

## **Draft Minutes of the 12 December 2001 Midcoast Community Council meeting**

The meeting was called to order by Chair Laura Stein at 7:35 p.m.

Members present were Chuck Kozak, April Vargas, Ric Lohman, Paul Perkovic, and Laura Stein. Joe Gore was absent.

### **Public Comment**

Leonard Woren (El Granada) reported that the California Coastal Commission postponed consideration of the Wavecrest project to the March meeting in Monterey.

David Spiselman (Montara), former Midcoast Community Council member, thanked the Council for its dedicated service to the community, and said that he hoped the Council would continue to do its excellent work.

Bill Katke (El Granada) thanked the Council and particularly noted Laura Stein's leadership for the past year.

Lisa Ketchum (El Granada), secretary of homeowners association, El Granada Mobile Home Community, reported on rent issues among the 277 families living in the park. Residents commonly pay 50% of their incomes for rent. Management appears to be following a policy of economic eviction of low-income families. In 2001, rents were raised 7% and 14% for current and new residents. Now, the management plans to charge water rates equal to those charged by Citizens Utilities for poor-quality well water.

Ric Lohman (Miramar) commented about the Wavecrest issue. Many people on the Coastside wrote letters and worked very hard to get a better project for Half Moon Bay. He thanked Scott Boyd (Montara) and Mike Ferriera (Half Moon Bay) especially for their efforts.

Paul Perkovic (Montara) briefly reported on the Monterey Bay National Marine Sanctuary Advisory Council meeting on December 7, 2001.

Chuck Kozak (Montara) thanked those who contributed to the Adopt-A-Family program.

April Vargas (Montara) thanked Laura Stein for her year as Chair and wished her well in the future.

### **Consent Agenda**

Approval of Minutes for 14 November 2001 – Moved by Kozak, seconded by Lohman – Unanimous consent.

## Regular Agenda

### 1. Council Reorganization, Swearing in of Newly Appointed Members, Election of Officers, Selection of Committee Chairs

Chair Stein delivered brief remarks about her term as Chair. She recounted an early meeting with San Mateo County Supervisor Rich Gordon (District 3), in which much of the discussion centered around why the Council felt it had been ineffective in achieving the results desired. When she sees things like Coastside Design Review coming into existence, she realizes how far we have come. Back when she had been Chair of the Planning and Zoning Committee, it was difficult to even get staff reports for projects. At the same time, there were a number of controversial projects, such as Mirada Surf, Vallemar Bluffs, and the Moss Beach Highlands project.

She thinks that the Council has succeeded in separating our emotionalism from just presenting the facts. This year, we've worked on more professionalism. The agendas have been working like clockwork. Our correspondence on projects is now generally on time, thanks especially to the efforts of Chuck Kozak as Chair of the Planning and Zoning Committee. We've had more guest speakers, involving the community more than ever in the past. Of course, everyone on the Council works as a volunteer, with no staff support.

Looking back over her four years on the Council, she is incredulous with how far things have progressed. She thanked Supervisor Gordon and Marcia Raines (Director, Environmental Services Agency). As her last request, she asked Supervisor Gordon, when we get our Master Plan for Highway One, she wants to be located wherever she is in the world.

Ric Lohman agreed that everything has improved. The change in the process on the permits has taken a remarkable change from difficulty in obtaining the paperwork to the point where there is significant cooperation – even to the point that we are having a party tomorrow night with the Planning staff. We are getting to deal with the issues now, not fighting with the process behind the issues.

April Vargas commented on the level of credibility that has been achieved in the two years she has served. The Council has also been able to initiate ideas that have become part of County policy.

Chuck Kozak remarked on the growth in the Planning and Zoning Committee and the relationship with County staff.

Paul Perkovic commented on how the relationship with the Board of Supervisors and the Planning Commission is much improved, partly because the current Board and Commission members are more attuned to Coastal issues.

### **Swearing In of New Appointed Members**

Supervisor Gordon noted that when Laura Stein took over as Chair, she questioned everything – and that's something that's important. He presented her with a commendation to thank her for her service on the Council. He also had a commendation for Joe Gore.

David Burruto (Field Representative for Assemblyman Lou Papan, 19<sup>th</sup> District) noted that there has been much more communication from the Coastside. He presented Laura with a commendation from Assemblyman Papan for her service.

Supervisor Gordon administered the Oath of Office to the newly-elected members of the Council. Sandy Emerson, Karen Wilson, and Paul Perkovic repeated the Oath of Office. (Kathryn Slater-Carter was not available for the Oath.)

The new Council members were seated.

### **Board of Supervisors Report**

Supervisor Gordon affirmed his belief that the Council has improved communications with the Board and strengthened the relationships tremendously. The lines of communication are open in a way so that, far more frequently now and in the future, we are able to get the things that this community needs from the County. Next Tuesday (December 18), the Board will consider a rent control ordinance for study, to assist the El Granada Manufactured Home Community in maintaining the affordable housing mandated by the Local Coastal Program. He will request that his colleagues refer this item to the Planning Commission for their recommendations on how to keep this location affordable.

Secondly, he reported that the County is very, very close to an agreement with the owners of the Mirada Surf property for a purchase contract.

Finally, today he brought to his office in Redwood-City the staff and engineer for the Granada Sanitary District to meet with the staff of County Environmental Health Services. Having the people who are working to resolve the problem in the same room was a positive step. He commended the GSD Board and its staff for its willingness to cooperate with County staff on this issue. (Allegation of sanitary sewer leaks into storm drain flowing into Pillar Point Harbor.)

### **Election of Officers**

The Vice Chair called for nominations for Chair for the current year. April Vargas nominated Chuck Kozak. Karen Wilson moved to close nominations, seconded by Paul Perkovic. Chuck Kozak was declared Chair by acclamation.

The new Chair called for nominations for Vice Chair. Paul Perkovic nominated Ric Lohman. Sandy Emerson offered herself. Karen Wilson offered herself. April Vargas offered an analysis that counted 3 committee chairs and 4 offices, and suggested that was enough to go around with one for each Council member. Sandy and Karen both withdrew. Ric Lohman was declared Vice Chair by acclamation.

April Vargas nominated Paul Perkovic for Secretary. Laura Stein suggested that if Paul was the new Secretary, he condense his verbatim transcription of the discussions and public comments. Paul Perkovic was declared Secretary by acclamation.

Paul Perkovic nominated Kathryn Slater-Carter for Treasurer. There being no other nominations, Kathryn Slater-Carter was declared Treasurer by acclamation.

Paul Perkovic nominated Sandy Emerson to chair the Parks and Recreation Committee for the next year. She accepted the appointment.

Karen Wilson volunteered to chair the Planning and Zoning Committee for the next year.

April Vargas volunteered to chair the Public Works Committee for the next year.

## **2. Council Retreat for 2002**

Chuck proposed Saturday, January 26, for the annual retreat, and will check to see if we can use the Sheriff's Substation in Moss Beach. Suggestions for retreat topics should go to the Chair; Chuck already had some issues in mind: housing, community outreach, website, regional planning, Highway One master plan.

## **3. Report on Initial Meetings, Progress, and Direction of the Devil's Slide Tunnel Project Aesthetics Committee**

After the August 22, 2001 presentation by CalTrans, a committee was formed including April Vargas and Chuck Kozak representing the Council, Dennis Coleman and Debbie Ruddock representing the City of Half Moon Bay, and Jim Vreeland and Maxine Gonsalves representing the City of Pacifica. The committee has primarily focused on the southern portal and approaches so far; meetings have been approximately twice per month. Sandy asked what the outcome of the meetings would be. April responded that the data isn't being presented in a form that enables the community to understand the alternatives. CalTrans is very open to listening to the community representatives, because they want widespread community support rather than opposition when the project gets to the Coastal Commission. CalTrans is also willing to make further presentations to the community.

#### **4. Midcoast Local Coastal Program Review Update**

Chuck reported that George Bergman (San Mateo County Planning Department) is working on a draft that he hopes to have completed by the end of the year, so that it can begin the review process in early 2002. April said she has been sharing information with the Princeton Citizens Advisory Committee.

#### **Committee Reports**

Our outgoing Treasurer, Ric Lohman, reported that our current checking account balance is \$291.37.

Our outgoing Parks and Recreation Chair, Paul Perkovic, reported that there has been very little visible progress on the Midcoast Needs Assessment Study. The last meeting was December 3.

Our outgoing Planning and Zoning Committee Chair, Chuck Kozak, reported that at today's Planning Commission meeting, the Commission approved a finding of consistency with the County General Plan for the Mirada Surf acquisition. There are only a few projects left to review, because the Coastsides Design Review committee will be taking over the flow. There is a proposed three-lot subdivision on the bluffs overlooking Maverick's. At the Planning Commission meeting today, the Wilkinson School was continued, the Stage Road project was continued, and the Ninth Street appeal was continued.

Chuck reported that he had received a call from CalTrans inviting us to participate in a pre-construction meeting for the Montara and El Granada projects. April and Chuck met with CalTrans and the contractors. Construction may begin in January 2002. The CalTrans Project Manager is Khaled Elshaer, who may be reached at 650-952-6213 or via email at [khaled\\_elshaer@dot.ca.gov](mailto:khaled_elshaer@dot.ca.gov).

#### **Future Agenda**

January 9, 2002 meeting

1. Manufactured homeowners association (April)
2. Update on sewage and storm drain issue (Karen)
3. RV lot issues (Sandy)
4. Retreat planning
5. LCP update

The meeting was adjourned at 9:35 p.m.

Respectfully submitted by Paul Perkovic, Secretary.