

Draft Minutes of October 25, 2000 meeting of the MidCoast Community Council

Meeting called to order at 7:50 PM. Councilmembers Chuck Kozak (Secretary), Ric Lohman, Paul Perkovic (Treasurer), and April Vargas (Chair) present. Councilmembers Joe Gore (Vice Chair) and Laura Stein were absent.

Public Comment:

Leni Schultz of El Granada, a candidate for the Harbor District board, talked about the issues surrounding possible development of the median strip lands that the Harbor District owns in El Granada.

Kathryn Slater-Carter of Montara, a member of the Council's Planning and Zoning Committee, reported that she had sat in on a meeting at the County on the development of the new stable ordinance, and that she would continue following the process and report back to the P&Z Committee.

Councilmember Perkovic talked about the County's "Shadow Election" internet voting simulation that was set up in various locations throughout the County. He also thanked Council Chair April Vargas for her letter to the HMB Review responding to an earlier guest editorial that had misrepresented the Council.

Council Chair April Vargas reported on attending the Outcome Based Budgeting Meeting at the Sheriff's office, a meeting to review what's needed in the way of services and outreach to the community to help the department tailor its budget requests for next year.

Councilmember Kozak thanked the Sheriff's Department for helping to arrange a meeting with the County Code Enforcement division.

Minutes: Adoption of the minutes from 10/11/00 was delayed until the next meeting on November 8.

Treasurer's Report: No change since last meeting.

Parks & Recreation Committee: Committee Chair Perkovic reported that the County has chosen the firm of Callendar & Associates to do the Recreational Needs Assessment.

Council Chair April Vargas talked about the final draft of the Midpeninsula Regional Open Space District's plan for coastal annexation, and how all the issues raised by the Council had been adequately addressed.

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 reported on the last P&Z meeting of 10/18/00. Work from that meeting will be discussed later in the agenda. He also gave an update on some of the after-the-fact permits, and reminded everyone of the next LCP Review workshop on October 30 at the El Granada School.

Next meeting of the Planning & Zoning Committee will be Wednesday, November 1, 2000 at 7:30 PM at the 3-0 cafe at the HMB Airport.

Public Works: Council Public Works Liaison Joe Gore was not in attendance.

Board of Supervisor's Report: Council Chair April Vargas moved discussion and action on item #2 on the regular agenda (**Update on MidCoast Community Council vacancy**) to this part of the meeting so that Joe Caruso, Supervisor Gordon's aide and Coastal Liaison, could participate and let the Council know what the proposed County procedure would be.

Notice of the vacancy has gone out to interested parties. Applications for appointment to the vacant seat should be back to the County by Friday, November 17, 2000. The collected applications would then be forwarded to the Council for review. Those wanting applications should contact Supervisor Gordon's office at 363-4569. The Council would then schedule public interviews of the candidates at its meeting on December 13th, and decide on their recommendation at the January 10, 2001 MCC meeting. Supervisor Gordon will also conduct interviews of the candidates, and submit his recommendation. Action by the board could take place in January so that the new appointee could be in place on the Council by the first meeting in February of 2001.

Councilmember Lohman questioned whether we shouldn't be trying to get this onto a ballot for an election in March.

Leonard Woren of El Granada stated that the appointment is always controversial, that the Council should not appoint someone who couldn't win an election.

Councilmember Perkovic moved that the Council adopt the procedure outlined above. Council Chair April Vargas seconded. With no further discussion offered, Councilmembers Kozak, Perkovic and Vargas voted yes, Councilmember Lohman voted no. Motion passed 3-1.

Joe Caruso also reported that the date in November for the MCC Volunteer Appreciation party was not good for either he or Supervisor Gordon to attend. He mentioned that he is working to get representatives from Public Works out to review the flooding problem in Montara along Cedar, Date & Harte.

He reported that the new stoplight at Coronado and Highway 1 in El Granada would not be installed for 18 months, and that the City of HMB was just now reviewing it's part of it at their upcoming Planning Commission meeting on November 9th, and that it, too, could be subject to appeal all the way to the Coastal Commission.

Leonard Woren of El Granada wanted to know where the Master Plan for Highway 1 is, and stated that it would be illegal to install the signal without it.

Consent Agenda: No items

Regular Agenda:

1. Discussion and possible action on Council participation in the Adopt-A-Family Program.

The Director of the Coastside Opportunity Center gave a presentation on the Adopt-A-Family program, explaining how it started in 1984 with 22 families assisted, and as of last year was serving 300 families (about 1350 people). The Center interviews prospective recipient families, then develops a profile of their needs. Individuals, groups, or organizations adopting the family receive the information from the profile and shop for the needed items. The range is from single seniors to families of 10. Typically, about \$40 per person is spent. Contributions are supplemented with toy and clothing drives. The names

of the recipients is kept confidential. Religious affiliation is not relevant. Eligibility is determined by federal income level standards of \$25,100/yr. for a family of four.

Other volunteer opportunities in the program include helping with the gift wrapping and doing the shopping with cash donations.

Council Chair April Vargas moved that the Council adopt a family of 4 to 6 people (depending on the participation of the two Councilmembers not in attendance). Councilmember Lohman seconded. Councilmember Kozak asked for a modification that Councilmembers also help with the gift wrapping duties, and that it be clarified that this will be funded with individual councilmember donations. Modification accepted, Motion passed 4-0.

2. Update on MidCoast Community Council vacancy.

This agenda item was handled during the **Board of Supervisors Report** (see above)

3. Report and possible action concerning unpermitted development activity and the impacts of accelerated residential development.

Councilmember and Planning & Zoning Committee Chair Kozak presented a number of issues that the P&Z Committee had been working on in this area, including three specific recommendations to the County:

- that the notification procedure for tree removal be modified to include a mailing to all property owners within a 300' radius
- that the County Planning, Environmental Health and Public Works departments coordinate on-site inspections for well permit applications, and
- that the County require on-site public noticing for all permitted development activities.

Councilmember Kozak also expressed the need for some level of meaningful penalty for non-permitted work, that the existing fee penalty for getting caught with unpermitted activity is little more than the "cost of doing business" and the acceptance of responsibility by property owners for violations that occur on their property, and distributed excerpts from a letter written to the Planning Commission regarding a case of illegal tree removal on Birch St. in Montara.

Councilmember Perkovic suggested that the Council endorse the recommendations from P&Z.

Karen Wilson of Montara noted that the County only issues increased fees in these cases, not fines, that there was a need for a stronger focus of who is responsible, and that penalties should be instituted and these actions be considered criminal act. Thought that we were not sure how this all works and it needed to be investigated further.

Leonard Woren of El Granada noted that ignorance of the law is no excuse, that there is a need for a hard-nosed attitude, and that the existing tree ordinances are paper tigers with no teeth. He thought there should be a Coastside reference filing of all these permits for people to access.

Kathryn Slater-Carter of Montara suggested that the existing fees be adjusted upward, and that current surety requirements are inadequate, and that both carrots AND sticks were required.

Council Chair April Vargas stated that she agreed with the idea of coordinated review by County departments, and suggested posting work hours also on the notice, and on the need maybe for a informational kiosk approach if necessary.

Councilmember Lohman urged that the Council start putting together the ideas for fines, and pointed out the need for more staff at the County to adequately handle these situations.

Dennis Doherty of Miramar suggested that the posting for permitted activity include a summary of the project and work to be done, like he had seen in other communities. He said that educating the builders was important, and that consequences of not following procedures should be listed in the permit conditions.

Councilmember Lohman moved that the Council support the P&Z recommendations, including the ideas presented here on posting of active sites, and that the Council begin investigation of the existing and potential penalty mechanics in regard to code and permit violations. Councilmember Perkovic seconded. Motion passed 4-0.

4. Ongoing discussion and possible action regarding the ongoing Local Coastal Program review.

The Council reviewed a list that had been prepared by George Bergman, County Planner for the LCP Review, of 14 areas of work that would be considered Phase I of the review. It was noted that this list did not exclude other topics that were brought up earlier scoping meetings, just that these would be the first ones dealt with so that the components of the process could be sent through the hearing and approval process in a timely manner. The Council discussed how concerns about Affordable Housing, Sensitive Habitat Mapping and Traffic Mitigations could fit into this structure.

Councilmember Perkovic suggested that an item be amended so that the LCP would automatically include the policies of the Coastal Act.

Leonard Woren of El Granada suggested that the LCP more specifically reference the policies and recommendations of the Montara-Moss Beach-El Granada Community Plan.

Councilmember Perkovic moved the Council bring these suggestions to the October 30th LCP Review Workshop. Councilmember Lohman seconded. Motion passed 4-0.

Future Agenda Items

Council Chair Vargas noted that the originally planned date of November 14th would not work for the MCC volunteer appreciation party, as some key volunteers could not make it to be appreciated, ~~the~~ neither Supervisor Gordon. Councilmember Perkovic moved that the volunteer party be postponed to January or soon thereafter. Councilmember Kozak seconded. Motion passed 4-0.

The Council agreed there would be no meetings on Wednesday, November 22, or December 27 because of the holidays.

Possible future agenda items for next regular meeting:

Discussing how to get MCC documents on-line
Further discussion of code violations and enforcement
Grants for sensitive habitat mapping
Review of HMB traffic plan.

Adjourn - at 10:59 PM.