

Notes from Mid-Coast Community Council Meeting 11 March 1998 at Seton Coastside Hospital

[See disclaimer at end of notes; these are not official minutes.]

Introductions, Pledge of Allegiance; meeting started about 7:15 pm

Council Members present:

Joe Gore, Mary Hobbs, Ric Lohman, Chris McComb, Paul Perkovic [arrived at 7:25 pm], David Spiselman (Chair), Laura Stein

Announcements and Public Comment

[missed couple commenting on house in Miramar]

Gerry Laster – Described group H.E.L.P. trying to stop Cabrillo Unified School District (CUSD) from doing land swap between school property north of El Granada for a new middle school site in the North Wavecrest area; asked people to attend CUSD Board meeting Thursday, 12 March. [Missed most of his presentation.]

Barbara Mauz – Commented on a letter one of her neighbors sent to the Half Moon Bay Review that wasn't published; dealt with proposed signal on Highway 1 at Coronado, possible widening of Highway 1; commented on Half Moon Bay's revision of their General Plan – downward, suggested that unless the San Mateo County Local Coastal Program (LCP) is modified, we'll end up with "More is better" planning. Suggested sharing the consulting resources between Half Moon Bay and the County. Described a proposal for a hotel and condominium/hotel development adjacent to Frenchman's Creek on the west side of Highway 1 that has been filed with the City of Half Moon Bay, and a proposal adjacent to the Beach House. Called for people to "wake up and smell the coffee," get involved in stopping these developments. Concluded with comments about the Mirada Surf property.

Joe Caruso – Update on County following up on some citizen requests, business cards from Council members, miscellaneous issues.

Dave Spiselman – Reported on comments at Board meeting Tuesday about water transfer appeal, thanked Rich Gordon for supporting our position.

Mary Hobbs – We have had an election by default, for Board of Supervisors: Rich Gordon was unopposed and is declared re-elected; Jerry Hill was unopposed and will take office in January 1999.

Gerry Laster – Mid-Coast Park Lands is negotiating a lease with the Joint Powers Authority that owns Quarry Park; that is proceeding, he will report on progress.

Joe Gore – Concerned about extra keys to Mid-Coast Community Council office, and extraneous use of copy machine. Wants to know who made the extra keys – the County keys say "Do not duplicate" – and how they were distributed.

Dave Spiselman – Laura Stein told him that Hewlett-Packard has granted \$175 million for acquisition of open space.

Joe Gore – Buy scrip!

Paul Perkovic – Announced Montara Sanitary District workshops, first one on 26 March at Farallone View Elementary School at 7:30 pm on issues related to the wastewater treatment plant expansion.

Committee Reports

Laura Stein – Protocol Committee meeting for 12 March was cancelled, it will be rescheduled for 26 March. [Note: Subsequent to the meeting, this date was cancelled again due to a conflict over meeting space.]

Chris McComb – Airport Committee met on 3 March at Three Zero Cafe, reviewed comments from Coffman Associates. Coastside Adult Day Care Center will host the Dream Machines exhibit at the Half Moon Bay Airport on 26 April.

Mary Hobbs – Park and Recreation Committee will meet Monday 16 March at 7:30 at Three Zero. The public meeting on the Fitzgerald Marine Reserve was held earlier this month, there will be another one in April.

Ric Lohman – Working to form an organization of the various County groups representing unincorporated areas (including homeowners associations), thanks to Joe Caruso and Rich Gordon for information.

Joe Caruso – (Responding to a request for business cards) The cost will be about \$50 per member. He is also trying to track down, from the available records, actual costs in past years for the Council.

Laura Stein – Planning and Zoning Committee has finished its charter, adopted a variety of procedures, has allocated projects between long-term, precedent setting issues and short-term, project-oriented items.

Consent Agenda

1. Charter for Planning and Zoning Committee
2. Proposed Budget – Moved to Regular Agenda
3. Letter to County Public Works on Tree Maintenance
4. Mirada Surf Parcel Valuation letter
5. Moss Beach Highlands – Discussed at Planning and Zoning Committee; will go out from Planning and Zoning Committee, since it is due next Tuesday

Chris McComb moved to approve items 1, 3, and 4; Mary Hobbs seconded; approved unanimously.

Regular Agenda

Budget Discussion

Mary Hobbs – Will need to continue copier rental and supplies. Major new items suggested at Retreat include speakers for larger public meetings (e.g., at El Granada School), estimated to be about \$1,000; overhead projector and screen – but we have been able to borrow those from Seton Hospital or El Granada School when we needed one in the past. Possible funding of conference attendance (tuition – not travel).

Ric Lohman – Observed that a lot of time is wasted trying to track down items such as projectors.

Joe Gore – Suggests that we should focus on administrative needs, not going to conferences.

Chris McComb – Asked whether the County has a policy that provides for professional development.

Joe Caruso – We have a \$3,000 budget from the Board, need to look at what is needed and our priorities.

Laura Stein – Asked about budget for other Municipal Advisory Councils, how do we get ours increased?

Joe Caruso – Thinks Pescadero Municipal Advisory Council has a budget of \$3,000 also; North Fair Oaks council seems not to have spent anything, as far as he knows. We just got a budget, we should be happy.

County Planning and Building Division's Report on Substandard Lots

Paul Perkovic – Summarized his proposed letter to the County. [See attachment]

Dave Spiselman – Wants to know the actual build-out for all parcels, both conforming and non-conforming parcels. Cited a C/CAG study that shows a reduction in residential build-out would be needed to bring the jobs / housing situation back into balance.

Elizabeth Vespremi – County has been using Lot Line Adjustments to turn three 2,500 square foot lots into two 3,750 square foot lots, when the LCP requires that the County not create new substandard parcels.

Laura Stein – What can the Coastal Commission do to help us?

Paul Perkovic – Act on an appeal of a local decision, or review the LCP as required every five years.

Chris McComb – Will look for Paul's letter, but has been up since early this morning and needs to retire.

Mary Hobbs – Please include commercial zoning, too.

Ric Lohman – Can we put in a comment that if they aren't willing to do the actual count, will they accept our numbers? We keep dancing around this issue of people selling substandard lots. Why can't we propose that you can't sell a substandard lot?

Dave Spiselman – Believes we already have significant community support for the Floor Area Ratio (FAR) and Design Review proposals – we were just elected, no one is trying to unseat us, etc.

Joe Gore – Also supports emphasizing the Floor Area Ratio right now.

Elizabeth Vespremi – The County only introduced this FAR for substandard lots.

Barbara Mauz – There should be no more of this lot line adjustment on the middle lot of a group of three.

Paul Perkovic – Suggested that we ask to present about 15 minutes of our position at the Board hearing.

Joe Caruso – Suggests meeting in advance with each Board member and Planning Division person.

Kathryn Slater-Carter – The Rural Residential Area is a microcosm of the Coastside as a whole; the 5-acre minimum was established after a thorough study taking into consideration wells and septic systems, looking at what the area could support. The County was allowing homes on as little as half an acre. There are over 1,300 substandard lots in the area, and the County seems to be anticipating bringing urban-level services into the area. We must emphasize the Coastal Act; we are not the same as unincorporated Redwood City or Palomar Park, problems the County had with those are irrelevant to the Coastside. All other planning agencies (sewer, water, etc.) depend on the LCP build-out numbers. It is a very serious issue that we have accurate numbers. We don't want to run out of capacity at our new sewer plant before it has served its useful life. Suggested that structures be limited proportionately (e.g., if normal house has three bedrooms and two baths, perhaps a substandard lot would be limited to one bedroom and one bath). There is funding available for smaller houses, contradicting the claim made by Paul Koenig that banks would not fund small homes. Not too many Coastside residents can afford \$500,000 houses. Avoid FAR rules if possible.

Dave Spiselman – Gave incorrect numbers on Coastside County Water District at our last meeting. There are probably only 375 or fewer water connections remaining available for the CCWD areas in the Mid-Coast.

Ric Lohman – Moves that we accept Paul's letter with the changes that have been recommended, seconded by Laura Stein. Accepted by unanimous consent (Chris McComb absent.)

Mirada Surf – Environmental Impact Report Scoping and Mirada Surf as County Park [discussion lost while I was drafting the letter]

Laura Stein – Moved to send a letter (1) because of defect in notice, new meeting; (2) have an educational meeting first for community to understand purpose of EIR scoping session; (3) schedule that scoping session about six weeks later (late April, early May); (4) ask for 30-day written comment period before work commences.

Approved 5-0 (Joe Gore, Chris McComb absent).

Ric Lohman suggested an advisory ballot question to validate the claim of widespread community support for the Mirada Surf development. There was general agreement for Ric to research the procedures needed.

Future Agenda Items

For the March 25 meeting:

Airport EIR

Vallemar Bluffs

Budget update

Proposal to put Mirada Surf on the November ballot

Pre-Application Process (replacing Concept Plan) – future meeting

County Parks General Plan for Marine Reserve and Pillar Point Marsh – future meeting

Ocean View Farms – future meeting

Incorporation / Annexation Study – future meeting

Adjourn at 10:10 pm on motion by Paul Perkovic and Mary Hobbs.

[Disclaimer: These are preliminary, unreviewed notes taken in real-time by a Council member and participant. They have NOT been augmented by viewing the broadcast of the meeting on Thursday, March 12, 1998. Although they attempt to be a neutral summary of points made by each speaker, they are neither a verbatim transcript nor official minutes. Additions, clarifications, and corrections from the community are welcomed. As with the previous notes, these notes will be made generally available via hard copy and electronically on the Montara Web Site and via the MIDCOAST-L@LISTS.MONTARA.COM community distribution list server, to enable the Council and the community to keep a relatively clear and complete written summary of the discussions. Complete videotapes of meetings are broadcast by MCTV, cable Channel 6, following each meeting, and archived copies of these tapes may also be available for review, if

appropriate. My apologies to the grammarians for mixing voice; the first person sentences were more-or-less direct quotations of statements made by the speaker, the third person sentences were my summary of what was said. Where you find bracketed ellipses, such as [...], it indicates that the speaker said something that was lost in the notes.]