

Minutes of the 07/09/03 Meeting of the MidCoast Community Council

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

Public Comment

Lisa Ketcham, Secretary of the El Granada Manufactured Home Community Home Owners Association, reported that the Board of Supervisors would hear an appeal of the business license approval for the owner of the park. The hearing will be held on July 15 at 10:00 am. There continue to be health and safety issues at the park to which management is negligently unresponsive. An 8.7% rent increase is scheduled to go into effect on August 1 if the license is granted. Over 10% of the homes in the park are now for sale.

Sandy Emerson reported that she had attended a meeting of the Coastal Conservancy. A program which names the 101 Critical Coastal areas was discussed. The Fitzgerald Marine Reserve is designated #29. Four sites will be chosen for stream monitoring. Survey forms can be completed to vote for the top 4 sites.

Ric Lohman announced that Coastside County Water District was scheduled to discuss the LCP Review but the topic was not covered at their meeting. They suggested that the MCC copy them on all of our communications regarding the LCP update. Ric presented the consensus position on the pipeline expansion. If the Coastal Commission schedules a hearing on this issue for their August meeting, CCWD will call a special meeting which Ric urges everyone to attend. Regarding a request from Big Wave LLC to have their Princeton property annexed into the CCWD district, the water district passed the request back to the property owners, saying that it is a very complex issue that is subject to LAFCo regulations. The property owners may submit a formal recommendation to CCWD for consideration in the future. Kathryn said that Montara Sanitary District is looking into the situation because the subject property is within the boundaries of the current CalAm water district (soon to be Montara Water and Sewer District) but not within the boundaries of MSD.

Board of Supervisors Report

Deborah Hirst, Legislative Aide for Supervisor Rich Gordon, discussed the upcoming appeal of the EBMHC business license (see Public Comment above). Withdrawal of the business license may have negative consequences for the residents. She distributed answers to the MCC's questions about the Transportation Authority, discussed at the last meeting. At TA meetings, Supervisor Gordon has brought up safe crossings for Highway 1 and a multi-modal trail parallel to Highway 1 as potential improvement projects. There are currently openings on the TA Citizens Advisory Committee. The Committee meets once a month and applications are available through the TA website.

The Committee reports were postponed to the end of the meeting, if time permits.

Consent Agenda

Ric moved approval of the Consent Agenda, which was amended to include the minutes from the June 11 meeting only. Sandy seconded and the motion passed with 5 yes votes and an abstention from Karen, who had not read the document.

Regular Agenda

8a. Well Density in Montara: There are currently 347 private wells in Montara and Moss Beach. The County records reflect only half this number. Al MacMorres lives at 321 14th St. at Farallone in Montara. He reported that a house at 711 Etheldore in Moss Beach has run out of well water and cannot hook up to the municipal system. He is concerned that the water supply is not sufficient for the number of wells that continue to be approved. In his neighborhood alone, there is the potential for 6 wells to be located in a radius of just 100 feet. He is appealing a well approval for a well next to his home. He discussed hydrology reports which cite high chloride content is groundwater in the lower terrace areas. He is concerned about salt-water intrusion and inadequate recharge rates.

The file number on the appeal is PLN 2001-00681. He urges that community members fax their concerns to planner Olivia Sun at 363-4849. His phone number is 728-7513 and his email address is macmorres@earthlink.net He urges the Council to contact Supervisor Gordon about this matter and is concerned about why the current aquifer study being conducted by the County does not include a study of cones of interference, or how wells in close proximity affect each other. Montara resident Paul Leger and El Granada resident Leonard Worsen expressed concerns about the lack of updated County information on the number of wells in existence currently.

Ric recounted another well failure in El Granada. He urged that the extensive list of wells be shown to the County because theirs is incomplete. A well study in Half Moon Bay of Pilarcitos Creek does include a cone of interference component. The County should include this in their current study.

Chuck moved that the MCC write a letter to the Board of Supervisors and Director of Environmental Services describing the wells that are unaccounted for on their lists, the cumulative effects of so many private wells, the discrepancies in the Phase I report on the study and earlier comments from the Planning and Zoning Committee regarding the appealed project can be included. Cone of interference should be studied in Phase II of the study, wells should be double-tested and surface subsidence as a result of water withdrawal should also be studied. Surrounding some of the CalAm wells, the surface of the ground has dropped. Ours is the only community in the US with this density of wells. Ric seconded the motion and it passed unanimously.

8b. Proposal for Rezoning for the Montalto-Patterson Property: the property is located at 347 Mirada Road in Miramar. The owners support a modification to the zoning line that would allow moving the commercial zoning 25 feet deeper into the lot. This would allow for the operation of a business on the property which is currently being hampered by the existing zoning. The house is located on the commercial portion of the property restricting the size of the events that can be held in the garden area. A temporary use permit is allowing the business to continue and a use permit will continue to be required, regardless of any zoning changes.

There are already 23 conditions on the use permit and the events are limited to 50 guests occupying the commercial portion of the area only. Events are allowed only when the nearby Bach Dancing and Dynamite Society is not having an event so that the parking lot there can be used by Montalto-Patterson event guests. Neighbor Salvatore Meola lives at 151 Medio and objects to event parking on Medio Ave. and noise from the events. A total of 4 neighbors have complained. Neighbors Frank Heddington and Deidre Mueller, Salvatore's wife, also spoke. They are willing to accept the business use if the owners abide by the use permit conditions imposed by the County.

Paul urged that an accommodation be made to satisfy the needs of all interested parties. Sandy and Kathryn both support the Montalto-Patterson's Proposal #2, which represents a rezoning plan that does not allow the commercial zone to intrude into the surrounding residential area.

Kathryn moved that the Council send a letter to the Planning Dept. supporting Proposal #2 and accepting the temporary use permit conditions as permanent on the commercial portion of the property only. April amended the motion to include the restriction that only 5 cars can be parked on the property and that Medio Ave. will not be used for event parking. Chuck seconded the motion and it passed with 6 yes votes and one abstention by Ric, who had to recuse himself due to the geographical proximity of his home to the property under discussion.

8c. Design Review Standards: Committee Responsibilities and Latest Changes: Community members of the Committee urge the architects should listen to them regarding community character. The MCC should emphasize strongly worded Design Review guidelines and community character is more important than just numeric design standards.

Jim Rudolph, the Moss Beach Community representative has issues with the architects. There are no adopted Design Review standards to reference in response to community concerns when decisions are being made. He urges that the Design Review Standards drafted by the Committee be adopted. Until this occurs, the Committee should use the Community Design Review Manual as the basis for their decision-making. **The Community Plan should be used as a baseline. LCP sections 1.5a, Chapter 8 of the Community Plan, LCP sections 8.12 a,b,c and 8.13 and Chapter 28.1 of the Coastal Act should be submitted to the Committee. If the architects do not visit the projects sites, they should not rule on the projects. If any member of the Committee is**

lobbied on a project, this must be disclosed prior to discussion of the item. April moved that these recommendations/documents be provided to the Committee. Sandy seconded the motion and it passed unanimously. Sandy made a second motion that the MCC write a letter to the Planning Commission, the Planning Department and the Board of Supervisors articulating the many concerns of the Council regarding the Design Review Committee, the review process, and the state of the current standards. Chuck seconded the motion and it passed unanimously.

8d. Midcoast Local Coastal Program Update Review: We still need a write-up on Task 20. Chuck is responsible for this. We may have additional comments on all of the Tasks as they are presented to the Planning Commission. Sandy will write the cover letter to the MCC recommendations. In the discussion of Tasks 13 and 14, the majority supported but the height limits but April opposed them. It was agreed that the Caltrans Devil's Slide bypass right of way be rezoned COSC without residential uses, even with a use permit.

8e. Emerson Resignation and Election of Officers: The Council accepted Sandy's resignation and accepted her offer to continue to serve on the Park and Recreation Task Force and the Fitzgerald Marine Reserve Technical Advisory Committee. **It was moved by Kathryn that Paul become Chair and Ric assume the Treasurer's duties. Kathryn will retain her position as Vice Chair. Karen seconded the motion and it passed unanimously.**

Adjournment

The meeting was unanimously adjourned at 11:00 pm.
Respectfully submitted by Secretary April Vargas.