



MIDCOAST COMMUNITY COUNCIL

P.O. Box 64, Moss Beach, CA 94038

MEETING AGENDA

DATE: JANUARY 12, 1994

TIME: 7 PM - 10 PM

LOCATION: SETON-COASTSIDE MEDICAL CENTER
Marine Blvd & Etheldore, Moss Beach

CALL TO ORDER

Mr. Bob Brown 726-7836

Ms. Sally Campbell 728-8005

Mr. Joe Fitting 728-1266 (Secty)

Ms. Suzanne Hayes-Kane 728-9188

Mr. James Marsh 726-3589 (V-chr.)

Ms. Susan Matonis 726-5199 (Trs.)

Ms. Angela Meyer 728-0987 (Chr)

PLEDGE TO THE FLAG

APPROVAL OF MINUTES Dec. 8, 1993

PUBLIC COMMENT This portion of the agenda is set aside for members of the public or Council to communicate items that are not on the regular agenda, and for general announcements to the community. The time is intended for exchange of information, and the Council will avoid discussion of individual items. The Council may opt to address items in future meetings by placing them on a future agenda.

CONSENT AGENDA

- 1) Welcome Joe Fitting as new Council Member
- 2) Resolution in appreciation of the work of Nadia Bledsoe and Kit Dove, former Council Members

REGULAR AGENDA

- 1) Alhambra Avenue: Report on County's vacating of easement on property along Highway One frontage land - Action re recommendation to SM Board of Supervisors
- 2) El Granada Community Park (Johnston Quarry) : Further discussion/action toward possible formation of Midcoast Parks & Recreation Assessment District; Report on progress of park design in collaboration with Callender Associates; Action/recommendation re LAFCO application
- 3) Street Improvement Survey: Committee report on survey results and potential action

SUBCOMMITTEE REPORTS
FUTURE AGENDA ITEMS

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AGENDA ITEMS

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AVENUE ALHAMBRA ZONING (EG)

Representatives of the Community met with County Staff, including Mr. Koenig; the item comes to the Board of Supervisors on January 11, where it will undoubtedly be implemented by the Board. During the meeting, County staff answered all the specific questions about the project: the zoning is correct, but many of the adjacent properties do not have ground floor Commercial - since the area is in practice Residential, perhaps the zoning can be changed to Residential and preclude the more inclusive Commercial; State law precludes the County from selling properties even though there can be tremendous financial benefits to the owners; the existing apartments could have been built lower to not be so dominant / destructive to the view shed.

But the lingering thoughts drifted towards the future. How can the Council and our residents be more satisfied with a project(s)? Mr. Koenig spoke about the impending SAM expansion and the opportunity now for the MidCoast to establish a Design Review Committee; 125 units per year is the building limit for the MidCoast once the sewer capacity is available - the Council could find a mechanism to stop "sprawl" and cluster housing near services/utilities; Cal Trans is studying the need for a traffic light at Medio/ Hwy 1 - perhaps a review of the El Granada Master Plan is in order... Supervisor Lempert, Mr. Peter Logan, Ms. June Morrall, Matt Greenberg, as well as Bob Brown and Jim Marsh.

STREET ORDINANCE

The Street Committee met several times to review and discuss the Road Standards Survey which was mailed to our residents, and developed a report, to be presented to the Council by Mr. Wegehaupt, & Ms Vargas, and will be posted in the three Post Offices.

The Committee feels the Council should carefully review and consider their report, then vote to forward the report, as modified, to the Board of Supervisors for their review and hopefully implementation.

In broad terms, the report brings some flexibility into the Community Standard for roads and drainage, specifically, the notion that a minimum level of service was desired (and willingness to pay for these improvements) as well as an area by area ability to "upgrade" as appropriate to the citizenry. The Committee met with Mr. Neal Cullen of the DPW and reviewed the numbers, percentages for seven "districts" of the Coastsides. The 13 questions were closely reviewed and discussed with several broad trends identified: a minimum standard road should be paved, maintained, have drainage, and "upgrades" to various specific items (ie, color of concrete, etc) as determined by the neighborhood / area. Mr. Greenberg of Supervisor Lempert's office was most helpful, in terms of energy, ideas, and resources (clout).

QUARRY PARK - PARK & RECREATION

Negotiations with LAFCO have begun with various Committee members as well as County personnel. Bob Brown has spearheaded the efforts to have both the funding mechanism and the authorization legislation prepared for the **Nov 1994** ballot. There are two choices for a funding mechanism: one is a County Service Area and a Lighting and Landscape District. The CSA is in place now (formed by the County years ago at the behest of a developer) but the ultimate control is the Board. The L&LD would face significant difficulties with LAFCO, but could be run by locals. Energy and planning is needed NOW as the deadlines for submitting the related paperwork come up in early/mid February.