

Minutes of the June 11 Meeting of the MidCoast Community Council

2003

Chair Sandy Emerson called the meeting to order at 7:40 pm. Directors present were Slater-Carter, Vargas, Perkovic, Kozak, and Wilson. Lohman arrived at 7:50 pm.

Public Comment

Leonard Woren announced a June 19 meeting of the Granada Sanitary District at which the Seacoast Disposal trash contract rate hike will be discussed. Lisa Ketcham, Secretary of the El Granada Manufactured Home Community Homeowner's Association announced that the park owners had been granted a business license. On August 1, there will be an 8.7% rent increase. The first 7 units of water, once provided free of charge, will no longer be included in the rental fee. There will be an additional 10% raise on resale units. There is yet another rent increase due to take effect in April, 2004.

Lt. Quinlan announced that the harbor area will be evacuated tomorrow (6/12) between 10 am and noon for disposal of a WW II torpedo that was discovered in the harbor waters. There is no detonation device on this ordnance but it will be destroyed in the ocean outside the boundaries of the Monterey Bay Marine Sanctuary. Call the Sheriff's substation at 573-2876 for more information.

Mike Ferreira, Councilmember of the City of Half Moon Bay, announced that the Hwy 92 project is moving forward. The Public Works Department is looking at funding as there is a \$5- \$7 million funding gap and there will be no money from the State. The project will need to be redesigned to keep it within budget. A compromise is being sought to get the project underway as soon as possible.

Kathryn Slater-Carter thanked the 45 Sheriff's deputies who attended the Cunha benefit party without pay, as a public service. The Montara Sanitary District purchase of the water system from CalAm has been completed for \$11 million, which includes an additional \$97 thousand in assets that were not part of the original negotiations. The Montara Sanitary District is therefore pleased with the final terms of the purchase. Escrow will close on August 1. This will avert a scheduled 25% rate increase as well as an additional 43% increase that was approved 18 months ago.

Ric Lohman reported on concerns about commercial signs on Hwy 92 advertising real estate and a new subdivision. These may violate regulations against signs along scenic highways in the Coastal Zone.

April Vargas announced that the Midpeninsula Regional Open Space District Board voted unanimously on June 5 to apply to the Local Agency Formation Commission of San Mateo County to annex the coast. Martha Poyatos of LAFCo will organize two informational meetings about the LAFCo process to be held in the MidCoast/Half Moon Bay and Southcoast areas over the summer.

Ric announced an item that had come to his attention after the meeting agenda had been posted. It concerns the creation of a community park off Sewage Plant Road. He moved that it be added to the evening's agenda as an emergency item. Kathryn seconded the motion and it passed unanimously.

Board of Supervisors Report

Deborah Hirst, Legislative Aide for Supervisor Gordon, announced the grand opening of Canyon Oaks, a mental health treatment facility for youth, on Tuesday, June 17, from 4-6 pm at 400 Edmunds Road, off Edgewood Road, in Redwood City. In an effort to balance the budget, the county will reduce services, raise some fees and use \$20 million from their reserve fund. The County will allocate funds to complete the purchase of the western parcel of the Mirada Surf property in time for the July 31 deadline. Audiotapes of Board meetings are available from Ashnita Narayan in the County Manager's office for \$3 each. Supervisor Gordon's understanding of the purpose of the LCP update is that it will revise the buildout numbers downward and decrease the number of units constructed each year. **Deborah was asked to give the Council a memo from the Supervisor stating these assumptions in writing.**

Consent Agenda

With one correction, Paul moved approval of the May 28 minutes, Ric seconded and the motion carried unanimously.

Regular Agenda

8a. MidCoast Local Coastal Program Update Review – Sandy summarized the Tasks completed thus far. She will place a draft of Task 22 on the Council website. She asked April to submit an electronic version of Task 21. More information may be added to each Task prior to its formal discussion before the Planning Commission.

Task 1 – The final build-out number is 6733 residential units. This does not include any future residential uses added within other zoning districts, however. This buildout calculation was made according to existing LCP policy, assuming that current uses in current zoning districts are those that are appropriate.

Without the merger of substandard lots in common ownership, the build-out number will increase to 7472 units, or approximately 20,000 + population, representing an 11% increase over current buildout. Non-permitted second units may constitute up to 200 additional uncounted units, with 500 more in existence at final buildout. How will these second units be factored in? Development density must be protective of coastal resources. Are there adequate resources to support buildout as it is currently calculated?

Paul suggested including the residential unit numbers out of the certified LCP. List the growth projections from 1980 (when current LCP was certified.) A table with numbers representing no mergers of substandard lots and additional residential uses in other

zoning districts should be devised. This would be the "worst case scenario." George Bergman will calculate the total if the maximum number of units in each zoning district were to be built.

Leonard Woren commented that State law mandates that the zoning must fit the General Plan. The General Plan is determined first. He does not favor any residential uses in other than residential zoning districts. The HMB proportionality rule should be adopted to eliminate the financial incentive for building on substandard lots.

Mike Ferreira suggested that the County no longer look at buildout as the maximum achievable number but as a 20 year planning window. HMB is incorporating this concept into their LCP update.

Paul suggested asking George for a breakdown by zoning district and community of the numbers of units using the currently revised buildout numbers. **There was unanimous approval for the concepts discussed. It was suggested that Council recommendations for each Task reinforce the policy of restricting any additional increases in residential development.**

Task 2 – There was agreement with the revised recommendations.

Task 3 – It was suggested that the Council recommend a policy of self-sufficiency. We do not support degradation of resources; community parks, schools, roads are required at buildout. The current hydrological study being conducted by the County is missing data on the cone of interference for wells. Because of the shortfall of water supply in Montara and Moss Beach, there is the implication that water will be supplied from some other location to serve the population at buildout. How will the shortfall be specifically addressed?

Task 4 – A 1% growth rate would equal 37 units per year. A 1 1/2% growth rate would equal 56 units per year and a 2% rate would equal 74 units per year. Once a rate has been set, reevaluate the infrastructural improvements and allow more permits per year if improvements have been sufficient to support that increase. Include Coastal Commission language regarding reducing the growth rate (no citation given for this.) The historic growth rate – 50 to 60 units per year – could be used as a cap. This requires further discussion. Three possible numbers:

1. Number based on infrastructure with historic number as a cap.
2. 1% growth rate with historic number as a cap.
3. Historic number each year.

Include HMB comments on this Task. Leonard Woren urged the Council not to use a yearly percentage because the number will increase each year. He suggested a percentage of the lots yet to be developed, which would cause the number to decline each year. Mike Ferreira again stated that traffic and a 20-year planning horizon should be used as the basis of the recommendation for this Task.

The remainder of this agenda item was deferred to a subsequent Special Meeting or to the end of this meeting if time permits.

8b. Review of MCC Position on the CCWD Pipeline Expansion – Ric needs bullet points for his letter to the Coastal Commission regarding this issue. The Commission is scheduled to hear this in July. There were no official minutes taken at the meeting attended by CC staff, members of the HMB City Council, SM Co Supervisor Rich Gordon and SM Co Planning Administrator Terry Burnes. A suggested MCC position would be to support the 16” diameter pipe for fire safety with limits for residential connections:

1. Finalize the number of Phase I connection sold but unused: 900-1400 residential. What are the actual numbers? There are approximately 800 in HMB and 500 in the MidCoast.

2. Finalize the number of Phase I connections available for Priority uses. Is it 495?

3. 1300 connections will be needed in the next 20 years for buildout.

4. Phase I connections are already subscribed. After these are all used, require that the District come back to the CC with a new CDP application.

5. Approval of the 16” pipeline is intended to serve Phase I only. Include discussion of buildout rate from the LCP Review.

6. Require a new CDP for each additional pump to be installed.

7. Private wells should be counted against the Phase I connection number. Emergency connections must be reserved for wells that fail or become contaminated or otherwise inoperable.

In MCC letter, do not concede that the fire safety issue will be one of compelling concern for the CC.

Sandy moved including all 5 comments in the letter as conditions for the project approval with the sixth item included as an issue of concern. Chuck seconded the motion and it passed with 6 yes votes and one no vote from Kathryn. She will write a minority opinion.

8d. Community Park off Bev Cunha Country Road (aka Sewage Plant Road). **Sandy moved and Paul seconded the motion that Sandy will write a letter for the MCC in support of HMB Park and Recreation Dept.’s proposal for soccer fields and picnic grounds on the site described. An updated EIR will be required. The motion was unanimously passed.**

8a. Continued – **Sandy proposed a Special Meeting of the MCC on June 16 to further the discussion of the Tasks and MCC recommendations for the LCP Review. She will try to secure the Sheriff's Substation in Moss Beach for a 6:00 pm start time. Sandy moved, Chuck seconded and the motion was passed unanimously.**

8c. Update on implications of State Assembly Bill 1866 on second Dwelling Units – Paul reviewed the issue. Although the ministerial review process would not supercede the Coastal Act, public hearings for the construction of second units would not be required. Such hearings would not be forbidden, however. Because San Mateo County has an ordinance in place which oversees second units, the July 1 deadline specified in the bill is not as critical. An amnesty program should be enacted to assist in determining the number of second units already in existence.

The County's regulations for second units are quite generous. They can be a maximum of 1500 square feet or 30% of the size of the primary unit. Parking requirements are not stringent. New design review criteria, once adopted, will apply to second units. **A square footage/parking ratio was suggested.**

Future Agenda Items

June 25

1. Resolution thanking the County for allocating the funds to purchase the western parcel of Mirada Surf.
2. Letter to the Board of Supervisors asking that they add the issue of a vote on the LCP amendments to one of their upcoming agendas.
3. Review and respond to the requests from the Registrar of Voters regarding Campaign Statements and other election-related matters.

Adjournment

The meeting was unanimously adjourned at 11:00 pm.

Respectfully submitted by Secretary April Vargas.