

# Midcoast Community Council

An elected Municipal Advisory Council to the San Mateo County Board of Supervisors  
Serving 12,000 coastal residents  
Post Office Box 248, Moss Beach, CA 94038-0248

<http://mcc.sanmateo.org>

Len Erickson . Bill Kehoe . Neil Merrilees . David Vespremi . Bob Kline . Deborah Lardie . Leonard Woren

## **MINUTES: MCC Planning & Zoning Committee and Special Meeting - November 14, 2011**

Call to Order. 7:07 PM

Council/Committee member self-introductions / Determination of quorum

- MCC Present: Bill Kehoe, David Vespremi, Bob Kline, Len Erickson (to leave early - Left 8:15), Leonard Woren.
- MCC Absent: Neil Merrilees, Deborah Lardie. Quorum requirement met.
- Newly Elected MCC Present: Dan Haggerty, Laura Stein, Lisa Ketcham
- Community Present: Elizabeth Vespremi, Kathryn Slater Carter, Casey Schaffler - Moss Beach, Anne Forrister - Moss Beach, Mary Larenas

1. Community Forum / Announcements (see note on last page) 7:08 pm.
  - a. Len Erickson- Not a good idea to have a "combined meeting" like this. Time pressures on agenda. Sets an unusual precedent. This meeting affects people's property and there isn't effective time.
  - b. Woren: I helped Bill put the meeting together. Action needs to be taken tonight. It was a short time to get it together.
2. Consent Agenda 7:10 pm.
  - a. Approval of minutes from October 24, 2011 P&Z Committee – Not reviewed
3. Regular Agenda – The Council/Committee may vote to take action on any of the following items:
  - a. Consideration of actions to be taken by the MidCoast Community Council regarding 263 Nevada Moss Beach property (PLN2010-00251) on the Zoning Hearing Thursday November 17, 2011. (Kehoe) 7:15 pm.

Mary Larenas: Needs MCC's help to appeal process. Neighbor to property that has building plans that do not fit size, height, etc. of existing neighborhood.

Woren: In order to get attention of the BoS there needs to be some mitigation on the impact on the community. Letter needs to list all the things that oppose rules. If you try to add later, it will not be taken into account.

Mary Larenas: House borders on the Marine Reserve. (Group from Nevada St) shows parcel map and indicates errors in map.

Lisa Ketcham: Sorry the Council has no little time and information. Don't think council can take group action tonight, but individuals could comment at hearing.

Stern: Do we have maps? Other sources of hard information?

Kehoe: Need more information. We can still get more after the action we take now because it will need to go to PC and CCC.

Ann Forrister: Although it's a big house on a smallish, deteriorating lot the project is in agreement to the LCP, height, EIR. How do we comment on this?

Mary Larenas: 5,600 plus square foot house for the project. According to planning the existing house is 2,000 plus, initial house listed 1,000 plus. Initial house was moved from another address. Many details incorrect.

Kathryn: Problems deeper than house. Size and scale. Whit-Abernathy. Issues should be put to the community. MCC can ask about a number of things including 300 ft radius, riprap, drainage in Marine reserve, Whit-Abernathy, got a water connection without combing lots and question of height. No posting of design review, eroding quicker than projected.

Casey Schlaffler: Property is a riprap designation on both sides. Denied. Initial structure from a different parcel. It was moved years ago.

Woren: Coastal Commission harder on riprap than county. Get it into the record. Coastal Commission can weigh in on the issue.

Mary Larenas: House twice size of other houses in area. Does not fit the rule.

Elizabeth Vespremi: What do other neighbors think? Sees problem. Objects to large house on small lot.

David: Is there some dangerous precedent being sent? Not certain there is.

Mary Larenas: Lived there for twenty years. Need to stop people buying multiple lots; building huge houses. New developments must be congruous with natural setting and existing character of the community. Area Plan Summary from county.

Stein: What kind of action should we take? When did you let the council know? 11/08.

Elizabeth: Couldn't make out what she said.

David: Design review issues, scale of the house, height, run off into the Marine Reserve. Put emphasis on what we are most concerned about.

Kehoe: Lost property from erosion. Property can be seen from the beach.

Kehoe: Good example of what's going on here. This could be a test case for P&Z Committee to write up.

Woren: 15,000 square foot lot with 5,600 house. Doesn't fit program.

Casey Schaffler: The MCC has better access to information than public.

Kehoe: You'd think so but no we don't

**Action:** Vespremi will draft a letter with high level discussion points as well as input from Kathryn Slater Carter to be approved by the council. Is a Special meeting needed to approve letter perhaps on Wednesday? Decision is to have DV write letter at this meeting.

Woren: Motion to write letter to Zoning Hearing Officer. Second: Vespremi. 4/0

Vespremi drafted letter and read it to the MCC. Sent to Council and those present who wanted copy.

Woren: Present wording could backfire. Leonard will work on the language. When we agree with the content typographical, etc. will be done and sent.

**Action:** Kline makes motion to send letter after polishing. Vespremi second. Pass 4/0

- b. Consideration of actions to be taken by the MidCoast Community Council regarding 165 and 175 Airport Street property (PLN2001-00553) on the San Mateo County Board of Supervisors Agenda for Tuesday November 15,2011. (Lardie) ) 7:45 pm.

Kehoe read draft letter to the BoS supporting the Planning Commissions decisions for Exclusive Fresh, Inc dealing with the (A) Use Permit Renewal, Variance, and Coastal Development Exemption for the continued operation of a wholesale seafood processing business and (B) the appeal of the Planning Commission's denial of an exception request to exceed the maximum lot coverage allowed in the zoning district.

**Action:** ??? makes motion to send letter. ??? second. Pass 4/0

- c. Consideration of actions to be taken by the MidCoast Community Council regarding Magellan property (Location not given by County) (PLN2010-00255) on meeting. (Lardie) ) 8:15 pm. Tabled.
- d. Consideration of actions to be taken by the MidCoast Community Council regarding Cell Tower permit for 1400 Main St., Montara (PLN2002-00471). (Lardie) ) 8:30 pm.

Slater-Carter: This is at the bed and breakfast. Design issue. The tower should blend in to the environment and style of buildings, not stick out . Not certain what the status is. In permit process?

Lisa: Not certain if it violates anything. Need to make certain.

**Action:** Table until future meeting.

- e. Status Update on BoS meeting on November 3, 2011 for Magellan and Alameda Ave. (PLN2008-0038 & PLN2009-00358) "Hodge Property". (Kehoe) 8:40 pm.

Kehoe: Reported what happened.

KSC: Thanked planning commission for upholding the denial of the property. Have them go back and repair the environ. A new plan for house; shorter, smaller was presented; BoS/Planning commission passed it . It still is in opposition to the LCP. We need to appeal to the Coastal Commission.

- f. Review and Discussion on Planning and Zoning Committee

- i. Define the process for review of Planning Applications (Elizabeth Vespremi/Kathryn Slater-Carter) 8:50 pm.

Elisabeth: Capture information a "week" in advance for Agenda items. Then the report comes to MCC to be voted on. Action would be to approve/disapprove and forward to proper recipient. Keep a timetable that is reasonable and workable for the Planning and Zoning committee to react and act upon.

Laura Stein: We need to make a list of criteria for evaluating Permit Applications which Kathryn and Elisabeth volunteered to create at the last P&Z meeting ~~by the P&Z committee.~~ This could determine if there is any reason for the apps to be addressed or commented on by the MCC. If a Permit App meets the criteria for concern or discussion ie. requesting variance ~~Once completed, share with MCC by Email. Then come to the MCC with prepared and make an intelligent presentation that the MCC can act upon.~~ the concerns are noted and provided as information for council members prior to being placed on a meeting agenda ~~Therefore we need this check list for new people to know what to look for.~~

KSC: Agrees with Elisabeth on planning. Figure where you are going and then find the route. Could be two committees? Maybe decide where the "center" of the Coastside should be, ie; the Harbor, Princeton, wherever?

Woren: What needs to happen is to ask the county to, first, abide by the existing rules. Then anything else ; ie use requirements, variances would get the attention. The county could then come to MCC and discuss.

Laura Stein: There are already proven processes previously in place. We don't need to reinvent the wheel. It is not clear yet if a P&Z Committee is needed - that would be determined after the average volume of permits the MCC is receiving is tabulated.

KSC: We do need to train people. How it relates to the future and other areas of the coast.

Dan Haggerty: Let's write suggestions and share by email. That way we could get moving on what the P&Z is supposed to be.

- ii. Decide on a strategy to work with the Planning Department on how the Planning Application information flow will take place. (Elizabeth Vespremi/Kathryn Slater-Carter) 9:20 pm

KSC: I will be going to the County for the Zoning Hearing – Bill why don't you come with and we can meet County Planning to discuss how they can work better with the MCC.

Action. Woren motions to allow Kehoe to discuss MCC P&Z Committee with county tomorrow with BoS/Planning . Then report on how two could work better together. Second: Vespremi 4/0. Explore a checklist for anyone to look at planning.

- iii. Discuss a P&Z Tracking System and Escalation Process (David Vespremi/Bill Kehoe) 9:35 pm. Tabled to future meeting.

- 4. Correspondence and upcoming items 9:40 pm
- 5. Adjournment

**Action:** David: Motion to adjourn. 2<sup>nd</sup> Kline Pass 4/0. Adjourn: 9:40