

Draft Minutes of the 10/08/03 Meeting of the Midcoast Community Council

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

Public Comment

There was none.

Review of Agenda

An urgency item was added on trees and the Consent Agenda was corrected to reflect accurate dates for the Minutes to be approved. The resolution of thanks was removed.

Board of Supervisors Report

A stop work notice has been placed on a project where many trees were illegally removed. An after the fact tree removal permit Coastal Development Permit and an erosion control plan developed by a geotechnical consultant will be required. No permits had been issued on the project.

Oscar Braun has appealed the decision on the Cozzolino exotic animal application. This may be inappropriate because he is not the applicant. The results from the Half Moon Bay Library grant request will be known in October. The County and the City will split the costs of the project not covered by the grant.

Perk announced that this will be the last regularly scheduled Council meeting in 2003. MCC meetings have been cancelled to accommodate Planning Commission meetings being held on the Coast.

Consent Agenda

This was considered at the end of the meeting.

Regular Agenda

9a. Brief presentation from Supervisor Rich Gordon's office on HEAT-SMC, the Housing Endowment and Trust of San Mateo County: Yaiway Yeh, legislative aide for Supervisor Gordon outlined the program. It will be a Joint Powers Agreement among all the County and all of the cities who vote to participate. There will be a Board of Directors of 21 members; 9 from the cities, two members of the BoS and 10 at large representatives. Funds for administration will come from the participating cities. This will be a programmatic fund to finance affordable housing projects. The Board does not decide on the locations of projects only which projects will be funded.

9c. Coastside Design Review Process (this item taken out of order): Three points were raised in the discussion:

1. There is disparity between the standards used by the architects and the community members to evaluate projects and architects do not visit project sites.
2. Should the Board of Supervisors be asked to hear the revised Design Review standards now so that they can be adopted by the Coastal Commission as soon as possible?
3. Because El Granada currently has no community representative, should the MCC support a provision that will allow a representative from another community to review El Granada projects on a temporary basis?

Karen has asked County Counsel if this temporary personnel proposal is legal. She has asked Supervisor Gordon about fast-tracking the Board's consideration of the revised design review standards. Karen suggested that the Council support the fast-tracking, request an opinion from County Counsel regarding Committee volunteers, begin an outreach program to recruit more Committee volunteers and recommend a mandatory meeting between County Council and each new Committee member to review existing guidelines and procedures.

Leonard Woren commented that he supported allowing members from other communities to review El Granada projects and that the architects should not be permitted to outvote the community representatives.

Charlie Gardner of Montara asked why there is a problem if applicants use approved design guidelines and follows the LCP.

Gael Erickson suggested that a job description for service on the Design Review Committee should be a component of the outreach effort.

Kathryn moved to adopt Karen's recommendations, including Gael's suggestion. During orientation meetings between County Counsel and new Committee members, a list of pertinent documents, the Local Coastal Program, Coastside Design Review Manual and Montara, Moss Beach, El Granada Community Plan should be given to the new Committee members. Chuck seconded the motion and it passed unanimously.

9d. Termination of Point Montara Fire Protection District Contract with Half Moon Bay: Board member Gary Riddell went over several grievances, among them charges levied for overtime pay for phantom firefighters. There are management issues requiring further investigation. David Hoslyik of El Granada reviewed allegations against Fire Chief Ashe. Both Ed Carter and Bob Ptacek of Montara said that the Pt. Montara Board has no standing to be involved in Half Moon Bay personnel matters and that there will be costs associated with terminating the contract between the two fire protection districts. Gary

Riddell invited members of the public to attend Pt. Montara meetings on the second Tuesday of each month at 7:30 pm at Seton Medical Center Coastside. He is pointing out discrepancies, not making accusations.

9b. Presentation by Caltrans on the revised Devil's Slide Tunnel and bridge rail designs: Skip Sowko and other project staff from Caltrans gave an overview of the revised designs. The Operations and Maintenance Center has been repositioned to avoid the seasonal wetland. The south rock cut and pad for the OMC building are planned for a summer 2004 start date. Completion is planned for sometime in 2008. The public will have an opportunity to comment at the Planning Commission meeting to consider the application for a Coastal Development Permit for the project. Wetland restoration projects for mitigation of project impacts were also discussed.

Keith Mangold of El Granada said he is pleased that the seasonal wetland will not be disturbed.

Kathryn said that the revisions were major improvements to the project .. Because the designs will not become dated they will provide a long-term benefit to the community. The faux rockwork on Highway 92 is aging quite well.

Karen stated that she likes the proposed rock option for the South Portal but recommends that the OMC be darker in color; deep green or olive is more appropriate than orange.

Ric commented that Caltrans had done a good job reducing the amount of fill. Karen moved that the Council write a letter to Caltrans stating our preference for the Option A portal designs, and suggesting the color palette for the OMC building. Ric seconded the motion and it passed unanimously.

9f. Emergency Tree Issue: A subcommittee of Kathryn, Karen and Chuck will work on the tree violation, drafting a letter addressing building permit violations as well as the tree cutting violations.

Consent Agenda

The Minutes were approved unanimously.

9e. Midcoast Local Coastal Program Update Review: The Planning and Zoning Committee will handle this issue.

Adjournment

The meeting was unanimously adjourned at 11:02 pm.

Respectfully submitted by Secretary April Vargas.