

Draft Minutes of the 06/13/01 Meeting of the MidCoast Community Council

Chair Laura Stein called the meeting to order at 7:40 pm. Members present were Chuck Kozak, April Vargas and Ric Lohman. Paul Perkovic arrived at 8:00 pm and Joe Gore was absent.

Public Comment and Announcements

Ken Nitz, Board Member and Treasurer of the Midpeninsula Regional Open Space District, fellow MROSD Board member Larry Hassett and MROSD Legal Counsel, Sue Scheckman, introduced themselves. Ken Nitz gave an update on the Annexation process. The Draft Service Plan is complete. The Fiscal Analysis and Draft Environmental Impact Report are due to be completed before the end of 2001. There may be a public meeting sometime in December.

Jill Robinson and Douglas Conner of El Granada addressed the Council about their involvement in a neighborhood meeting to discuss a disputed development proposal. Neighbors felt that the house proposed was too big and did not conform to the character of community. They opposed it at the Zoning Hearing Officer meeting. The ZHO suggested that they meet as a neighborhood to address their concerns. The applicant was uncooperative and his family members threatened Jill. Chuck said that the Planning and Zoning Committee will relay this to the County with suggestions about how such meetings can be more professionally conducted. Karen Wilson agreed that the County needs to provide more structure and possibly have County personnel present.

Lt. John Quinlan of the Moss Beach Sheriff's Substation introduced some of his colleagues. Jerry Quinlan (no relation), Chuck King from the Hwy Patrol and Steve Loomis, the new Community Policing Officer for the Sheriff's Department.

Pastorino

Leonard Woren reported on an unspecified situation in which substandard lots have been sold and neighbors have been threatened. He visited the Lemos/~~Pastorino~~ site on Hwy 92 during the Planning Commission visit and has concerns regarding the proximity of buildings to the creek bank and a bathroom facility five feet from the bank that empties into a leech field. He was very disappointed that the Planning Commissioners did not find issue with these circumstances and urged some kind of action in protest.

Ric Lohman reported that Save Our Shores will organize a three-part water quality and creek monitoring seminar. He will ask the MCC to cosponsor this at a later date.

Laura Stein commented on Consent Item 2, the GGNRA boundary expansion. 5000 acres are proposed for the expansion and the National Park Service will present the proposal to Congress for final action. Comment letters should be sent to Brian O'Neill, General Superintendent, Golden Gate National Recreation Area, Building 201, Fort Mason, San Francisco, CA 94123. Comment deadline is June 30, 2001. A public meeting will be held on June 26, 2001, at 7:30 pm at the Ted Adcock Community Center on Kelly Ave. in Half Moon Bay. For more information contact Nancy Horner at 415-561-4937.

Laura also commented that she did not receive the notice of the County's Parks and Recreation Needs Assessment public meeting until the day of the event.

Board of Supervisors Report

Diffenbaugh

Joe Caruso read a letter from Supervisor Gordon outlining recent changes in staffing personnel and assignments. He introduced new Coastside liaison, P.K. ~~Diffenbach~~ who said he is committed to establishing a strong relationship with the MCC and MidCoast residents. Ric asked for a complete budget report on MCC finances for the fiscal year just past.

Jim Marsh mentioned the closure of the Stanford Coastside Medical Clinic and asked how the County might be of assistance. Joe answered that the State can be of most help. County health resources are all ready committed to the County hospital, which will again run at a deficit this next year. The County cannot use public funds to support a private clinic and County health facilities currently exist in Half Moon Bay.

Laura mentioned the National Pollution Discharge Elimination System Program as a future agenda item. P.K. gave his phone number, which is 599-1016. Chuck asked for County Budget reports and updates. Joe explained that budget items and scheduling can change on a daily basis so it is very difficult to provide detailed information in advance. The information is available on the County's website at www.co.sanmateo.ca.us P.K. will be the contact for all budget inquiries.

Committee and Treasurer's Reports

Because the time was past 8:00 pm, these reports were moved to the end of the meeting following the last agenda item.

Consent Agenda

1. Approval of Minutes from the May 23 meeting
2. Letter to POST in support of the GGNRA expansion
3. Letter to Office of Real Estate Appraisers asking for copy of MCC letter
4. Approval of Election Policies

A community member wanted to comment on item 3 so it was pulled from the Consent Agenda and will be heard following the other Regular Agenda items. Chuck moved to approve items 1, 2 and 4 as presented. April seconded and the motion passed unanimously.

Regular Agenda

1. San Mateo County LCP Amendment No. 3-00-A (Residential Standards) April reiterated the background comments made during the last MCC meeting regarding this item. A draft letter from the Council was presented for consideration. Laura stressed her support for the passage of this Amendment but with the inclusion of stronger language regarding the legality of substandard lots. She questioned whether there were impermissible conflicts with the LCP contained in the Amendment as presented. She had questions about a 1997 Amendment proposed by the County which included elements regarding substandard lots which would have allowed 60% FAR's. These elements were rejected by the Coastal Commission. Chuck pointed out that the Amendment currently under consideration eliminates the special exceptions for substandard lots that were contained in the 1997 proposal.

Ric asked if a garage is currently required under existing LCP guidelines. For 2500 square foot lots, the garage has become an option, not a requirement under the new Amendment. Does this constitute an inconsistency? Chuck asked if this was the appropriate time and proposal in which to address lot merger policies. The Amendment under consideration does not deal specifically with lot merger issues. The County will address these in the LCP Review, currently underway. April agreed with Chuck's position that the merger issues could be handled more effectively during subsequent processes. Ric countered that current County merger policies are not effective and the issue must be raised now. Paul questioned whether the current Merger Policy being used by the County has ever been approved by the Coastal Commission.

Much discussion ensued about how to address these concerns within the proposed letter. During Public Comment, Leonard Woren agreed with Laura's demand for stronger language and inclusion of merger/legality issues. He noted that the GSD letter cited in Supervisor Gordon's letter to the Coastal Commission was written by the entire Board, not just the Board President. Kathryn Slater-Carter said that community character and qualitative standards outrank strictly quantitative, FAR and height limit restrictions. Bill Katke stated that substandard lots are illegal. Karen Wilson urged the Council to support passage of the Amendment but reiterate concerns. She maintained that there is no surge of building on substandard lots currently.

After closing Public Comment, the Council continued to deliberate. Chuck urged a statement of encouragement and confidence in the LCP Review process. April agreed. Paul suggested that additional concerns could be addressed in individual letters. After much wordsmithing and some changes of his vote by Paul, the Council voted 3-2 to send the letter which is attached as part of these Minutes. Laura, Ric and Paul voted Aye, Chuck and April voted No.

At this point, the time was after 10:30 pm, so all of the remaining Agenda items and Reports were continued to the June 27 meeting.

Future Agenda

June 27 Meeting

Consent Agenda

1. Approval of Minutes from June 13 meeting.

Regular Agenda

1. Presentation by the Princeton Citizens Advisory Committee of their proposed Local Coastal Plan Revisions. Sponsored by April.

2. Presentation by Another Life for Animals. Sponsored by Chuck.

3. Discussion of Ongoing and Increasing Requests for Building Permits on Substandard and Nonconforming Parcels in the S-9 Zoning District. Sponsored by Chuck.

4. Local Coastal Program Review Update. Sponsored by Chuck.

Adjournment

The meeting was unanimously adjourned at 11:10 pm.

Respectfully submitted by Secretary April Vargas.