

Minutes of the 04/11/01 Meeting of the MidCoast Community Council

Chair Laura Stein called the meeting to order at 7:33 pm. Members present were Chuck Kozak, Ric Lohman, April Vargas, Paul Perkovic and Joe Gore.

Public Comment

El Granada resident Barry McAdoo voiced concerns about the El Granada Median Strip, pedestrian and traffic problems in the area and the desire to have the Strip retained as open space. He noted the loss of trees in the area around Capistrano Road and Highway 1 and discussed the need for efficient methods for pedestrians to cross the Highway at points up and down the Coastside from Montara to Kelly Ave. in Half Moon Bay.

Chuck announced the Midcoast Parklands Annual Meeting and Work Day at Quarry Park in El Granada on April 29. Ric announced the Save Our Shores fundraiser Toast of the Coast on May 11, 7:30 pm at the Douglas Beach House in Miramar (aka Bach Dancing and Dynamite Society). Tickets are \$35. Contact Ric at 726-9607 for information.

Paul announced the public meeting regarding a possible water rate increase for Citizens Utilities customers. It will be held at Farallone View School on April 26 at 7:00pm. The Master Plan for proposed improvements to the system is available at the Montara Sanitary District's web site.

Laura announced that the new copier for the MCC office has been delivered. She thanked Supervisor Gordon and Steve Rossi of the County Purchasing Department. She gave updates on: Master Plan for Hwy 1; The regional meeting with HMB and Pacifica Mayors, Supervisor Gordon and Laura will be the first order of business.

Stop light at Coronado in El Granada: North Mirada Road may or may not be closed off. Where will parking be provided? The community will have the opportunity to make comments before final decisions are made.

Treasurer's Report

The current balance in the MCC checking account is \$403.00. There is still \$650.00 to be deposited. Ric reported that of the \$3000 budget allocated by the County each fiscal year, approximately \$1400 has been spent. What is the term of the fiscal year? Ric will investigate.

Committee Reports

Parks and Recreation: Due to a late posting of the agenda and a resulting lack of a quorum, the meeting was cancelled. All item will be continued to the May 7 meeting.

Planning and Zoning: The last meeting was held on April 4. A letter will be written to the County asking that all tree removal companies receive a letter from the County outlining tree removal policies. At the April 18 meeting the Committee will be reviewing the Negative Declaration of impacts for the first house proposed on the Vallemar bluffs. The Planning Commission hearing on the 123 7th St. proposed addition was continued due to late receipt of pertinent materials by interested parties.

The Committee named a subcommittee to meet with the Harbor District regarding the proposed restroom/commercial office structure. The subcommittee members are Chuck, April, Dennis Doherty and Karen Wilson. At the April 5 meeting, members present were the subcommittee and Peter Grenell, General Manager, and Diane Campbell, project consultant, from the Harbor District, Miroo Brewer, the County project planner, John Grossman, the architect and one other

representative from his firm. The group will meet again on April 19 to review architect's revisions of the plan presented. The MCC will be asked to actively support any alternative which is found to be acceptable for this project. Attendance at the Harbor Commission meeting when the issue is discussed is strongly advised. Chuck will handle scheduling for appropriate MCC review.

Consent Agenda

The Minutes are not yet ready for review so they will be removed from the Consent Agenda. Chuck asked that item 2 be moved to the Regular Agenda following the three other scheduled items.

Regular Agenda

1. Interviews with Community Applicants for Design Review Committee

To clarify the areas which will be included, Chuck explained that Princeton will not be included in the MidCoast Design Review area because the Committee will review residential projects only and there are no solely residential projects in Princeton. The Council will make no recommendations until the meeting following the final interviews with all applicants.

The first interview was with Montara resident Barbara Lewicki. She is a lifelong San Mateo County resident and has lived in Montara for 7 years. She wants to see quality of life maintained and is concerned with what seems to be uncontrolled growth. When asked if she has attended any Planning and Zoning Committee meetings she answered that she had not because she didn't know they are open to the public. Asked what prompted her to apply she said that in her walks and bike rides through the community she has seen new homes that are not attractive. She is concerned that there will be too homogenized an appearance if there are not more diverse architectural styles. She stated that she considers thoughtful coastal development to be planning for the short, mid and long term. Open space should be preserved.

Her aesthetic qualifications include her knowledge of building and construction and her activities as a photographer, ceramicist and poet. She is able to read and understand architectural plans. To deal with possible conflicts with the architects on the Committee, she would try to understand opposing points of view, thus reducing the hostility that is often caused by the feeling that one's concerns haven't been heard.

Asked to define neighborhood conformity, she answered that there isn't much of it in Montara. This is an advantage. Land use zoning is helpful but all houses in the same zoning district shouldn't look the same. Aesthetic guidelines should be followed but should not create identical appearances. She feels that Victorian, Craftsman style and bungalows are appropriate designs for this area. She also likes more modern designs. Style should be appropriate to the terrain and the surrounding neighborhood. She loves trees but is not as supportive of eucalytus. Trees were planted in the early 20th century and have come to define the community character. Trees should be preserved wherever possible.

The Council thanked Barbara for her interest and willingness to participate.

The first applicant for Miramar interviewed was Dennis Doherty. He is a designer and home builder. He has worked on the Coast for many years and moved here approximately 10 years ago. He is very familiar with local zoning, planning and permitting procedures. He has attended the Planning and Zoning Committee for the past 4 years and has been a designee for one year. His aesthetic talents include his knowledge of design and his familiarity with a broad range of styles.

Asked how he would handle conflicts of interest, he answered that his company owns only one more lot in the NE section Miramar which is too small to build on. In central Miramar east of the

Hwy he owns only three lots. Two will be developed within the next year and the final one within the next 18 months or so. He will recuse himself from review of any project which is within 300 feet of one of his lots. With an alternate community member in place, this should present no problem. Laura asked about three houses he built in the recent past that had identical floor plans. They were too similar looking. Dennis answered that while the floor plans are the same, special attention was given to the placement on the lot, the exterior finishes, the windows, the roof treatments and the colors. He contended that when viewed from the street it would not be at all apparent that the houses shared the same interior layout.

He was asked how he would deal with nonconforming and substandard lots in terms of scale and community character. He responded that these considerations are subjective, depending on the location of the site. Regarding differing home styles and sizes on the same block, including manufactured homes, he said that manufactured housing is a reality, driven by the need for affordable alternatives. Because of concerns for ease of construction and constraints necessary for transportation of the units, factory construction requirements determine design characteristics. Plans are often poorly drawn. California needs higher quality manufactured homes, like those available on the East Coast.

To persuade the Committee architects to support better projects, he said he would engage everyone in the discussion and attempt to gain understanding of opposing points of view. He would encourage additional ideas from the designers involved in the projects. Addressing the issue of tree removal, he stated that removal is species dependent. Older eucalyptus trees near the end of their lives should be removed prior to construction or it will be more difficult to remove them after the structure is built. He loves trees and wants to save healthy trees of strong species. He favors planting replacement trees for those that have been removed. Chuck will clarify whether tree removal will be the ~~per~~ ^{per view} of the Committee.

He has not designed any homes which employ solar panels but was part of a remodelling project in another community to install panels. He takes passive solar utilization into account when designing placement of windows. He works with inner mass calculations for maximum heat retention. Materials with good heat absorption properties are specified for construction.

The Council thanked Dennis for his interest and ongoing participation.

Linda Montalto Patterson was the second and final Miramar applicant. She has been a Coastside resident for 22 years. She is an art teacher, an artist, a landscape designer and had experience with native plants. She is applying for the position of alternate for Miramar.

She is very opinionated about scale. She lives in a smaller one story house and is concerned about the larger homes being built in her neighborhood. She favors creative design with landscaping which keeps the building in relationship with the natural setting and decreases the box-like look of houses. She works with neighbors and friends at all stages of construction projects to advise on landscaping but she is not paid for her consulting.

Linda would like to see more attention to view corridors in Miramar and buildings which conform to the setting not the street configurations only. Rooflines should be designed so that one can see through them. When dealing with a project she would mediate differing points of view and consider the relationship of the proposal to its natural surroundings and neighboring houses.

The Council thanked Linda and the Chair called for a 10 minute break at 9:05pm.

2. Review and Discussion of the County's Draft of the Confined Recreational Animal Regulations

The meeting reconvened at approximately 9:15 pm. The County has asked the MCC for recommendations and questions regarding this proposal. We need to solicit input from the community. At this point, the presentation will be informational only. At a later date we may be in a better position to make recommendations after becoming more knowledgeable about the issues involved. There will be a Negative Declaration of impacts filed for the seven recommendations proposed. In 1959 the current Stable Ordinance was adopted. There have been no revisions since that time. See packet for more specifics on the proposal. A copy of the video tape of this meeting will be sent to the County for review.

Members of the community addressed the Council. Donna Kinney (spelling?) of Moss Beach asked for a definition of the term "structure." She has older horses and wants a small structure but is concerned that it will be costly to obtain the required permits.

Lennie Roberts, Committee for Green Foothills Legislative Advocate and Ladera (unincorporated area adjacent to Portola Valley) stated that many members of her community own horses. The current CGF Executive Director and former President, Zoe Kersteen-Tucker, is a Moss Beach resident and experienced horse woman. She passed out an article outlining the environmental necessity for responsible horse keeping written by Ms. Kersteen-Tucker. She showed photos which illustrate both poor and good horse keeping practices.

The existing ordinance has many inadequacies. An informal task force has been working for the past six years to update the ordinance. Fees for stable permits must be reduced to encourage compliance. There needs to be a friendlier review process. CGF has been working cooperatively with the Coastside Horse Council to meet these objectives. She suggested that the term "recreational" be dropped from the proposed regulations which will continue to apply to only those animals kept for pleasure -- not for work or consumption. Better manure management will lead to better water quality and better stream conditions for resident species. The proposal will encourage horsekeeping in the MidCoast and other unincorporated areas of the County.

The proposal has provisions for a Technical Advisory Committee to aid with education and consult with animal owners. Best management practices will be strongly encouraged. Individuals will be able to devise their own management plans.

Roxie Stone, President of the Coastside Horse Council, spoke next. She is hopeful that the TAC (referenced above) will include equestrians and stakeholders in the equestrian community as well as experts in varying fields. Thus far the enforcement of regulations has been inconsistent. There have been no new permits issued in 2000 and there are only 32 existing permits in a region which has close to 5000 horses. She supports best management practices and stresses that it should not be difficult to get a permit. The TAC will assist in education and enforcement issues. The CHC will sponsor a public meeting on May 8 to discuss the draft proposal.

How many people does the CHC represent? 308 people attended a meeting at the Adcock Center in Half Moon Bay sponsored by the CHC. Many are still afraid to come forward. Horse owners should feel free to come forward and ask for help without the fear of reprisals. Residents will embrace this new proposal once it has been modified and adopted, particularly if existing horse owners are given time to come into compliance and address any financial hardships which might be caused.

Cari Lemke of Montara is concerned that other animals are included in the proposal which are dissimilar to horses. Lennie Roberts explained that the concern is with animals weighing over 300 pounds which are kept in confined areas.

Victoria Hibbitts of Montara questioned why alpacas are included. They need to be confined because of predatory dogs; they are raised for fiber, not strictly for pleasure and weigh an average of just 120 pounds. Lennie suggested that Victoria call Senior Planner George Bergman to discuss her concerns.

Chuck stated that the MCC is supportive of an open public process and we are encouraged that so many interest groups are working cooperatively. Other Council comments supported reduced fees, the need to retain stables and horsekeeping in the area, the County's cooperative attitude and the wisdom of grandfathering in of existing facilities. (Ric and April) There were questions about setback requirements relative to adjacent parcels, the need for the regulations at all and why the County hasn't addressed these issues in the past. (Paul, Joe and Laura respectively).

3. MidCoast Local Coastal Program Review Update

A report was submitted by George Bergman. Ric^d called Deirdre Hollbrook and Nicole Freeling of the Half Moon Bay Review and was told that good publicity would be given to the upcoming public meetings.

4. Visioning Letter

Chuck and April had concerns with the tone and wording of the letter. It is more accusatory than is necessary and will not help us to persuade the County to meet the objectives outlined. Chuck will cooperate with Ric to rework the language and it will be presented at the next meeting.

There were no updates on Continuing Council Projects.

Future Agenda

The Council will take no position on any proposal for the El Granada Median Strip until after the time period of a minimum of six months, as specified by the Harbor Commission, has elapsed.

Training on the new copier is available from MBA. The contact person is Judy at 888-417-2000, ext. 239.

The Committee for a Coastside Dog Park will be invited to address the Council at our May 25 meeting.

The agenda for April 25 will include:

Consent Agenda

1. Approval of Minutes from 3/24, 3/28 and 4/11
2. Letter to the County regarding the Visioning Project

Regular Agenda

1. Interviews with Community Applicants for the Design Review Committee from El Granada, if information is available
2. A presentation on Earthquake preparedness
3. MidCoast Local Program Review Update if appropriate

Task List:

Ric will verify when the County's fiscal year begins and ends.

Chuck will ask if tree removal will be then purvue of the Design Review Committee.

Chuck will provide the County with a tape of tonight's meeting.

Chuck and Ric will revise the Visioning letter and resubmit it at the next meeting.

April will contact MBA for a copier training session.

Adjournment

The meeting was unanimously adjourned at 11:27 pm.

Respectfully submitted by Secretary April Vargas