

**MidCoast Community Council – Planning and Zoning Committee – 3 June 1998**

Called to order at 7:50 pm by the Chair, Laura Stein, a quorum being ascertained.

Present: MCC members \*Mary Hobbs, Paul Perkovic, David Spiselman, \*Laura Stein; appointed P&Z members \*Tim Duff, \*Chuck Kozak, \*Kathryn Slater-Carter, \*Elizabeth Vespremi; community participants Mike Cooper, Dennis Doherty, Julia Gilles, Sara Hindman, Marc Marcus, Steve Marzano, Chris Morris, Lani Ream, Lou Slocum, Leonard Woren, Linda Yule.

[\* indicates voting members at this meeting; arrival and departure times for community participants not noted]

Note: The following list shows elected Mid-Coast Community Council members and their designated representatives for the Planning and Zoning Committee; by Committee decision, the Council member votes only in the absence of her or his designated representative.

Joe Gore – Kathryn Slater-Carter  
Mary Hobbs – Jim Marsh  
Ric Lohman – Chuck Kozak  
Chris McComb – (undesignated)  
Paul Perkovic – Tim Duff  
David Spiselman – Elizabeth Vespremi  
Laura Stein – (undesignated)

**Agenda:**

1. Public Comment
2. Urgent Addendum: Guibert / Guslani / Serrano project at 415 Mirada Avenue
3. Ad hoc Committee Reports
4. Building Permit Review
5. Water Reallocation Policy, Recommendation to MCC for June 10 Meeting
6. Form of Government Subcommittee Recommendation re: Incorporation / Annexation Study
7. Future Projects to be Addressed

**Regular Agenda****1. Public Comment**

Chris Morris – Commented on the Falvey project, he plans to attend the Zoning Hearing Officer meeting Thursday morning (June 4). Project requires a setback variance; owner (who has built a number of homes in area) should have known conditions. Also there is encroachment on riparian corridor. Concerned about County's tendency to not enforce regulations, inadequate environmental study. Planner is Joe Sordi.

Lani Ream – Her neighborhood has an appeal on a project at 415 Mirada Avenue on a 4800 square foot lot with 2016 square foot manufactured home. County staff report recommends approval of this project. There is a heritage tree on the site. The design of the house is unappealing. Thirty neighbors have signed a petition opposing this project. There are two others in place already, they are being presented as affordable housing. (Leonard Woren noted that for another similar project, a pre-manufactured home being brought over the hill tied up traffic on Highway 92.) The project report claims the project is exempt from a Coastal Development Permit under provisions of Categorical Exclusion Order E-81-1 and County Zoning Regulations Section 6328.5.a.

David Spiselman – Moved to add to the agenda discussion of this item as an urgent item received too late from the County for placement on the agenda (the planner did not forward this staff report to the Council); seconded by Kathryn Slater-Carter; approved by unanimous consent.

## 2. Urgent Addendum: Guibert / Guslani / Serrano project at 415 Mirada Avenue

After discussion, Laura Stein moved that the Committee send a letter in support of the issues discussed for this project; seconded by Elizabeth Vespremi; approved by unanimous consent.

## 3. Ad hoc Committee Reports

Laura Stein reported on meetings today with Paul Koenig and Terry Burnes, with Chuck Kozak, Paul Perkovic, Kathryn Slater-Carter, and herself. [See attached notes.]

## 4. Building Permit Review

Mary Hobbs reported on issues to be addressed regarding the Moss Beach Highlands project. [See attached note.]

Chuck Kozak noted that the Mirada Surf project has some additional material to review.

The Kroll project proposes to add a caretaker's unit; do they have access to a sewer connection? [This project was agendaed for the June 4 Zoning Hearing Officer meeting, but at that meeting it was deferred.]

## 5. Water Reallocation Policy, Recommendation to MCC for June 10 Meeting

Laura Hobbs provided a brief overview of the situation, particularly that water transfers from the priority reserve to residential construction has apparently reduced the pool of available priority water connections to about 250. This means that the Midcoast is gradually having the means of economic development frittered away on houses. The Local Coastal Program (LCP) allocated about 30% of Phase I capacity for priority uses, of these 750 hookups about 500 are allocated to Half Moon Bay and 250 to the Midcoast. By March, there were about 10 transfers from priority to residential per month. Each water transfer requires a Planning Commission finding that there is enough priority water remaining to service all anticipated priority uses; Laura thinks we should challenge this finding. Tax revenues provides about \$1.6 million to Half Moon Bay, only about \$260,000 to the Midcoast area. It seems obvious that no one is selling the unincorporated Midcoast for business or other priority uses. The County has acknowledged that transfers from the County into the City of Half Moon Bay are illegal. Nevertheless, the Coastside County Water District (CCWD) discussed increasing reallocations at their meeting on May 12.

To get more water from the San Francisco / Hetch Hetchy system, CCWD needs to do five things:

- El Granada Transmission Pipeline
- Carter Hill / Nunes Project
- Denniston Creek Treatment Plant
- Dams Project
- Expand Production Wells

[See Laura's notes.]

David Spiselman noted that there is an assumed demand for housing – every time someone builds a house, it can be sold immediately for a generous profit. There is no assumed demand for commercial property. Developers don't want to own and manage commercial properties, they want to build and sell. There needs to be demand for companies that want to buy developed buildings over here.

Elizabeth noted that priority use includes institutional.

Tim Duff suggests that there be a new enterprise development program developed for the Coastside, or that SAMCEDA should invest more of their time in working on the coast. Observed that transfers to residential uses consumes road capacity, making it difficult for new commercial development.

Leonard Woren kept mentioning that the LCP notes that commercial visitor serving uses are one of four priority uses; coastal related commercial should also be priority, he thinks, because businesses that serve local residents, and hence permit them to shop locally without clogging limited highway capacity, thus making it possible for further visitors to reach the area.

Kathryn Slater-Carter noted that Pacifica had a staff person designated for economic development. She wants us to involve the Coastal Commission in water availability issues.

Mary Hobbs understands that if CCWD meets all the criteria by 2001, they are assured additional water for Phase II from the San Francisco supply.

Tim Duff moved that the Committee ask that the MCC recommend to the Planning Commission and the Board of Supervisors that they assure, before any additional water transfers are approved, that they are meeting the criteria in the Local Coastal Program; seconded by Kathryn Slater-Carter. An accompanying letter would then enumerate some of the needs. Unanimous consent.

#### **6. Form of Government Subcommittee Recommendation re: Incorporation / Annexation Study**

David Spiselman distributed a brief summary of the Form of Government Subcommittee meeting held June 1. [See attachment.] He thinks we should schedule some public meetings as soon as July. We have been working on this project for three years.

Leonard Woren called Broadmoor Police Department; residents are paying \$250 per year per home on a parcel tax basis, have a higher level of service than we have. They have 6,000 people, 2.5 square miles, budget of about \$1 million a year. Leonard thinks the police figures are too high.

Kathryn Slater-Carter noted that if the Motor Vehicle In-Lieu Tax is eliminated (by the current Republican governor, or if the Republic candidate wins in November), this would have a negative impact of \$400,000 to \$800,000 on a new city. She also thinks we should talk to the Coastal Commission to understand the process of a transfer from a County LCP to a new city LCP.

Mary Hobbs recommended that the Form of Government Subcommittee do more homework: Talk to Half Moon Bay and check the numbers, talk to Pacifica for validation, talk to East Palo Alto and find out why they had problems, talk to communities that have thought about incorporation and decided not to do so. When we bring this to the community, we need to be crystal clear as to what the benefits are, what the costs are, otherwise it will get shot down in the community. Thinks that waiting until after November elections is wise, no need to rush into this right now. Also concerned about the rural areas, especially the Rural Residential Area, can these areas be included?

Elizabeth Vespremi noted that a larger public discussion may bring more people into the process. We should also research whether we could take over the harbor and the airport.

Tim Duff thinks that the secondary economic benefits of the airport are important; also we need to look at other scenarios for getting land use control without formal incorporation.

Laura Stein also thinks that the time line is unrealistic; we need more research around creative coastal development. She suggested that this issue be referred back to the Subcommittee.

Paul Perkovic noted that incorporation is a very expensive process, usually backed by one or more potential developers who stand to benefit greatly from gaining control of their own pet projects.

Lou Slocum suggested members of the community are interested in understanding how things would change if we incorporate, and then determining if that's what they want.

David Spiselman moved that the Committee ask the Council to schedule a "town hall" public meeting sometime in July or August to determine if there is support for continuing the process of researching the possibility of incorporating; seconded by Chuck Kozak. Approved 5-1 (Hobbs).

#### **7. Future Projects to be Addressed**

Each person contributed some ideas of long term issues or projects that might be addressed; we would look into prioritizing this list at the next meeting.

- Establish a process and guidelines for reviewing individual projects.
- Design standards (in terms of heights) and conforming to the natural environment for the Rural Residential Area of the Midcoast.
- Make sure the Midcoast doesn't end up with more than its fair share of affordable housing.
- Would like to see the Planning Commission be prevented from using Lot Line Adjustments as a means of resubdividing property.
- Codification of our internal EIR preparation process.
- Zoning standards, revisions in the R-1/S-9, R-1/S-10, and R-1/S-17.
- Revision of the LCP to reflect our carrying capacity.
- Review and validate the build-out numbers in the LCP.
- Research the Subdivision Map Act and see if we agree with the County's interpretation.
- Get a thorough understanding of water issues on the coast, and how one drop affects another.
- See how cities like Menlo Park and Atherton zone out manufactured housing.
- Research designation of the Midcoast as a Bay Area- or State-wide coastal resource.
- Investigate the feasibility of a Transferable Development Rights program.

#### **8. Long Term Projects**

The following project assignments and notes are left over from the 21 May 1998 meeting notes; project status updates should be provided at the next meeting (some updates made at this meeting):

Elizabeth Vespremi – Hanson (4500 sq. ft. storage building in Princeton); letters of approval for Watts.

Chuck Kozak – Test wells on 12<sup>th</sup> Street - Postponed, awaiting biologist report from applicant; Taylor (substandard lot / parking / setback issues) - neighbors have put forward offers to purchase the lot, apparently; Tom Carey - applications being resubmitted for three houses side by side on 8,800 square foot building sites on Coronado, planners seem interested in developing written guidelines with community.

Tim Duff – Kroll (commercial marine upholstery in Princeton) - on hold because of moratorium on caretakers units, full bathroom, planner asking for a business plan. [Scheduled for June 10 Planning Commission hearing]

Laura Stein – Holtzinger - approved by Planning Commission on April 22, appealed (by Al Shipley) to Board of Supervisors.

Kathryn Slater-Carter – Conran; Ream - no paperwork received yet on either one of these.

Shorebird – demolition proposal (for conversion to motel described in Half Moon Bay Review) not yet received by Council - assigned to Laura.

Harbor View Inn - would add 14 units to existing 18 unit motel, issue with enormous tree on site - assigned to Kathryn and Elizabeth.

#### **Future Agenda Items**

- Moss Beach Highlands update
- Ocean View Farms update
- Prioritize the long term project list

Adjourned at 10:35 pm.

Next meeting on June 17, 1998.