

## **Minutes of the 09/12/01 Meeting of the MidCoast Community Council**

The meeting was called to order at 7:44 pm by Chair Laura Stein. Members present were Chuck Kozak, April Vargas, Ric Lohman and Paul Perkovic. Joe Gore was absent. Ric Lohman thanked the North Coast Sheriff's Substation for lending the Council an American flag for the meeting.

### **Public Comment**

Ed Schmidt introduced himself as the new General Manager of the Coastside County Water District. He is available to answer questions in his office at the District from 8:00 am until 5:00pm, Monday through Friday. The District's meeting are held on the second Tuesday of each month at the District office at 766 Main Street in Half Moon Bay.

Laura noted that according to the Elections Code, the four MidCommunity Council candidates who stood for election will need to be formally appointed by the Board of Supervisors in order for them to take office. Laura also asked for an Emergency Item to be added to the agenda dealing with the question of which roads can be considered contiguous to a State highway . A 4/5 vote is required. Ric moved, Paul seconded and the motion passed unanimously.

Ric announced the second water quality seminar on September 18 from 7:00 until 9:00 pm at the Montara Lighthouse. Paul announced that the environmental assessment for the Hwy 92 widening project is available. There will be a public meeting to discuss it on September 19 from 7:00 until 9:00 pm at the Miramar Lodge in Miramar. He also announced that the PUC's decision regarding the application for a rate increase and captial improvements submitted by Citizens Water Resources has been postponed until September 20. Members of the community can comment at that meeting.

Chuck announced that there are six vacancies on the Agricultural Advisory Committee. The recruitment period will remain open until all the vacancies have been filled. To receive an application contact Kim Langel in the County Manager's office at 363-4121.

On September 13 there will be a meeting of the MidCoast Design Review Committee at the North Coast Sheriff's Substation on Hwy 1 at California Ave. in Moss Beach. The time is 3:00 until 5:00 pm. For more information contact Lisa Aozasa at 363-4852.

### **Board of Supervisors Report**

PK Diffenbaugh, Coastside liason for Supervisor Rich Gordon, reported that in the aftermath of the incidents on September 11, the County has taken several actions. The Sheriff's Department is helping to secure the routes in and out of the San Francisco International Airport. A mental health help hotline has also been established. For more information contact PK at 599-1016. All discussion items from the September 11 Board meeting were rescheduled until the September 18 meeting. Laura asked about the process for appointing the new MCC members. PK said he would research this and give the Council a subsuequent report. Brown Act requirements for new Council members will commence on November 6. Until then, exercise common sense in all discussions between current and future Council members.

## Consent Agenda

Item #2 was moved to the Regular Agenda. Paul moved and Ric seconded a motion to approve the remaining three Consent Agenda items. It passed unanimously.

## Regular Agenda

1. Council Recommendations Re: ABAG's Coastside Subregional Planning Project. Laura thanked Supervisor Gordon for suggesting a continuing discussion on this item. She reported that \$5,000.00 from the original grant is still available to aid with implementation strategies. The project "represents a regional approach to planning...Jurisdictions within the Coastside Subregion have come to realize that they share certain values, interests and concerns that can be more effectively pursued from a coordinated, collaborative planning approach."

Council members listed the areas of the project which are priorities for consideration and implementation. Laura urged that Land Use policies be incorporated into a transportation plan which reflects the current situation within the region. She requests an allocation of County staff time to address this. Regarding the involvement of Samceda (SM County Economic Development Association) within the region, Laura stressed that the uniqueness of the Coastside must be made known to the rest of the County and all involved Bayside organizations. Perhaps Samceda can facilitate such awareness and assist in addressing the jobs/housing imbalance as it exists on the Coastside.

Regarding telecommuting, Laura asked if the County could somehow work with high speed internet providers to furnish reliable information on internet services available on the Coastside. Perhaps Samceda can also be helpful in this regard. Regarding Land Use changes, the current LCP Review can address this topic.

Ric commented that the report recommendations which address mobility (Issue 1) deal with the immediate effects of the overall transportation problems within the region. He feels that Land Use Changes ( Issue 1, Item 4) is the most important component of the Mobility section of the project report. This will keep transportation problems from becoming even worse.

Chuck believes that any potential solution to commute problems should be evenly weighted between ride-sharing and commute alternatives and changes in Land Use policy. There will never be enough jobs within the region to employ every Coastside resident. He has heard that the Albertson's parking lot in Half Moon Bay is also a park and ride lot. Is it being utilized? He also asserted that a larger traffic management plan needs to be developed to regulate transportation within the community.

Regarding Issue 2, Economic Vitality, it was stated by April that the Half Moon Bay Coastside Chamber of Commerce and Visitors Bureau has been working on these issues for the Coastside. Some Council members questioned whether this is the appropriate organization to be developing an economic plan.

Revisiting Land Use Changes, revisions to planning policies which require a balance between job and housing growth can be addressed during the second phase of the LCP Review

process if such revisions are specified as essential within the Review process. Ric asked whether some land zoned for residential development can be re-zoned for other uses. Chuck cautioned that such a process must be intelligently implemented. Some areas should not be considered for re-zoning for commercial uses and must be specified as such.

Under Issue 3 Natural Resource Protection, Chuck stated that the County should be commended for accepting all offers to dedicate vertical and horizontal coastal access as conditions of development. Ric stated that preservation of open space and acquisition of land for parks and preserves is important but acquisition of parcels contiguous to existing open space should be a top priority.

Chuck agreed that there was great value in facilitating better communication and coordination among local government departments and State agencies (Issue 3, Item 2 a). He praised Sam Herzberg, planner for SM Co Parks and Recreation Division for aiding in these efforts. He believes that there need to be more specific recommendations on the construction and completion of the Coast Trail and community trails, as specified in the Community Plan.

Issue 3, Item 2g is also of special importance. A review of beach access and support facilities and the establishment of priorities for the expenditure of public funds for development of coastal recreation facilities is interrelated with economic development and tourism. This might be included as part of the Park and Recreation Needs Assessment currently underway.

Laura requested the completion of the sensitive habitat map which would also identify lands available for potential acquisition as open space.

Public comment follow. Leonard Woren asked when the sensitive habitat map will be completed. He asked for a regional circulation plan. Kathryn Slater-Carter suggested that private schools be contacted to arrange carpools for commuting Coastside students. In addition, she had these recommendations:

- \*A parallel trail along Hwy 1
- \*Neighborhood community parks
- \*New land use maps from the County which include open space
- \*Removal of some residential zoning
- \*Assessment of the need for office space on the Coastside
- \*Pocket parks for neighborhoods that are located in steep and hilly areas

The Council will formally prioritize comments and recommendations at a future meeting.

2. Discussion of California Legislative Bill SB 497, regarding Certificates of Compliance. PK Diffenbaugh suggested that the Council should include language in any correspondence which states that the MCC is an advisory council to the BoS and that the Board has not taking a position on this piece of legislation.

There was no public comment on this issue. Ric moved that the Council write a letter in support of SB 497 to Assemblymembers Papan and Simitian, State Senators Sher and Speier and Governor Gray Davis. The Secretary will write the letter. Paul seconded the motion and it passed unanimously.

At 9:45 pm there was a call for a five minute break. The meeting was reconvened at 9:55 pm.

3. MidCoast Local Coastal Program Review Update. A progress report was received from George Bergman. By the end of 2001 an administrative draft of his recommendations for preferred alternatives will be ready for presentation. Public workshops will be held in early 2002.

4. Standards for Inclusion of a Road within the County Maintained System. Neal Cullen, Director of the SM County Public Works Division, has presented a resolution for Board approval which recommends the inclusion of a road within the maintained system if it is contiguous to a State highway. PK reported that Supervisor Gordon is inclined to support this recommendation only if the included roads are not extended to meet Hwy 1. Adoption of this resolution will allow for the potential inclusion of Coronado Ave. in Miramar within the County maintained system. This could potentially provide additional funds for badly needed drainage improvements in the Coronado Ave. area.

Leonard Woren opposed the resolution, while Kathryn Slater-Carter supported it. April moved that a letter in support of the resolution be sent to the Board of Supervisors stating that Council support is contingent upon the permanent prohibition of any future connection of any subject street to Hwy 1. Ric seconded the motion and it passed unanimously.

5. Letter of Thanks to the Board of Supervisors for their Support of the County Acquisition of the Mirada Surf property. This item was continued until the first meeting in October.

### **Committee Reports**

Park and Recreation Committee: No report. Next meeting October 1, 2001 at 7:30 pm at the Three Zero Cafe.

Treasurer's Report: Current checking account balance: \$291.00.

Planning and Zoning Committee: There have been two meetings since the last Council meeting. There was a joint meeting of the MidCoast Design Review Committee with the currently seated Bayside Design Review Committee. Only MidCoast Design Review Committee members Karen Wilson and Dennis Doherty were in attendance. Farhad Mortizhavi (unsure of spelling) will be the Planner in charge of the Committee. The Committee is set to begin reviewing projects in November. Meetings will be held at the North Coast Sheriff's Substation in Moss Beach on the second Thursday of the month at 3:00pm.

Planning and Zoning Committee members Chuck Kozak and Karen Wilson (as individual appellants) are appealing the decision for a proposed project at 9th St. and East Ave. in Montara. The County has requested more time to provide details on the project.

### **Future Agenda**

September 26 Meeting  
Candidates' Night:

MeasureU  
MeasureV  
CCWD Board of Directors  
Granada Sanitary District Directors  
Point Montara Fire District

Moderated by Kathee Tyson from the League of Women Voters

The meeting was adjourned at 11:07 pm.

Respectfully submitted by Secretary April Vargas.