

Minutes of the 03/28/01 Meeting of the MidCoast Community Council

Chair Laura Stein called the meeting to order at 7:35 pm. Members present were Chuck Kozak, Ric Lohman and April Vargas. Joe Gore and Paul Perkovic were both absent. April moved and Ric seconded the use of the new ordering of the Agenda and it passed unanimously.

Public Comment

Lt. John Quinlan reported on the April 6 gunlock distribution at the Health and Safety Fair at the Sheriff's Substation in Moss Beach and the firehouse in La Honda. April reminded Council members that their Form 700 is due. Letters from resident J.E. Jobaris and Peter Grenell, General Manager of the Harbor District, were read. Laura reported on the licensing of "peaker" power plants. For more information contact Karen Rivera at 916-508-1895. She is in the Public Advisor's Office of the California Energy Commission. Chuck announced the Midcoast Park Lands Annual Meeting and Work Day at Quarry Park on April 29 from 10:00am until 2:00pm. Call 625-6888 for more information.

Board of Supervisors Report

Joe Caruso was not in attendance and there was no report.

Treasurer's Report

The balance remains unchanged. Ric will investigate the budget allocation that still remains.

Committee Reports

Parks and Recreation: No report.

Planning and Zoning: The last meeting was held on 3/21/01. The next meeting will be on 4/4/01. Planner Lily Toy sent preliminary designs for the El Granada Post Office lot proposal. The County has released the draft of the Confined Recreational Animal Regulations. The Board of Supervisors heard a proposal from the Development Issues Subcommittee regarding construction related issues and passed three of the five provisions. The final two, dealing with sign posting on construction sites and resubmittal of plans to P and Z when significant changes have been made, received no action. Committee members will meet with members of the building trades to address their concerns before these items are resubmitted to the Board.

Having missed the public comment period, both Carl May and Leonard Woren asked to speak. Carl asked that the Council review the new configuration of the project for the traffic light at Coronado Ave. in El Granada. He is concerned with parking problems in the area as well as bike and pedestrian safety and the need for a parallel trail to accommodate non-vehicular transportation. Leonard Woren asked the Council to discuss the County's lot merger policy on a future agenda.

Consent Agenda

Ric moved and April seconded that the Minutes from the 3/14/01 meeting be approved. It was unanimously passed. There were no other Consent items.

Regular Agenda

1. Interviews of applicants for the MidCoast Design Review Committee.

It was decided that no recommendations would be forwarded to the Board until all of the applicants have been interviewed. It was moved by Chuck, seconded by Ric and passed unanimously. Karen

Wilson of Montara was the first to be interviewed. Her interest in this Committee was sparked by her own personal difficulties with new construction and architectural design. She is currently a member of the Planning and Zoning Committee and the Development Issues Subcommittee. She was also a MidCoast Interim Ordinance task force member.

Her concerns are color, design, scale and consistency with community character as well as flooding and tree issues. She has some education in Interior Design, remodelled her home and works as a painter, color and project consultant. Architecture is one of her hobbies. She seeks to encourage consistent quality in all projects, from concept through design to the completed structure.

When asked what procedure she would follow before reviewing a plan, she answered that she would get a copy of the plans, do a site visit either alone or with the applicant/architect and ask questions prior to her review of the project. When asked how she would advocate for the preservation of community character on a committee whose two architect members might not agree with her, she answered that she has 20 years sales experience and would encourage transitional designs when necessary and appropriate to maintain some continuity with the existing neighborhood. Through the use of photos and site visits she would persuade her fellow Committee members to honor existing neighborhood character. The immediate impact of a new design is felt by the neighbors surrounding it, within 300 feet, so community character needs to be determined within the immediate neighborhood, not several blocks removed from the site.

Asked if she would have potential conflicts of interest she noted that the majority of her projects are not located in the MidCoast. She would recuse herself when necessary. In response to a question asking her which design problems she has seen in Montara over the past two years, she mentioned house size and lot coverage that does not complement the existing neighborhood. There is a lack of space for yards and gardens and backyards are too small. Two story homes need to be designed with more creativity to create a less boxy look. There needs to be more trim detail as well. Committee member must have the ability to evaluate a project objectively according to good design principles, not just personal taste.

The other applicant for the Montara seat was unavailable and will be interviewed at the next meeting.

The second interview was conducted with James Rudolph, the only applicant from Moss Beach. He is a 25 year Coastside resident and a graphic designer who owns his own business. He has degrees in Fine Art and Philosophy of Art. His interest in community issues began with the proposed Moss Beach Highlands project. He objected to the poor design, lack of compatibility with the surrounding homes and the lack of neighborhood support for the project. It was a tract style development with excessive amounts of grading required and did not create a community feeling.

He purchased his own home, a vacation cottage built in the 1920's, when it was scheduled for demolition. It was remodelled and rennovated using salvaged and recycled materials. Special emphasis was placed on the garden and the enhancement of the natural setting. Landscaping also helps to determine community character. His house is a small one. He appreciates one story houses, even on large lots. He feels that the most important components of new design guidelines should be context, form, color and emphasis on architectural details. He would like to see more awareness of alternative design methods and building materials. Neighbors should have more input on local projects.

When asked what defines Coastside design and community character he cited architectural details seen in older homes and a seaside cottage look. Variety within a neighborhood, articulation of planes and interesting trim are all desirable. He would urge builders to hire a good architect for

their projects. To counter the argument that good design is too expensive, he stated that profit margins on the Coastside are all ready very high and good design can be cost effective. He does not oppose manufactured homes if they are properly built and attractively designed. He is hopeful that the architects on the Committee will be willing to understand and support neighborhood standards and not opt for cheap construction only.

When asked how to involve neighbors in the review process, he answered that involvement is a neighborhood responsibility which must be accepted. Neighbors should attend Committee meetings to offer their concerns and congratulations for sound designs.

For those interested, the next meeting of the County Design Review Committee for the Bayside communities is on April 4 at 3:00pm, Room 101 at 455 County Center in Redwood City. There is a study session at 1:30pm and 6 projects will be reviewed.

Ric moved that a letter to Supervisors Church, Gordon and Hill, Kim Langel of the County Managers Office and Lisa Aosaza of Planning be written asking for clarification of the interview process for applicants and requesting an extension for the application deadline for El Granada residents only. April seconded and the motion passed unanimously. Chuck agreed to write it.

2. Recap of MCC Retreat

Laura thanked Lt. Quinlan for the use of the Sheriff's Substation meeting room. Highlights were: Committee chairs will remain unchanged. Perk will set up sound equipment and Ric will set up furniture for meetings. The whole Council will deal with Public Works issues. An Agenda Item Request form must be submitted to the Chair 10 days prior to the meeting to add an item to the agenda. A task list will be included at the end of the minutes for each meeting. The order of agenda items has been changed. For a more detailed account, please see the minutes from the 03/24/01 meeting.

What went well at the Retreat:

Time management was successful.

Coffee and snacks were graciously provided by the Substation.

What could have been better:

The agenda was still too long. All six goals and priorities could not be covered adequately. Only the top three items were discussed thoroughly.

3. Progrtress Report on 03/29/01 El Granada Median Strip Meeting

A copy of the Agenda for the meeting was distributed to Council members.

4. Midcoast Local Coastal Program Review Update

There was no update.

Update on Continuing Council Projects

April reported that she has applied for the Sheriff's Volunteer program. This was discussed last year and membership in this organization will allow the Council to use the facilities at the Sheriff's Substation after hours without the presence of a Deputy or citizen Volunteer. It will be another method of outreach to MCC constituents as well.

Future Agenda

April 11 meeting;

1. Interviews with Design Review Applicants from Montara and Miramar
2. Draft Confined Recreational Animal Regulations
3. LCP Review Update if appropriate

Task List:

Ric will report on money remaining in MCC budget from the County at our next meeting.

Chuck will write a letter concerning the MidCoast Design Review within the next two weeks.

Adjournment

The meeting was adjourned by Ric's motion, April's second and a unanimous vote at 10:45 pm.

Respectfully submitted by Secretary April Vargas.