

Minutes of the 2/26/03 Meeting of the MidCoast Community Council

The meeting was called to order at 7:39 pm by Chair Sandy Emerson. Members present were Slater-Carter, Vargas, Perkovic, Lohman, Kozak and Wilson.

Public Comment

Karen Wilson announced a fundraiser for Montara resident Alan Nelson at the American Legion Hall in Princeton on March 1 at noon. The tickets are \$15. Raffle prizes are needed. For information call Bonnie at 728-5415 or 728-5218.

Kathryn Slater-Carter reported that Worker's Compensation insurance rates are rising. She urges citizens to write to state legislators to urge reform. The Governor signed a bill instituting fixed four year terms for Coastal Commission appointees.

Sandy Emerson announced the first annual Agricultural Summit set for Friday, February 28 at 8:00 am at the San Mateo County Expo Center, 2495 Delaware St. in San Mateo. Dunn Mehler Gallery in Miramar is circulating a petition requesting the repair of Mirada Road. To sign or circulate a petition call Sandy 712-9476.

Board of Supervisors Report

Deborah Hirst was not present so there was no report. She arrived later.

Treasurer's Report

The current checking account balance is \$276.37.

Committee Reports

Parks and Recreation: There has been no meeting since the last report. Sandy organized a tour of lands for potential park sites. The findings of the tour will be reviewed and a recommendation will be made to the Parks and Recreation Task Force. The next Committee meeting is on Monday, March 10 at the 3-0 Cafe at 7:30 pm.

Planning and Zoning: The last meeting was held on February 19. The next meeting is set for March 5 at the 3-0 Cafe but may be changed to March 4 if a facility is available. Recent reviews include 277 7th St. and a project on Howells St., both in Montara.

Public Works: Three letters were sent to the County regarding PW and Planning issues. An attempt is being made to convene meetings including Kozak and Wilson from the MCC, Marcia Raines, Environmental Health Division Director, and Neil Cullen, Public Works Division Director, to coordinate efforts.

There will be meetings on Coastside Design Review Criteria on March 6 from 7:30-9:30 pm at Seton Medical Center Coastside and plan review on March 13.

Consent Agenda

Approval of the Consent Agenda was moved, seconded and unanimously carried.

Regular Agenda

8a. Status of El Granada Manufactured Home Community Issues and Actions: Lisa Ketcham, Secretary of the EGMHC Homeowners Association reported that management tried unsuccessfully to encourage homeowners to sign a lease with terms that were extremely undesirable. A \$38 or 5% increase in raise is scheduled to take effect on April 1, 2003. Rents on recently sold units are higher than other rates paid within the park. Many homes remain on the market, as yet unsold. Prices on new homes are being discounted but are still not selling. Despite this, management contends that rents are \$300 per month below market rate.

Dot Norris, Sergio Matta, and Robert Bates discussed conditions in the park including a non-functioning water treatment facility, notices in English only, poor water quality, dilapidated buildings, reduced laundry facilities, additional charges for utilities and escalating rents. Lisa showed photos of a wood eating fungus that was growing out of a wall in the exercise room even after management had replaced the wet, molding carpet and performed other repairs.

Ed McDonald, legal counsel for Kingsley Management and Nate Nelson, Kingsley account manager for the park both spoke and introduced Madison Galland, a member of the park owners' family. Nelson contended that El Granada is one of the nicest parks along the Coast and that management responds to homeowners' requests in a professional manner. He gave example of 10 improvements that have recently been made, even though not all of them had been completed as of this date. He gave his cell phone number, 801-859-8249 and invited residents and members of the Council to call him at any time with concerns.

There were questions from the Council and the public, some of which Ed McDonald forbade Nate Nelson to answer. McDonald contended that no new use permit is required and no application for permit renewal had been submitted, even though the Board of Supervisors directed management to so apply.

Concern was expressed about a water sample presented by one homeowner to the Council for inspection. Kathryn moved and Ric seconded a motion for the Council to write two letters; one to the Board of Supervisors urging that they assist in the sale of the park to a non-profit corporation without further enhancements, freeze rents to avoid the April 1 proposed increase and advocate on behalf of the homeowners to settle longstanding management and maintenance issues and the second to the Department of Health Services, requesting that an investigation be done into the water quality and level of safety at the park. The motion carried unanimously. Chuck and Karen will write the letters.

8b. Discussion of Request for MCC Resolution on the USA Patriot Act: Half Moon Bay resident Shari Deghi gave a presentation about the Patriot Act and the potential it has to severely limit Constitutionally-guaranteed freedoms. Sandy reviewed the Bylaws to determine whether a discussion on the topic with possible Council action would be consistent with the Council's stated purpose and mission. No conclusion was reached at that time.

Pat Gray, Steven Friedman, George Cattermole, Evangeline Nix, Leonard Woren, Jonathan Lundell, Don Johnson, Danny Moses and Peggy Ruus all urged the Council to pass a resolution in opposition to the parts of the Act which may violate Constitutional rights. Deborah Hirst invited constituents to contact her with comments at 650-599-1013. Supervisor Gordon has asked her to research the Patriot Act and resolutions that have been passed by other jurisdictions.

No members of the public spoke in favor of the Patriot Act, as written. After much discussion, it was decided that this issue will be brought back before the Council at the March 12 meeting after members have been provided with copies of the Act, in its entirety, to review. Chuck will research resolutions passed elsewhere.

8c. Tunnels Report Phase 2: The Aesthetics Committee Report for the Devil's Slide Tunnels Project will be ready for public review at the end of March. The MCC will host a presentation by Caltrans and design consultants HNTB on March 26. Discussions on the fill and disposal site are ongoing. To facilitate the identification of an alternate disposal site, the Council should urge the City of Pacifica to evaluate the possibility of using the fill materials for a restoration project near the wastewater treatment facility at Calera Creek.

Keith Mangold of El Granada was adamant that there should be a prohibition against any dumping of tunnel spoils into the seasonal depression, which he contends is a wetland. Sandy expressed disappointment that so much time was spent on portal color and design and relatively little time was spent on trail connections. April explained that there are multiple agencies who must work cooperatively to finalize trail plans. While discussions continue, no final plan has emerged.

Ric moved and Kathryn seconded a motion directing the MCC to write a letter to the Board of Supervisors recommending the prohibition of any fill from being deposited at the disposal site currently included in the environmental document which has been approved by the Federal Highway Administration. Caltrans will receive a copy of this correspondence. The vote was 5 in favor with April voting no and Sandy abstaining. Chuck will write the letter.

8d. MidCoast Local Coastal Program Review Update: Due to lack of time, this item was continued until the March 12 meeting.

8e. CUSD-MCC Committee on Middle School Site: The Council unanimously named Karen and Kathryn to represent the MCC on this committee and supports the addition of Jonathan Lundell as a representative from the southern part of the district.

Adjournment

The meeting was adjourned at 11:00pm.

Respectfully submitted by Secretary April Vargas