

Minutes of the 03/14/01 Meeting of the MidCoast Community Council

Vice Chair Chuck Kozak called the meeting to order at 7:32 pm. Members present were Paul Perkovic, Joe Gore and April Vargas. Ric Lohman arrived at approximately 8:10 pm and Chair Laura Stein was absent.

Public Comment

Lt. John Francis Quinlan announced that particularly in light of the recent Santee, California, high school shooting incident, the Sheriff has asked that efforts be stepped up to distribute gun locks throughout the coastal communities. Sheriff Horsley has purchased 1,000 gun locks which were deemed to be the best of the different models tested by the deputies. On Friday, April 6, following the Farm Day activities, locks will be distributed free of charge to all adults who can show proof of San Mateo County residence. At the Moss Beach Sheriff's substation the locks and other health and safety information will be distributed from 3:00 until 8:00 pm. In the Southcoast, distribution will occur between 1:00 until 7:00pm at the La Honda Firehouse on Hwy 84 across from Apple Jack's restaurant. Residents are asked **not** to bring their weapons. Up to two free locks will be given per person. Anyone with more than two weapons in the home should probably consider purchasing a gun safe. Flyers are available in English and Spanish. For more information call Lt. Quinlan at 573-2853.

Gregory Antone, representative of KN Properties, explained that the lot adjacent to the Post Office in El Granada has one APN number but two different zonings. Parking for the C1 side of the lot will be placed in the COSC-zoned area. County Counsel is investigating the legality of this arrangement. Harbor District General Manager Peter Grenell has asked that this be allowed. The Harbor District owns the land and is leasing it to KN Properties. KN Properties will ask the MCC for support of this split zoning. Paul noted that there are several parcels west of the airport which contain split zoning.

April announced that the Midpeninsula Regional Open Space District has requested copies of all meeting minutes. Hearing no objection, minutes will routinely be emailed to the District following approval of said minutes by the Council. Citizens Utilities will hold a series of public meetings at Farallone View School in connection with their request to the Public Utilities Commission for a seven-year investment to update its water system master plan for its Montara District. For more information contact Citizens at 650-728-3358.

Approval of Minutes

Paul moved that the minutes of the February 28 meeting be approved as submitted. April seconded the motion and it passed unanimously.

Treasurer's Report

The balance in the checking account is \$402.93.

Committee Reports

Park and Recreation Committee: The most recent meeting was on March 5, 2001. Items discussed were parking difficulties at Surfer's Beach in El Granada and the El Granada Median Strip. A resolution in support of keeping the strip as community open space was passed by the Committee. The next meeting will be held on April 2, 2001 at 7:30 pm at the Three Zero Cafe.

Planning and Zoning Committee: The most recent meeting was held on March 7, 2001. The HMB Yacht Club is requesting to build a 1774 sq ft second story addition and expand the parking area. At the March 1 meeting of the County Zoning Hearing Officer the Harbor District office and restroom project was reviewed. The P and Z Committee forwarded many questions and none of these were answered by the Harbor District. Officer Bergman asked that the Harbor District General Manager and a group of 3-4 consultants meet with 3-4 MCC/P and Z members to be designated by Chuck and Planner Miroo Brewer. Dates are still being reviewing for such a meeting.

The Planning Department and the Department of Public Works are preparing a report on drainage and flooding in the MidCoast. The distinctions between urban and rural levels of service will be explored.

Public Works Committee: No report.

Board of Supervisors Report

Legislative Aide Joe Caruso explained that District 3 Bayside Aide Catherine Barber has left her position. On March 19, notice of the vacancy will be published. Those interested in the position should contact the County Department of Human Resources and ask for an application for the District 3 aide position.

Joe was asked where the Council office copier has been taken. He does not know but will investigate. Joe will be unable to attend the Council retreat on March 24 and his presence will be missed. Supervisor Gordon will attend at a time as yet unspecified. Two appointments have been made to the Resource Conservation District. Barbara Kossy of Moss Beach, a Park and Recreation Committee member, and Charles Gust of Pescadero have been appointed. Contact Supervisor Jerry Hill at 363-4000 with any questions or comments.

Chuck asked about the annual build-out report which the Council has continually requested. Joe reported that Env. Serv. Agency Director Marcia Raines has assured him that this will soon be forthcoming.

Chuck also mentioned that the Council has not yet received the community position applications for the Design Review Committee. Some applicants are receiving interview dates with County officials. It was the Council's understanding that we would interview the community candidates first and then forward recommendations to the County. Chuck has been unable to reach Kim Langel of the County Manager's office for clarification on this. Joe promised to speak to Kim.

Joe reported that Supervisor Gordon's office is receiving letters concerning airport noise. The office will organize a meeting with concerned residents later in the fall.

He finally reported that there are still a few portfolio binders left from the Board and Commission members appreciation event. After all MCC and PMAC members have received theirs if there are any left Joe will distribute them to interested citizens.

Consent Agenda

Paul moved and Chuck seconded a motion to approve that consent items as presented. It passed unanimously.

Regular Agenda

1. Continued discussion of the San Mateo County Harbor District property commonly known as the El Granada Median Strip. As requested at the February 14 meeting of the Council, community members were present to give an update on community efforts thus far regarding this parcel. Leni Schultz of El Granada stated that 900 signatures had been collected from community and regional residents who wish to see this property maintained as community open space not under lease to a private developer. The community is committed to raising the money to acquire this parcel.

Leonard Woren of El Granada stated that the property's zoning does not allow any visitor serving use. Because KN Properties was granted a two year exclusive negotiation agreement the community should be given the same.

Marty Kingshill is an El Granada resident and a Midcoast Parklands Board member. He asked the MCC take the lead in saving this property. The Harbor District has the right to expect money in exchange for exclusive negotiating rights. The community needs the money and the opportunity to acquire this land. Community members must now step up to the plate.

Gregory Antone representing KN Properties presented a preliminary plan for the parcel. He said the plan was designed to maintain the maximum amount of view. The height would be 16 feet maximum and would be approximately 12,000 sq ft for building size, with two 6,000 sq ft structures. The buildings would contain agricultural product sales and recreational products sales. He said that COSC zoning does not allow large outdoor public events.

When asked if KN would work to develop a proposal from another individual or group he answered affirmatively.

Ivy Rosequist of Montara has ideas to present for the parcel. She is an experienced designer of public spaces and commercial structures. Activities for children should be included in any plan. It should be an area to be enjoyed by residents of the entire Coastside.

Karen Wilson of Montara said that 2 1/2 years isn't enough time to put together a community proposal for the land. She agreed that amenities for children and youth should be included. The community must be made aware that a private developer has plans for this parcel.

Kathryn Slater-Carter of Montara noted the existence of wetlands on the property. Parking is needed but other public uses must be included. The community should acquire the property before permanent plans are developed. Citizens must become active now.

Joe Carlevaris, El Granada resident and President of the Granada Sanitary District reported that GSD is exploring the possibility of become a General Services District which would allow for acquisition and management of parks within the service area. This plan is in the initial stages. GSD will come to the MCC for support once more progress has been made. He questioned whether a fee will be charged for parking in the KN proposed plan. He fears that the community will not be offered free parking for beach access and park access.

Leonard Woren of El Granada stated that Surfer's Beach needs parking but the El Granada community should not be burdened with that responsibility. He said that all projects on COSC zoning require use permits. There are riparian areas and below ground sewer mains over which no buildings or improvements can be constructed.

Fran Pollard of El Granada is an MPL Board member and elected member of GSD. She questioned how much of 6.19 acres would be covered by buildings and parking in the KN proposal. She stressed that the area on the west side of Highway One should be visitor serving and the land on the east side should serve the local community.

April said she supports community efforts to acquire/lease the property. She proposed a March 29 community meeting sponsored by the MCC.

Ric voiced skepticism about the viability of agricultural product sales. He said that the intent of COSC zoning is not the development of micro malls. The community should be given the opportunity to acquire the land.

Joe Gore thanked Mr. Antone for his presentation. He too is concerned with the lack of parking for beach access. He agreed that the community should have input in any project. He stressed that the area is in need of improvement for visual as well as safety reasons.

Chuck asked about how a community meeting might be organized. Ric stressed that the community needed to show a strong presence and supported the MCC sponsorship of a March 29 meeting. Chuck moved that the MCC sponsor a meeting on March 29 from 7:00 until 10:00 pm at the El Granada School and that representatives from community groups attend, i.e. Midcoast Parklands, Surfrider Foundation, Granada Sanitary District. April, with assistance, will facilitate the meeting. Anyone wishing to present a proposal should notify April before the meeting so that time can be allotted for such presentations. KN Properties and representatives of the Harbor District will be invited to attend but this will be a community-driven meeting. The purpose of the meeting will be 1) informational, 2) collaborative, providing a forum for different ideas and 3) strategic, developing a workplan for the community to follow in order to reach its stated goals regarding this property.

Ric seconded the motion. During discussion Paul noted that while SM County does not have direct jurisdiction over the Harbor District, any proposed plan will have to gain the necessary approvals on the County level. He amended the motion to include the allocation of MCC funds to finance the room rental and the purchase of refreshments for those attending. Chuck accepted this amendment to his motion. The motion was unanimously approved.

2. Progress report from the Development Issues Subcommittee. Planning Administrator Terry Burnes notified Chuck that the Board of Supervisors would be hearing issues raised by this committee in a meeting with Env. Serv. Agency Dir. Marcia Raines and Supervisor Rich Gordon. The hearing is scheduled for March 27. Chuck's concern is that while the staff report does deal with many of the issues raised, there is still more work to be done. MCC members were given copies of Chuck's letter to the County. He would especially like the Board to direct Planning staff to continue their collaboration with the D.I.S.

Kathryn Slater-Carter thanked the Committee for their efforts. She disagreed with the staff report's contention that development activity in the MidCoast has not intensified and is not cumulative. She has concerns about lot coverage, water run-off and the loss of trees in the area.

Leonard Woren also thanked the Committee, agreed with Kathryn's comments and noted that many signs posted on construction sites fade and become unreadable. He suggests that a posting on a construction site should be readable from the street.

Ric supported the more extensive mapping project suggested by the Committee and included in the staff report for Board consideration. He believes that such mapping will give County staff a more direct understanding of the cumulative effects of individual construction projects.

Paul moved that the Council endorse the Committee's letter to the County and all its recommendations. Ric seconded the motion. Chuck amended the motion to include a short letter from the MCC urging that this effort be a continuing one. The amendment was accepted and the motion passed unanimously. Joe Gore had left the meeting by this time so only four Council members were voting.

3. Further review of agenda for MCC retreat. Chuck suggested that the item concerning the Boys and Girls Club be removed from the agenda. The final agenda will include:

With Supervisor Gordon present:

Individual Council questions for Supervisor Gordon

Review of the County Visioning Project

Discussion of a cooperative planning effort with the City of Half Moon Bay

Discussion of projects to be completed during the remainder of the calendar year. (See last meeting minutes for a detailed list.)

Administrative Items:

Role of Development Issues Subcommittee

Committees and potential change of officers on same

Meeting protocols (timely arrival, help with set up, completion of agenda forms, etc.)

Chuck moved to accept the agenda as developed. Ric seconded and the motion passed unanimously.

4. MidCoast Local Coastal Program Review and Design Review Committee update. LCP Review Project Planner George Bergman sent Chuck a progress update which will be faxed to the Secretary and included as an addendum to these minutes. The Design Review update was covered earlier during the Board of Supervisors Report.

There were no additional Council project updates.

Future Agenda

The April 25 meeting will include an agenda item on Earthquake Preparedness, as requested by Lt. Quinlan. April is Earthquake Preparedness Month.

March 28 meeting:

1. County Stable Ordinance Draft.
2. Interviews with Community applicants for Design Review Committee (tentative)
3. Recap of Council Retreat
4. Progress report on 3/29/01 El Granada Median Strip Community Meeting
5. LCP Review update if appropriate

The meeting was adjourned by Paul's motion, Ric's second and a unanimous vote at 10:40 pm.

Respectfully submitted by Secretary April Vargas.