

Minutes of the 02/14/01 Meeting of the MidCoast Community Council

Chair Laura Stein called the meeting to order at 7:35pm. Members present were Laura Stein, Chuck Kozak, Ric Lohman, Paul Perkovic and April Vargas. Joe Gore was absent.

Public Comment

Jan McFarland-Brown, of the Half Moon Bay Library Task Force, announced that there will be a public meeting to discuss siting options for a new library within the city limits of Half Moon Bay. The meeting will be held on Tuesday, February 20, at 6:00pm at the Ted Adcock Community Center in Half Moon Bay.

April reported that Deirdre Hollbrook, Editor of the Half Moon Bay Review, wants to run a Matter of Opinion piece written by a MidCoast resident every six weeks. The topics should include items of interest to MidCoast residents. For more information contact Deirdre at 726-4424, extension 304.

Copies of the San Mateo County Planning Division's Zoning Hearing Officer agenda are now available electronically. This is a free service. For more information contact Jazmin Manriquez at 650-363-1862 or email to join-zho-agenda@listserver.co.sanmateo.ca.us

Paul reported that Sameeda (San Mateo County Economic Development Association) Peninsula Policy Partnership will host a forum entitled "Are We Choking on Our Prosperity?" The date is February 28 from 8:00 am until 2:30 pm and the location is Bay Meadows in San Mateo.

Approval of Minutes

Paul made a motion to approve the minutes as submitted. Ric seconded the motion and it passed unanimously.

Treasurer's Report

The current checking account balance is \$404.62. No deposits have been made.

Committee Reports

Park and Recreation Committee: the next meeting will be on March 5 at 7:30pm at the Three Zero Cafe. Agenda items one and two will cover the majority of the Committee's recent work.

Planning and Zoning Committee: Meetings were held on 1/31 and 2/7. Based on the comments of the Committee and interested community members, plans for a house on Cortez and Highway One in Miramar will be revised. The house will be reduced in square footage and will be one story instead of two. The proposal for the first house in the Vallemar bluffs area has been submitted. The Committee has requested that an environmental study be conducted on the entire area rather than on a project by project basis.

Regarding trees, it was reported that in the past year there have been 109 applications for tree removal permits and 290 significant trees have been removed in the MidCoast. A significant tree is one which is at least 12 inches in diameter at a height of 4 feet from the ground. The County was asked about its follow-up with required mitigation plantings. Due to lack of resources and a heavy workload, these plantings have not been a priority. Trees are an identified coastal resource. The Committee has an ongoing agenda item concerning Midcoast trees. Perhaps the item can be agendaized for the next MCC meeting.

A neighborhood analysis is underway to determine the Design Review requirements to ensure that new construction is consistent with the existing character of the community. The Committee is sending a recommendation containing seven general principles for making these determinations to Supervisor Gordon and Environmental Services Agency Director Marcia Raines.

The proposed Stable Ordinance will be released in 4-6 weeks. Planner George Bergman has requested that the MCC hold a public hearing on this issues sometime in the month of April. The June Hollow lot line adjustment appeal had been continued. This is a critical ruling because it will define what the minimum parcel size on RMCZ lands will be. The proposal requests the creation of three one acres parcels in an area which is zoned for five acre minimum parcels. There are many problems with the current configuration of the lots and the location of an existing structure, the well and the septic tank. Planning Director Terry Burnes retracted his approval of this project after learning about these problems.

Neil Cullen, Director of Public Works gave a presentation on drainage in the MidCoast and how DPW handles it at the present time. To answer questions of how it might be handled in the future, Marcia Raines has asked Neil and Terry Burnes to work jointly to set up a study program for longterm planning. There is a six week time frame for this program and the MCC's Development Issues Committee will probably be involved.

The Committee has produced a map which illustrates that 10% of the current development projects in the Cedar St. area of Montara will affect drainage patterns. Applications for the MidCoast Design Review Committee will be accepted until February 16.

Laura mentioned that Larry Kay was concerned that the applicants' names were not listed on the P and Z agenda. This has now been corrected. A letter with photos was received from a concerned anonymous citizen concerning erosion problems in Princeton along the shore.

Board of Supervisors Report

Joe Caruso was not in attendance. April reported that she has been in communication with the Secretary of the homeowner's association in the El Granada Mobile Home Park. There is concern over maintenance issues and rent increases. Supervisor Gordon will meet with concerned residents and representatives of the mobile home park owners association.

Consent Agenda

No items.

Regular Agenda

1. Presentation on the Addendum to the Fitzgerald Marine Reserve Draft Master Plan. Sam Herzberg, Planner with the San Mateo County Parks and Recreation Division presented the major parts of the Addendum and answered questions from the Council and the public. The Marine Reserve was acquired in 1969 and this is the first Master Plan that has been drafted for it. After public meetings and much public comment, an Addendum was prepared. This has been an 18 month process to this point.

The California Department of Fish and Game sent a warden to collaborative meetings, not a biologist. There was very little comment from this representative at the Technical Advisory Committee meetings. Fish and Game did not comment on the draft during the allotted public comment period and only after personal visits and much encouragement did they send a response, received by the County six months after the end of the comment period.

The County seeks to have the designation of Fitzgerald changed from a Marine Life Refuge to a Marine Life Preserve. This increases protections for the area. Before this redesignation can take place, Fish and Game must complete a two-year study to determine just what increased protection means. There are still one and one-half years remaining for this study period.

The Monterey Bay Marine Sanctuary has recommended restrictions on kelp harvesting. They are seeking to prohibit any harvesting within San Mateo County. Another recommendation is for the County to do a study of fishing and its effects within the Fitzgerald Marine Reserve. The Reserve is part of the Golden Gate National Recreation Area. There is a discussion of the drafting of a Memorandum of Understanding between GGNRA and the County to integrate resource management and interpretive training.

There is a Policy Ordinance Practice Review regarding the status of steelhead in coastal streams and the red-legged frog. San Vicente Creek once had a thriving population of steelhead and it may be possible to revive this species within the creek. Also, 90% of the remaining habitat for the California red-legged frog is in San Mateo County. Water quality issues within San Vicente Creek are also critical. The creek is currently monitored for the presence of e coli bacteria.

Regarding Offers to Dedicate, a parcel near the Moss Beach Distillery may become part of the Fitzgerald Marine Reserve trail access under the Coastal Access Improvement Plan. This requires further study. The entire trail plan will be considered separately from the draft document under discussion tonight. The location of development on the Marine Reserve site has been revised and is included in the Addendum. The focus of the Marine Reserve will change from recreational only to that of an educational facility with an emphasis on resource management.

The Park and Recreation Commission will have two meetings in the month of April. The draft document will be considered at one of them. The County must agree on a project description and then the environmental review process can begin. This will take 8-12 months to complete. The draft document is available for comment at local libraries. The final document will be available at the County's website.

Paul suggested that the MCC write a letter of appreciation to Sam and the County Parks and Recreation Division. This will be placed on the Consent Agenda for the February 28 meeting. April asked about the changing role of the Friends of Fitzgerald Marine Reserve, as outlined in the Addendum. Sam explained that the Parks and Recreation Division and the Board of Supervisors will be taking a more active role in the management of the Reserve. The F of F will continue to provide volunteer support. There will be increased collaboration between the County, managing the area above the high tide line, and the Department of Fish and Game, managing the areas below the high tide line. In response to another of April's questions, Sam confirmed that all former Departments of the Environmental Services Agency will now be known as Divisions.

Jim Marsh of HMB asked what the improved Reserve will look like. Sam answered that the new Interpretive Center will be constructed in the same vicinity as the existing parking lot in Moss Beach. It will be a 1950 square foot building used for educational purposes. Parking and trail plans will be included in the Landscape and Trail Plan, a separate document.

Bill Kathke of El Granada asked what forms the educational activities will take. Sam answered that kiosks with information will be placed within the Reserve. School groups will use the Interpretive Center and there are plans for an outdoor amphitheatre under the cypress trees.

Jeremiah Morgan of Moss Beach asked if the price of a copy of the Master Plan and Addendum will increase from \$15 to \$30 because the document has now doubled in size. The answer is no. He also asked about accommodations for tour buses. The existing parking area in Moss Beach will still be used. The Trail Plan discussed above will cover parking issue.

Leonard Woren asked if the document will be on the website. The final document will be available electronically, as noted above. Additional paper copies can be made available also.

Kelly Huber of Moss Beach supported the change in focus from recreational to educational. She asked how the number of visitors coming to the Reserve will be limited. She stressed that protection of the resources must be the most important goal and that strategies for protection must be implemented now. Staff with biological training is a must. Sam answered that problems with the volume of visitors occur primarily on weekends and holidays when there are no docent-lead tours. The County is considering a reservation-only system similar to that at Ano Nuevo.

2. Proposed Route of the Coastal Trail from McNee Ranch State Park to the city limits of Half Moon Bay. Carl May, member of the MCC Park and Recreation Committee is also a volunteer for Coastwalk. He said that we have had a defacto Coastal Trail through the MidCoast since 1988. Lateral trail access as well as vertical trail access is needed. State agencies must cooperate to make this happen. The California Coastal Trail is a route. It contains no innate physical requirements. It is now a single track path on the beach front and is not multi-use. The P and R Committee has been meeting for six months in discussions on this topic. Carl then presented a map with the proposed route outlined on overlays. He stated that no additional parking lots are necessary to ensure access and that there are adequate existing restroom facilities.

Sam Herzberg asked if this presentation was seeking just access for the trail or conditions to develop the trail. Some of the land included is in private ownership. Pillar Point Ridge and areas surrounding Mirada Surf are private. We may have prescriptive rights in some of these areas but the trail needs to facilitate access for as many people as possible and should be multi-use. The County would prefer to acquire the land on which the trail would be sited.

It was noted that prescriptive rights can be enforced only for the access which currently exists. Trail setbacks will need to vary to compensate for ongoing erosion. Greg Antone, representing KN Properties, noted that Capistrano Road is privately owned. The County did not accept an offer to dedicate. The County would be asked to mitigate any expenses involved in the improvement of the area borne by KN Properties if part of the area were to be included in a public trail.

Paul moved to authorize Carl May and/or other member of the MCC Park and Recreation Committee to approach the Trails Advisory Committee of the County with this proposal and work with other involved County agencies. Understanding that some of the trail would traverse privately owned land, we urge the County to acquire this property or obtain easements for its public use and conduct a special study of eroding areas to develop alternative alignments where necessary. Ric seconded the motion and it passed unanimously.

3. Presentation and discussion of the San Mateo County Harbor District proposals for possible development with the El Granada "median strip" between Obispo Road and Highway 1. April gave a brief update of the February 7 Harbor District meeting at which an agreement to exclusively negotiate with KN Properties was not renewed. Matthew Clark of El Granada made three points: 1) he is here because there is a window of opportunity for the community to become involved; there is no specific proposal being made other than the desire that the Burnham strip remain open space 2) he gave a brief history of the property and the Burnham Plan and 3) he wants to start a public process to develop a proposal to bring to the Harbor Commission for this property.

The property is 6.19 acres, was deeded to the Harbor District by the wives of farmers who once worked the area and is currently zoned COSC: Community Open Space Conservation. Leni Schultz of El Granada made these points. In hearings on the 1991 Harbor District Master Plan this piece of property was of most concern to residents. A petition will be circulated to gain support of

a community-based proposal. Those wishing to become involved should contact Clark at 726-6269 or Schultz at 712-8368.

Gregory Antone, representing KN Properties, spoke next. He said his client is interested in seeing what type of proposal the community will create. The District needs to maximize the revenue from their holdings. Can KN Properties construct the kind of project that the community wants? Who will administer a park on the property? Who will maintain it? Only a one story structure is allowed in that zoning, which can be up to 10% of the parcel size with additional adequate parking. The building alone could be over 26,000 square feet.

Harbor Commissioner Ken Lundie then spoke, saying that he was speaking on his own behalf and stating that a 1990 Grand Jury Report had asked the District to follow nine recommendations. None have been adopted. When asked to name these he said he would give the MCC a copy. He asked who the Commission is accountable to.

Laura asked Harbor Commissioner Jim Tucker to comment on what options are available to generate revenue for the District and serve the community's needs. He answered that there will be a Commission meeting on March 7 at which the community needs to offer input. Any proposal will go through a planning process. The Commission is accountable to the voters. At this point he prefers leasing the land to selling it.

Paul asked about the possibility of the County acquiring the land for a park. While the County has no money to lease the land at this time, upon completion of the Park and Recreation Division's needs assessment for services in the MidCoast, this situation may change.

Mr. Antone suggested that a return of \$10,000-\$12,000 per year would be the minimum amount of revenue that the District would entertain for the median strip and the lot adjacent to the Post Office combined. This was not confirmed by the Commissioners present. Leni Schultz and Leonard Woren of El Granada urged community participation now. Laura asked what the role of the MCC should be relative to this matter. Matt and Leni asked for the MCC's help in building community awareness of the issue. Laura invited them to return on March 14 to give a report on what type of input, if any, they had received from the community to date. No motion was made.

4. MidCoast Local Coastal Program Review Update and Discussion of MidCoast Design Review Committee. Chuck presented a list from Project Planner George Bergman on items progressing at this time. Identification of lots for merger potential and developability is proceeding as is sensitive habitat mapping. The County has also identified its specific responsibilities under the LCP and is now charting its level of compliance with these mandates. The deadline for applications to serve on the MidCoast Design Review Committee is February 16, 2001.

Future Agenda

February 28, 2001

1. Consent Items:

- Letter of Appreciation to Sam Herzberg and the Parks and Recreation Division - Paul
- Letter to Supervisor Gordon asking for progress report on the Highway 1 Master Plan - Laura
- Letter to Supervisor Gordon and Enviro. Serv. Agency Director Marcia Raines asking that more Planning Commission meetings be held on the MidCoast - Chuck

2. Regular Agenda: Specific plans for the Council Retreat set for March 24 from 11:00am - 2:00pm

The meeting was adjourned at 11:35 pm- Respectfully submitted by Secretary April Vargas