Work is continuing on an advance draft on the inconsistencies and ambiguities in the language of the current LCP. There is no update on the possibility of an election being held to determine the preferred alternative for each task.

8d. Letter from MCC P and R Committee re: MidCoast Parks and Recreation Development Fee Proposal:

Leonard Woren supported the draft as presented.

Several members drafted a motion which would retain the letter as drafted with the substitution of the words "request that" for "would like " in the final sentence of (3) and the elimination of paragraph (4) altogether. It will be replaced by :

(4) We support a provision by which fees are collected at the time when affordable housing reverts to market rate status.

(5) We request further examination of residential uses on lands zoned RMC and PAD.

There were 6 yes votes and one abstention. **Ric will revise and send the letter.**

Consent Agenda

The Minutes for the January 8, 2003 meeting only were unanimously approved.

The agenda for future meetings will be determined at the retreat.

Adjournment

The meeting was unanimously adjourned at 11:00 pm.

Respectfully submitted by Secretary April Vargas