

(7)

MIDCOAST COMMUNITY COUNCIL

Serving the Communities of
Princeton, El Granada, Moss Beach, Montara and Miramar

MINUTES

Regular Meeting
December 8, 1993

approved
6-0

1. **Call to Order** at 7:10 pm

Present: Brown, Campbell, Hayes-Kane, Marsh, Meyer

Absent: ~~Kitting~~, Matonis (arrived late)

2. **Public Comment**

Andy Saulpaw discussed the opening of an indoor batting cage and driving range.

Annette Fernbach discussed problems with parking adjacent to the Cafe Classique.

Mark Wegehaupt noted the upcoming Coastal Commission meeting (12/16 in SF) where the safe yield from the Pillar Point aquifer and an appeal of the Farallone Vista housing project will be agendized.

3. **Consent Calendar**

a. The Council welcomed new Council member Suzanne Hayes-Kane.

b. The results of the Street Improvement Survey was taken off Consent to be discussed as Agenda Item 5.

4. **View Preservation Ordinance**

Bob Fernbauch presented the results from a survey taken by residents indicating an 87% interest rate in adopting a view preservation ordinance.

Residents both in support and in opposition to the proposed view preservation ordinance spoke regarding the loss of property values resulting from view loss, shadowing of homes by immediately adjacent trees, lack of legal standing to litigate such matters under current laws, the Council's obligation to support the ordinance given the survey results, the potential loss of the existing character of the Coastside with fewer trees, and the potential for excessive governmental regulation and litigation from such an ordinance.

Council member Campbell expressed an inability to support the ordinance as currently written and made a motion to accept the residents' survey and have the ordinance redrafted by a committee composed of 3 members of the existing subcommittee and 3 new members opposed to the ordinance. The motion died for a lack of a second.

Council member Brown also expressed his willingness to support some form of view preservation ordinance, and made a motion, seconded by Marsh, that the subcommittee consider the following amendments to the proposed ordinance:

- limiting application to adjacent properties, including those immediately across the street;
- clarifying that the ordinance is not retroactive prior to its adoption date;
- adding language to the findings which indicate the need to balance view preservation with privacy needs;
- modifying the definition of active use areas, such as limiting to one per residence;
- not allowing vacant properties to utilize the ordinance provisions;
- eliminating or substantially modifying the definition of undesirable trees;
- applying the ordinance to the urban midcoast only, and
- other considerations.

Approved 4-2 (Meyer and Campbell opposed)

5. Road Improvement Survey

Council member Matonis reported on the survey results and discussed next steps, possibly including public workshops, in adopting new road improvement standards. She noted the need to obtain a copy of written comments made on the surveys.

Council member Brown recommended expediting the process by meeting with the Department of Public Works, possibly defining alternative designs and having a community meeting for reactions.

Matt Greenberg suggested 3 or 4 subcommittee members could work with staff of the DPW.

Council members Matonis and Marsh and residents volunteered to meet with the DPW.

6. Election of Officers

By unanimous vote the following Council officers were elected for 1994:

Chair:	Angela Meyer
Vice Chair:	Jim Marsh
Treasurer:	Susan Matonis
Secretary:	Joe Fitting

7. Quarry Park Subcommittee Report

Council member Brown gave an update on the community forum held to discuss design options for the Quarry with landscape architect Peter Calander and of subcommittee discussions about the preferred form of the public entity which would improve and operate the park. The Council approved a request for stamps for the mailing of meeting minutes to active subcommittee members.

8. Finance Committee Report

Council member Matonis reported a \$700 balance.

9. Discussion of Subcommittee Process

The Council discussed the process of using subcommittees and how subcommittees should bring recommendations before the Council. It was suggested that subcommittee recommendations to the Council should be made in written form prior to the meeting and include responses to prior Council questions, if any, and suggested Council actions.

Agendas for subcommittee meetings should be posted by subcommittee chairs. It was also agreed that subcommittee chairs should not chair the MCC meeting when action is requested on that subcommittee's recommendations to prevent any perceptions among members of the public that the chair has a predetermined point of view.

10. Future Agenda Items

- Avenue Alhambra vacation application
- Quarry Subcommittee recommendation re: LAFCO application
- Road Standards - report and possible Council action
- Resolution of appreciation for Council members Bledsoe and Dove

11. Adjournment - 9:55