

Draft Minutes of October 11, 2000 meeting of the MidCoast Community Council

**Meeting called to order at 7:30 PM.** Councilmembers Joe Gore (Vice Chair), Chuck Kozak (Secretary), Ric Lohman, Laura Stein, and April Vargas (Chair) present. Councilmember Paul Perkovic (Treasurer) was absent.

**Public Comment:**

Councilmember Kozak thanked Sara Bassler, Judy Esenwein, Mary Hobbs and April Vargas for helping with the MCC booth at the recent Coastsides Chili Cookoff. MidCoast Community Chili took second place. Mention was made that the sponsoring Coastsides Opportunity Center is a worthy organization to support, and that maybe the Council should consider participation in their upcoming holiday season Adopt-A-Family program.

Councilmember Lohman announced that the MCC Volunteer Appreciation party was now scheduled for Tuesday, November 14th, at the Distillery restaurant, and thanked owner John Barbour for supplying the room.

**Minutes:** Councilmember Lohman moved adoption of the minutes of the September 27, 2000 Councilmember Gore seconded. Motion passed 5-0.

**Treasurer's Report:** No change since last meeting.

**Parks & Recreation Committee:** Committee Chair Perkovic was not in attendance to give the report. Council Chair April Vargas reported on the item before the SMCo Board of Supervisors on October 24 to recommend the shift of the boundaries of the two National Marine Sanctuaries so that San Mateo County Coast would be in the Gulf of the Farallones Sanctuary, instead of the Monterey Bay Sanctuary. April also noted a letter of thanks from the organizers of the recent XTerra triathlon event. Details at [www.xterra.net](http://www.xterra.net).

Next meeting of the Parks & Recreation Committee will be Monday, November 6, 2000 at 7:30 PM at the 3-0 cafe at the HMB Airport.

**Planning & Zoning Committee:** Committee Chair Chuck Kozak presented information on the upcoming workshops on the Midpeninsula Regional Open Space District plan to annex the San Mateo coastal area.

Four letters from the P&Z Committee were presented to the council for its information: the first, from the September 6 Committee meeting, was on the Committee's recommendation to the County to deny an application for development of a 2500 sf. lot in the S-9 zoned Miramar area west of Highway 1. The second, from the Committee's September 20 meeting, was a recommendation to the County that the notification procedure for a tree removal permit be expanded to include mail notification of neighbors within a 300 ft radius. The third, also from the Committee's September 20 meeting, was a recommendation to the Planning Commission to not adopt the expanded Coastal Development Permit Exemption for test wells. The fourth was a letter from the October 4 meeting asking that the after-the-fact permit application for the culvert work on the Mirada Surf property be forwarded to a full hearing before the Planning Commission.

Upcoming issues the Committee will be looking at include a recommendation for conformity in project description and application information; some sort of public posting for active permits; issues around illegal tree cutting, grading, and sensitive habitat disruption; and coordinated inspection and evaluation of sites for well drilling.

Councilmember Kozak also announced the upcoming Pre Application workshop on October 18 for the expansion of the Miramar Inn Restaurant and its parking area, and the next LCP Review workshop on October 30 at the El Granada School.

Councilmember Lohman noted that the Committee had previously reviewed this proposal, and had recommended that the parking be expanded but not the restaurant operation.

Council Chair Vargas mentioned that she and Councilmember Kozak had met with Marcia Raines, the Director of the County Environmental Services Agency. She reported that the meeting was an introductory one, and that it went very well and she thought the new director would bring a fresh perspective to the operations of the agency.

**Public Works:** Council Public Works Liaison Joe Gore reported that the Coronado signal in El Granada was on appeal before the Coastal Commission, which he considered a sad state of affairs in light on the day's early fatal accident on Highway 1. Joe warned everyone to be careful when walking along or attempting to cross the Highway.

Councilmember Stein announced tat she would not be at the October 25 MCC meeting as she would be attending a Special District Management class out of the area.

**Board of Supervisor's Report:** Joe Caruso, Supervisor Gordon's aide and Coastal Liaison was sick and did not attend the meeting.

**Consent Agenda:** No items

**Regular Agenda:**

### **1. Presentation on the Green Ribbon Program.**

Lt. John Quinlan of the San Mateo County Sheriff's Department, and Susan Alvarado discussed this new program, which offers a yearly renewable Kid Friendly Award to businesses and service people who support and understand our local youth.

The program came from one of the youth summit meetings as a positive developmental approach to building two-way respect between businesses and kids. John and Susan discussed the approach of "development assets", and how it leads to more positive results in kids and teenagers (and the adults who come in contact with them.)

Further discussion involved the sustainability of the program, Chamber of Commerce involvement, how young people might work with the MCC, how the program was related to the County, the Boys & Girls Club and the Coastside Collaborative, how the skate board park was a collaborative effort, and how the need for finding what kids need and want could connect into the upcoming Coastal Recreational Needs Assessment study that the County will be conducting.

### **2. Presentation on regional traffic mitigation programs.**

Walter Martone, Transportation Coordinator for the City / County Association of Governments (C/CAG,) presented their policies for traffic mitigation from new development throughout San Mateo County, including incentives for the use of public transportation. C/CAG is a Joint Powers Authority of local Governments within San Mateo County that sets policies and develops guidelines on regional issues such as transportation, storm water pollution, etc.

The new policies were adopted as of May of 2000. Limited space for roads, existing roads at capacity, the expense of road expansion and the attraction of even more traffic to expanded roads was the impetus for developing the mitigation measures. The policies basically say that any new development that generates 100 or more peak period car trips is subject to the mitigation measures, which are a series of transit and congestion management oriented measures designed to reduce traffic impact on the surrounding community and throughout the County. These may range from the collection of developer fees to the funding of mass transit, installation of pedestrian, bicycle or carpooling features or other similar measures. The trigger level of 100 may be lowered by the local jurisdiction, but it cannot be raised. In the same way, the mitigation measures may be modified or strengthened, but they cannot be reduced in any way.

The policies are enforced by C/CAG's control over the distribution of Gas Tax transit funds to its member governments. Failure to comply with the management and mitigation policies would result in the loss of this revenue, with C/CAG using the funds instead to implement the required mitigation measures.

- Further discussion points from the Council and members of the audience included:
- C/CAG monitoring of new development and review of applicable traffic plans
- Cost to County for non-compliance (\$3.4M/yr.)
- How the local jurisdictions adopt their particular policies and how long they have to comply
- Local jurisdiction's requirements for enforcement
- How this might apply to the Moss Beach Highlands project
- Any credit or consideration of affordable housing developments
- Considering cumulative individual residential development as a whole project subject to mitigation
- How the 100 trip point was chosen (starting point)
- How trip rate number might be pro-rated to existing highway capacity or expansion possibility: an area that had the potential for multiple travel lane expansion could absorb much more traffic than an area with no expansion capability, so the trip number should be lower for the latter.
- Relation ship to the draft Peninsula Transportation Plan 2010.

No action was taken by the Council on this item.

### **3. Continuing discussion and possible action regarding the ongoing Local Coastal Program review.**

Council Chair Vargas talked about the Council receiving copies of the proposals regarding the Princeton area for the LCP review that have been developed by the Princeton Citizens Advisory Committee (PCAC). She will work on getting copies to the Councilmembers and will ask them to come to a future meeting to present their proposal, possibly before the next LCP Review meeting set for October 30.

Leonard Woren of El Granada questioned the credibility of the PCAC as a representative organization, and whether its proposal was worthy of Council consideration.

Council Chair Vargas replied that anyone who developed a valid proposal for our area was welcome to a hearing before the Council.

Councilmember Stein asked that a statement of need for traffic mitigations be somehow worked in the LCP Review process.

**Future Agenda Items**

Continuing LCP Review

Adopt-A-Family

Council Vacancy

Development on the Harbor District's "Post Office Lot" in El Granada

Problems with unpermitted development activity

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**Adjourn** - at 9:55 PM.