

Notes from Mid-Coast Community Council Meeting 28 October 1998 at Seton Coastside Hospital

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

Regular Agenda for Meeting and Summary of Actions Taken

1. Vote on Proposition 1-A. Sponsor: Paul Perkovic
Motion to recommend to our constituents that they vote against Proposition 1-A, approved 5 to 2.
2. Harbor Fishing Village. Sponsor: Laura Stein.
Motion to forward letter drafted by Planning and Zoning Committee, approved unanimously.
3. Mirada Surf Draft EIR. Sponsor: Paul Perkovic.
Motion to send two letters to Planning Commission on the inadequacy of the Draft EIR and opposing the General Plan Amendment, Rezoning, and other applications, approved unanimously.
4. Recommendation on proposals for Harbor District owned land in El Granada.
Discussion, no action taken.

Introductions, Pledge of Allegiance; meeting started about 7:10 pm

Council Members present: Bill Derow, Joe Gore (Vice-Chair), Mary Hobbs, Ric Lohman, Paul Perkovic, David Spiselman (Chair), Laura Stein
Council Member absent: none

Announcements and Public Comment

Ric Lohman – State Proposition 8 has nothing good in the measure; encouraged people to vote NO.

Joe Gore – There are six items in Proposition 8, including mandatory class size reduction; mandatory expulsion for drug offenses; teacher competency testing; a State-wide education czar; etc.; vote YES.

Gloria Nudelman – As a teacher, she is very opposed to Proposition 8 – it is opposed by the League of Women Voters, the State PTA, the Democratic Party, and various taxpayer groups. It will cost us about \$60,000,000 a year, which will come from existing programs to fund more bureaucracy. The other problem is the school site councils, which may cause problems with the new state standards. But really wanted to talk about the No on F flyers in today's paper. She supports Measure F to preserve what is left of our beautiful coastline. Who is funding the No on F campaign? The President of our School Board, Ken Jones. It is clear what his stand is on conservation and development, which is why she thinks none of the incumbents be re-elected. She supports Ric Lohman for School Board, cannot support Joe Gore because of his stand on bi-lingual education.

Leonard Woren – The Mirada Surf Draft EIR uses as justification the traffic signal on Route 1; therefore, it is clear that the traffic signal is growth inducing. Asks the Council to put this back on our agenda for reconsideration. Asked people to be at the Harbor District meeting in force to speak on development plans.

Laura Stein – The Planning and Zoning Committee just received the CalTrans planning permit application for the Route 1 intersection project, it will be on the agenda for Planning and Zoning on November 4 and for the full Council on November 11.

Mary Hobbs – The By-Laws state that officers can only serve for one year, but don't clearly state whether committee chairs are "officers". She proposed we clarify the policy at our next meeting.

Mike Fields – Princeton Citizens Advisory Committee has more people at its meetings. Michael Watson is the chair. The meetings are every other Tuesday (apparently the second and fourth) at the Half Moon Bay Yacht Club at 7:00 pm.

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Leonard Woren – Suggested a joint meeting with the Princeton group, with an agenda to cover some of the issues that are of interest to both groups.

Committee Reports

Laura Stein – The next Planning and Zoning Committee meeting should consider the Harbor District proposals and the CalTrans permit application. Because Wednesday, November 4 is the Harbor District meeting, and Tuesday, November 3, is election day, Laura proposed moving the meeting to Monday, November 2. The prior meeting, on October 21, discussed the traffic light at Coronado, asking that CalTrans do an EIR. Harbor Fishing Village will be discussed tonight. The Council has taken a stand against water reallocation; Kathryn Slater-Carter attending today's Planning Commission hearing, we think the outcome was a 5 to 0 vote to continue the program. She also just received the notice for the November 10 special Planning Commission hearing in Redwood City on the Mirada Surf project. The Planning Commission will hold a field trip on Monday, November 9, at 1:30 pm to visit the Mirada Surf area. There is also a preliminary report from the San Mateo County Civil Grand Jury, which she has not seen yet. Also, the Zoning Hearing Officer will hear on Thursday, November 5 a Coastal Development Permit request for the Harbor View Motel, to add 14 more units. Our only concern was the large tree that is in the way.

Mary Hobbs – Treasurer's Report: We have about \$243.94 in our own account, and most of the \$3000 appropriated by the Board of Supervisors. The Parks and Recreation Committee will meet on Monday, November 9 to avoid conflicting with the rescheduled Planning and Zoning Committee meeting. She specifically wanted to thank Larry Nelson, who works for Mid-Coast TV, for selecting and purchasing the speaker and amplifier (a total of \$108) on behalf of the Council.

Joe Gore – No report on Public Works.

Consent Agenda

None.

Regular Agenda

1. Vote on Proposition 1-A

Paul Perkovic – Opposes the \$9,200,000,000 bond measure because more money will go out of our local School District than we get back. The bond measure has too many conditions. It pays a large amount of construction fees that developers should pay.

Gloria Nudelman – Right now, school districts have the right to halt development if they don't have the facilities to serve new development. This bond measure essentially takes that right away from districts. She would like to see us vote no on this bond, and wait for things to change in Sacramento, when there is a chance we can get a clean bond measure on a future ballot.

David Spiselman – This bond would suspend the Mira decision for eight years.

Leonard Woren – Believes in small local government, doesn't think it is a good idea to send money to Sacramento to be laundered.

Joe Gore – Proposition 1-A is to provide funds to repair the school system. One of the problems at El Granada School is that the modular school rooms weren't designed to be permanent school facilities; they aren't safe. You can't expect the local people to come up with all the money needed to repair the schools. San Mateo County is going to get \$33,000,000 for our school districts out of this massive amount of

money. The proposal doesn't eliminate developer fees. When he was running for Supervisor, he was in a number of schools, and they are in terrible shape – not enough light, or heat.

Bill Derow – Thinks it is going in the right direction; something is better than nothing. This is something that is on the ballot now, and we can move forward, without waiting for the administration to change.

Laura Stein – Does not think we had adequate discussion. She thinks she would vote against it. There is something that is missing here: Why haven't we been putting money aside all along? She would rather be concerned about curriculum and content. Doesn't want to give more power to the school boards.

David Spiselman – Understands that we are close to our school district's bonded indebtedness limit, and so we won't get our share of this money.

Ric Lohman – John Bayliss gave an interesting presentation on this at the School Board meeting last week. He couldn't make it here tonight. He explained that Measure 1-A is a double-edged sword: There are some good parts, and some bad parts. He felt that our district would get about \$4,000,000; the bad news is that it takes away the legal ability to go after mitigations. This could have been a much, much better bill, but the Legislature had to compromise with Governor Wilson to get anything approved.

Mary Hobbs – Upset by the suggestion that people who don't have kids in the schools don't have an interest in education.

Gloria Nudelman – Has a child in public schools, and teaches in them; but why should we have to give away the right under Mira and Hart, just because of some strong-arm negotiations in Sacramento? This proposition, like many propositions, is very deceptive.

Leonard Woren – The money has to come from somewhere. If some districts get more than they put in, and others get less than they put in, this is unfair to someone. Is this going to be unfair to this district? That's unclear. But it's unfair to someone, and therefore it is a very bad law. When the politicians don't act to do the right thing, the voters end up acting just to get something done. It started out as something good, but it was negotiated down to the developer relief bill.

Barbara Mauz – Also urged people to vote against Proposition 1-A. The whole spotlight should be put on Cabrillo Unified School District. What is the consequence of the \$35,000,000 school bond? We haven't seen improvement in our school sites. Doesn't think they have managed what they have appropriately.

Ric Lohman – Because we are moving into a massive growth environment, we would get the same proportional funds that stable communities, like San Francisco, would get. That puts us at a disadvantage.

Paul Perkovic – Moved that the Council recommend to our constituents that they vote against Proposition 1-A. Seconded by Laura Stein. In favor of opposing Proposition 1-A, 5 (Hobbs, Lohman, Perkovic, Spiselman, Stein); opposed to the motion, 2 (Derow, Gore).

Joe Gore – Quoted from Eric Rice's article in the Half Moon Bay Review.

2. Harbor Fishing Village

Laura Stein – The Planning Commission recently deadlocked, 2 to 2 (with one member absent), a request to extend for one year the time to file the Vesting Tentative Map for the condominium conversion of the Harbor Fishing Village project. This is going before the Board of Supervisors on October 17.

Paul Perkovic – This is a project where the applicants have done none of the things they promised, where the benefits to the community are being taken away, and where there is no penalty to the applicants if the extension is not granted. All they need to do is come back when they are ready to actually put their money

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where their mouth is and put in the required improvements, and apply for the condominium conversion again.

Leonard Woren – There has been no mention of the outrageous ten-year development agreement that the County signed with the applicants. Granada Sanitary District has changed their Sanitary Code to recover the full single-unit connection fee from developments that are set up as condominiums.

Mike Fields – This area needs more tax base, there's no question about it. The transient traffic would be able to enjoy our growth. We need things that enhance the coast.

David Spiselman – What we need here are professional jobs, where people can work here and afford to live here. Working in a hotel or a retail job, as a maid or clerk, doesn't do anything to reduce those commutes, because you can't afford to live here with a minimum wage job.

Barbara Mauz – Tonight, on Channel 7 news, they had a story on the transportation authority conference. San Mateo County did not come in with the big money (like Santa Clara County did). The major thing they were trying to get across was to put the jobs where people live, so they don't have to commute.

Laura Stein – Moved that the Council approve the letter proposed by the Planning and Zoning Committee. Seconded by Ric Lohman. Approved unanimously.

3. Mirada Surf Draft EIR

Laura Stein – The State Clearinghouse form checked some project issues discussed in the Draft EIR. They skipped Agricultural Land, Drainage/Absorption, Economic/Jobs, Flood Plain/Flooding, Forest Land/Fire Hazard, Recreation/Parks. Suggested a letter to the State Clearinghouse asking why these project issues weren't checked, and asking for the Draft EIR to be circulated to additional agencies.

David Spiselman – The section on Project Sent to the following State Agencies omitted Historic Preservation, Transportation Planning, Food & Agriculture.

Paul Perkovic – Described a proposed letter to County Counsel asking questions about the CalTrans project, and whether it needs a Coastal Development Permit or an EIR.

Joe Gore – So your concern (Paul) is on the environmental impact of the stoplight and the drainage.

Laura Stein – What CEQA requires is that you look at all of the impacts of a project.

Mary Hobbs – The Coastal Development Permit checks "No" for affects scenic resources.

Paul Perkovic – The County Counsel letter should be rephrased or used in conjunction with the response to the CDP that just came in. The second letter, on the inadequacy of the Draft EIR, doesn't seem controversial; it was supported unanimously by the Planning and Zoning Committee. The final letter, arguing against the General Plan Amendment, Rezoning, etc., was also supported except for one phrase which was deemed inflammatory.

David Spiselman – Suggests rephrasing the incendiary sentence to read, "Finally, there does not appear to be a need for 12,000 to 30,000 square foot residential parcels in the MidCoast. There is a clearly superior alternative project site."

Laura Stein – Moved to approve the letters as revised; seconded by Ric Lohman. Approved unanimously.

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David Spiselman – Proposed a letter to the State Clearinghouse mentioning that the project issues are inadequate, and requesting the Draft EIR be sent to the other three agencies we discussed above. Motion by Ric Lohman, seconded by Laura Stein; approved unanimously.

4. Recommendation on proposals for Harbor District owned land in El Granada

Ken Lundie – At the next regularly scheduled Harbor Commission meeting on November 4, at the CCWD offices in Half Moon Bay, the Harbor Commission might choose to enter into exclusive negotiations with one of the respondents to their request for proposals. There has been pressure applied to ask the Commission not to make a snap decision. The District maintains that they haven't done anything contrary to their Master Plan and have involved the community, through the El Granada Waterfront Task Force. They have heard that they should deal with coastal issues at meetings on the coast. Suggested that there are three things local residents can do: (1) vote for coastal Harbor Commission candidates; (2) write letters about the El Granada proposals; and (3) appear in the audience and comment where appropriate. Commissioner Jim Tucker has gone on record as recusing himself from consideration of the El Granada properties.

David Spiselman – Has there been any discussion of the four proposals that you have heard?

Ken Lundie – No; all talks regarding the RFP respondents has been held in secret. In his opinion, three of the RFP responses should have been thrown out: One would require a rezoning, one proposed sale of a parcel, one had no architectural drawings. (The remaining proposal was from Keet Nerhan.)

Leonard Woren – What exactly did they claim to be doing in closed session? If they have Brown Act violations, we need to go after them.

Mark Wilson – Owns a single-story house directly adjacent to the Harbor District's property – one of the proposals is a three-story building between him and the ocean. Once the Mirada Surf property is rezoned, it will set a precedent that the Harbor Commission will undoubtedly leverage to try to rezone the COSC district in front of El Granada.

Future Agenda Items

For the November 11 meeting:

Election of officers

Determine terms of committee chairs

Consideration of revising regular meeting starting time

Discussion and vote on CalTrans traffic signal project application

Recommendation regarding zoning amendment affecting fence and shrub heights

Mirada Surf

Possible items for future agendas (carried over from previous meeting notes):

Scenic corridor / underground utilities district

Abalone aquaculture project update

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County Parks General Plan for Fitzgerald Marine Reserve and Pillar Point Marsh

Variations policy

Sewage spillage

Airport Master Plan

Adjourned at 10:55 pm.

[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, October 29, 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.]