

Minutes of the 3/12/03 Meeting of the MidCoast Community Council

The meeting was called to order by Chair Sandy Emerson at 7:45pm. Members present were Slater-Carter, Vargas, Perkovic, Lohman, Kozak and Wilson.

Public Comment

April spoke briefly about her experiences as Principal for A Day at Farallone View School. It was a positive experience. Jan Tiura of Moss Beach announced a candlelight vigil for peace to be held at Mac Dutra Park in Half Moon Bay on March 16 at 7:00 pm.

Kathryn moved that an emergency item be added to the agenda concerning the El Granada Manufactured Home Community. the Board of Supervisors will hear this item again on March 25. April seconded the motion and it passed unanimously.

Board of Supervisors Report

Deborah Hirst, Legislative Aide for Supervisor Rich Gordon, reported that their March 11 meeting, the Board unanimously voted to continue the efforts of the County Counsel/Real Property team that has been working to facilitate a sale of the El Granada Manufactured Home Community to a non-profit corporation, consider the option of eminent domain, request information on rent stabilization ordinances, request an updated affordability analysis of housing in the park and consider an urgency ordinance to adopt new mobile home park regulations in the unincorporated area. In response to a request made by the Council at our retreat, Deborah announced that Miruni Soosaipillai, of the County Counsel's office, will be available to attend MCC meetings when necessary and advise the Council on legal issues. A formal letter will be forthcoming.

Treasurer's Report

The current checking account balance is \$276.37. Treasurer Perkovic is in the midst of opening a new account to handle County funds disbursed directly to the MCC. Routine expenses will still be paid by the County but discretionary funds will deposited in the new account. These funds must not be comingled with existing MCC funds generated within the community.

Committee Reports

Parks and Recreation: The last meeting was held on March 10. The Committee organized project plans for the year with timelines and specific tasks for Committee members. Fifteen potential park sites will be prioritized, Safe Crossings for Highway One will be pursued at four points along the highway: 2nd St. and 16th St. in Montara, California Ave. in Moss Beach, and the area near Surfers' Beach in El Granada. Jim Washington will lead this effort. Carl May will continue work on the Coastal Trail and specific links through the MidCoast to be presented to the County Trails Committee for adoption. Ric will focus on beach and creek clean-up with Save Our Shores and Surfrider Foundation as partners. The next meeting will be held on April 14 at 7:30 pm at the 3-0 Cafe. Sandy gave an update on the Mirada Surf acquisition. There is still about \$1 million to raise. There has been a deadline extension until September 2003. The San Francisco Regional Office of California State Parks has been closed down. Regional

matters will now be handled through Sacramento. There are local offices in Half Moon Bay and Ano Nuevo. The next meeting of the Parks and Recreation Task Force is set for March 17 from 5:00 until 7:00 pm at the El Granada School library. Funding options will be discussed.

Planning and Zoning: Home Improvement Exemptions were reviewed at the last meeting held on March 5. There was a brief discussion of Public Works issues. The next meeting will be on March 19 at 7:30 pm at the 3-0 Cafe.

Public Works: Karen and Chuck met with Marcia Raines, Director of Environmental Health Division, and Neil Cullen, Director of Public Works, and Deborah Hirst. The MCC must prioritize drainage projects, traffic control locations, and begin work on changing the road standards within the existing Community Plan. There is no meeting scheduled at this time. The next meeting of the Coastside Design Review is set for 1:00 pm on Thursday, March 13. Pre-review will continue from 1:00 until 3:00 pm and Plan Review will begin at 3:00. The next meeting for the formulation of Coastside Design Review Standards will be held on March 27 from 7:30 until 9:30 pm at Seton Medical Center Coastside.

Consent Agenda

Ric moved to accept the Minutes from 1/22/03 and 2/01/03. Paul seconded and the motion passed unanimously.

Regular Agenda

8.a. MidCoast Local Coastal Program Review Update: The Workshop on March 3 covered Tasks 20 and 21, LCP policy conflicts and ambiguities and MidCoast related responsibilities assigned to the County by the Local Coastal Program.

PAD and RMCZ lands were discussed with emphasis on differences in development densities depending upon which side of the urban/rural boundary the property is located. Regardless of urban or rural location, all development on PAD and RMCZ parcels should be sited to cause the least visual impact. Wells were discussed in an effort to determine whether LCP regulations were meant to apply to individual domestic wells or just wells owned by utility service providers. The terms LCP land use map and land use map were used interchangeably. This needs to be reconciled. Language in the oil and gas drilling section needs to be changed and there are other linguistic irregularities.

Under Task 21, 14 areas of responsibility were identified. Staff feels that 10 of these have been met. The MCC may not agree. Consider the monitoring of wells, Phase II of the MidCoast Aquifer Study may require over two years to complete. In the meantime, more domestic wells are being approved. On April 9 Planning Administrator Terry Burnes will address us regarding the study.

Regarding Design Review criteria, there are three more community meetings planned to receive input. Karen has been meeting privately with members of the building community who have questions. She invites calls of inquiry at 728-3292.

Leonard Woren had comments about the importance of including portions of the Coastal Act within the LCP. He will bring specific language from the City of Half Moon Bay's LCP to

substantiate his points. Regarding run-off controls, Task 17, Kathryn suggested that accompanying construction projects, paving and the creation of impervious services should be limited based on soils analysis, slope of the lot and the amount of drainage that the lot can absorb.

Sandy suggested coordinating the MCC's review and comment process with that of the City of Half Moon Bay. She suggested reexamination of the letter that the City submitted to the County at the start of the public workshop process last year. All task reports should be completed by March 31. Outstanding tasks will be emailed to Councilmembers who will take responsibility for completing comments on the task or tasks of their choice.

Ric wants to pursue meetings with the Supervisors regarding the possibility of vote on the final recommendations. Kathryn seeks a presentation by the City of Half Moon Bay to the MCC sometime in the month of April.

8.b. Discussion of Request for MidCoast Community Council Resolution on the USA Patriot Act: Jo Chamberlain of Half Moon Bay announced a Teach In on the Patriot Act on Thursday, March 20, from 7:00-9:00 pm at the Ted Adcock Center in Half Moon Bay. Jo, Leonard Woren, Michael Seidel, Shari Deghi, Jonathan Lundell, Don Johnson and Al Melear all spoke in favor of a resolution from the Council which would oppose sections of the Act which are believed to be unconstitutional.

Karen felt that the MCC does not have the authority to take a position on this issue. Perk supported the draft resolution submitted by Chuck, based in large part, on a similar resolution presented in the City of Sonoma. Chuck also supported that draft with the addition of two paragraphs suggested by Don Johnson. April supported the second draft with Chuck's additions. Ric supported elements from each of the two drafts and favors specific directives to the County to notify citizens of actions taken to comply with the Act. Kathryn did not believe that the Council should take a position on this issue. She does not favor throwing the whole Act out because of some bad passages. She feels that the Supreme Court should decide the constitutional questions that have been raised.

Chuck moved that the Council adopt the second draft resolution with corrections as needed and with the addition of two paragraphs suggested by Don Johnson at the bottom of the first page. Additional language would encourage boards, councils and municipalities in San Mateo County to pass similar resolutions. This will be sent as a recommendation to the Board of Supervisors. In addition, a follow-up letter will be sent to the Board which offers suggestions for ways in which the County can implement the components of the resolution. This letter will be finalized at the March 26 meeting. Ric Seconded the motion and it passed by a vote of 5 yes, Kathryn voting no and Karen abstaining.

8.c. Review and Possible Comment on PLN 2001-00462 (Miller): Kathryn moved and seconded a motion that Karen will attend the Planning Commission hearing on March 26 and articulate the concerns from the Planning and Zoning Committee's January 26, 2003 letter regarding this project. She will make it clear that the Council is not an appellant but believes that key issues must be considered before allowing decks to be added to this house. The motion passed unanimously.

8.d. Update and Possible Action on the El Granada Manufactured Home Community: Kathryn moved and April seconded a motion directing the Council to write a letter to the Board of Supervisors in support of the homeowners. The Council supports:

the continued efforts of the County Counsel/Real Property group working to facilitate the sale of the property to a non-profit corporation,

the inclusion of representatives from the Homeowners Association in the process of addressing management and maintenance issues,

the adoption of an emergency county-wide ordinance for mobile homes in the unincorporated area

a rent freeze to stop the proposed rent increase on April 1,

the County's continuing awareness that they can exercise the power of eminent domain to force a sale of the property should the owners be unwilling to negotiate in good faith

April will write the letter.

Future Agenda

For March 26:

Devils Slide Tunnels Project Phase II Report Presentation

Patriot Act Implementation Letter

LCP Review

Adjournment

The meeting was adjourned at 10:55 pm.

Respectfully submitted by Secretary April Vargas.