

## REGULAR MEETING Minutes

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## MEETING:

Date: 10 February 1993

Time: 7:00 pm - 10:00pm

Place: St Catherine Hospital, Fireside Room,  
Marine Blvd & Etheldore, Moss Beach

## CALL TO ORDER:

Ms. Susan Ayers	728-0702(Treas'r	Mr. Kit Dove	726-3752
Ms. Sally Campbell	728-8005	Mr. James Marsh	726-3589
Mr. Robert Brown	726-7836(Sec'y	Ms. Angela Meyer	728-7504(ViceChair

By pre-arrangement, Ms. Nadia Bledsoe 728-3363(Chair) was absent

APPROVAL OF MINUTES: 27 January 1993 (vote 5-0, Dove abstain)

## PUBLIC COMMENT:

- a. Several comments were made.
  - b. David Spiselman, El Granada, requested a future agenda item to establish guidelines for projects.
  - c. Nancy Maule, Montara, requested a 24th Feb agenda item to discuss Local Street Design Standards.
5. There was nothing on the Consent Calendar.
  6. Treasurer's report:
    - a. \$61.00 donations from last meeting.
    - b. Current balance \$453.49 as of beginning of meeting.
    - c. Bill submitted to Treasurer for payment:
      - (1) Cabrillo Unified School District: \$40.00 bill for use of El Granada Elementary School Multi-Purpose Room for Candidates' Forum.
  7. Riparian (creekside) Lots in El Granada/ Montecito Avenue.
 

Presentation by County Staff Member Ted Herzog. County is looking for comments and opinions on possible courses of action. Much discussion followed. Affected lot owner Bruce Turner testified that he paid \$20K for his lot. Numerous comments by council and public that county should retain the riparian corridor.

Motion (SC/??) passed 5-1 (Ayers dissenting): Table this item until 24 Feb meeting.
  8. Water Density Transfer in Rural Area
 

Presentation by County Staff Member Diane Rigenoni. County is looking for additional density transfer programs. This proposal is to allow for transfer and re-transfer density credits which have any part of their lot with one or more of ten criteria. Affordable housing bonuses would be awarded as well.

Main Motion (KD/??) passed 6-0: Send the following comments to the county:

    - a. The benefits to the character of rural development would be diluted. Rural character would be lost.
    - b. Concern that the actual, practical development would be increased despite no change in theoretical capacity. The EIR process expected under current conditions generally results in somewhat less capacity than the theoretical maximum.
    - c. This program is too broad. More appropriate would be a program that addresses source parcels that are 100% undevelopable.
    - d. Concern that the program will result in an increase in land value of parcels that are targeted for open space acquisition.
    - e. Affordable housing (other than farm labor housing) in the rural areas are inappropriate. Such affordable housing should be in

- the urban area, so they can enjoy needed infrastructure.
- f. If this program proceeds, there should be an EIR, and an assessment of the source areas and target areas in that EIR.
  - g. In such an EIR, there should be consideration of water and traffic capacity.
  - h. The program needs true goals, and criteria for target areas (like water).
  - i. The permits under such a program should be reviewed at the Planning Commission or higher.
  - j. Please refer the program back to the Midcoast Community Council after further details are developed.
  - k. Provide for opportunity to comment from other affected agencies, including Pescadero MAC, CCWD, Sanitary Districts.
  - l. The program seems to provide no benefits to the residents of the Coastside.
  - m. If there are no answers to our concerns in the time available, then the Council believes that this program should not be pursued any further.

#### 9. Committee Reports

- a. Angela Meyer and David Spiselman volunteered to arrange a Candidates' Night for the Campaign for Sheriff and for Supervisor.
- b. Newsletter: Susan Ayers awaiting communication with Tom Casey on issues of MidCoast Community Council receiving funds.  
Motion (SA/KD) passed 6-0: Approve mailing newsletter to the original Steering Committee members and people who attended meetings.
- c. Angela Meyer reported on a letter from Tom Casey's office (Thomas Dailey) stating that Sally Campbell was NOT in a conflict of interest by being on both the Midcoast Community Council and on the Harbor Board. Bob Ptacek, Montara, asked that Sally Campbell refrain from discussion on matters that affect the Harbor District, and Sally Campbell stated that such was her intent.