

## **[Draft] Minutes of the 9 October 2002 Midcoast Community Council meeting**

The meeting was called to order by Chair Chuck Kozak at 7:30 p.m.

Members present: Sandy Emerson, Chuck Kozak, Ric Lohman, Paul Perkovic, April Vargas, and Karen Wilson.

Member absent: Kathryn Slater-Carter.

### **Public Comment**

Ric Lohman (Miramar) expressed concern about the elephants at the pumpkin farms on Highway 92 and the effect on traffic.

### **Board of Supervisors Report**

No report.

### **Committee Reports**

Treasurer's Report – none

Parks and Recreation Committee – Sandy Emerson reported that the next meeting will discuss possible entities that could receive grant monies here on the Coastsides. The Committee is also working on a project for the Transportation for Liveable Communities program under the Metropolitan Transportation Commission, which they are calling the Safe Crossing for Highway One project. They are also working with the Board of Supervisors to develop an ordinance to have development fees go into the Parks and Recreation Fund. The next meeting will be next Monday, October 14, at 7:30 p.m., at Three Zero Cafe at Half Moon Bay Airport.

Planning and Zoning Committee – Karen Wilson reported that there will be a Coastsides Design Review meeting on Thursday, October 10, at 3:00 p.m. at the Sheriff's Substation in Moss Beach. The Committee has been exploring possibilities for replacement of trees lost to diseases. The next Committee meeting will be Wednesday, October 16, at 7:30 p.m., at Three Zero Cafe at Half Moon Bay Airport.

Public Works Committee – April Vargas reported that their next meeting will be a joint meeting on November 6 with the Planning and Zoning Committee. Neil Cullen, San Mateo County Director of Public Works, will attend and discuss issues related to street improvements, drainage, tree replacement, and funding.

## **Consent Agenda**

Letter of thanks to San Mateo County Chapter of League of Women Voters – moved by Paul Perkovic, seconded by Ric Lohman. Approved by unanimous consent.

Minutes from July 17, July 24, August 14, August 28, and September 25 – deferred.

## **Regular Agenda**

### **1. New Roller Hockey Rink at Half Moon Bay Airport**

Sandy Emerson introduced this item. The North Coast Hockey League (NCHL) proposes to replace their existing rink with a new, temporary structure of the same size. She introduced Carol Lapinski, who presented the proposal.

Carol Lapinski, from the New Rink Committee of the NCHL, gave a brief presentation. They serve kids ages 5 to 15, with approximately 200 children playing. They would like a letter of support from the Council. The existing rink is approximately 150 by 210 feet. The proposed rink would be 125 by 235 feet. Parking has never been a problem.

Brian McNamara answered some questions from the Council. The proposed location is consistent with the Half Moon Bay Airport Draft Master Plan.

Chuck Kozak suggested that potential parking and traffic issues be considered carefully.

Lt. John Quinlan (Coastside Sheriff's Commander) supports the program; it provides a positive location for youth recreation.

Karen Wilson moved that the Council send a letter of support, as requested. Seconded by Sandy Emerson. Approved by unanimous consent. Sandy Emerson will write the letter.

### **2. Midcoast Local Coastal Program Review Update**

April Vargas prepared a brief write-up on LCP Review Tasks 8 and 9. These two tasks addressed opportunities for additional commercial or office development in the project area (with discussion mostly centering on Princeton), and possible changes to the Airport Overlay. (See attachment.) George Bergman had identified three parcels for potential rezoning for commercial use. The parcel owned by the County on Etheldore at Route 1 was considered unacceptable by many community members: It is in a riparian area, desired for potential park use, and would have poor access and parking issues. There are issues with the other two proposed parcels, as well. Lack of water supply is also a major concern.

Ric Lohman suggested evaluating the "worst case" scenario for the revised safety standards, and using those as a guideline in any changes to the Airport Overlay zoning.

Paul Perkovic briefly recounted his comments on the Draft Environmental Impact Report (DEIR) for the San Carlos Airport Master Plan Update at the Board of Supervisors regarding studying the impacts of the California Department of Aeronautics Airport Land Use Planning Guidelines. The DEIR essentially ignored those impacts, which Paul thought made the DEIR deficient in that area. He anticipates a similar outcome for Half Moon Bay Airport, unless we are extremely persistent in pursuing the safety guidelines.

Sandy Emerson asked how the LCP will factor in to the Harbor District's plans (for such things as Romeo Pier).

For Task 8, the Council discussed each of the 5 zoning districts involved. For Neighborhood Commercial (C-1), the consensus appears to be to retain the existing permitted uses, and to recommend reducing residential uses. For Coastside Commercial Recreation (CCR), the consensus appears to be to retain the existing permitted uses, and to reject any proposed changes in the zoning district boundaries. For Light Industrial (M-1), the consensus appears to be that the Council recommends the development potential for research and development facilities, office uses, or construction and maintenance firms be exhausted before those additional land uses are added to the Waterfront zoning district. For Resource Management (RM-CZ), no changes seemed appropriate.

For Waterfront (W), the consensus appears to be to oppose additional permitted uses until after the potential development of those uses in the existing M-1 district have been exhausted and there is a demonstrated need for additional locations for such uses. We do not favor expansion of the Shoreline Area to include the other half of the two blocks – which are generally already developed with non-shoreline dependent uses. Regarding retail uses in the Waterfront district, Chuck suggested that the retail component should not exceed 25% of the floor area of the development, allowing the remainder for on-site manufacturing. This is to avoid turning the area into general retail establishments (that would happen to also sell items manufactured off-site).

Leonard Woren (El Granada) commented on the Airport Overlay restrictions. He observed that some property owners in Princeton appeared to want to have restrictions eliminated so that they can build before new safety guidelines are adopted. He also expressed general concerns that the LCP Review staff recommendations were either (1) status quo or (2) increased development; and that there were no instances in which development intensity was proposed to be reduced.

The general consensus will be incorporated into the Council's recommendations on these tasks.

The October 7 workshop, covering Task 13 (Protection of Open Space / Agricultural Land) and Task 14 (Zoning Controls in the Rural Residential Area), seemed to support the Council's recommendations on residential development sizes in the RM district. George Bergman also agreed to refer a question to County Counsel regarding the ability to do forced mergers in the Coastal Zone to sizes larger than 5,000 square feet – but up to the zoning minimums (as claimed by Leonard Woren). Chuck asked that we request a copy of the actual County Counsel opinion.

Leonard Woren asked that sewer service be prohibited in the Rural Residential Area.

The next Workshop will be on October 21 at 7:30 p.m. at El Granada School, covering Task 18 (Revised Sensitive Habitats Map) and Task 19 (Wetlands Definitions Options). George Bergman also provided a revised schedule for future LCP Update workshops.

### **Update on Continuing Council Projects**

#### **Future Agenda**

October 23, 2002

1. New Library Design
2. Devil's Slide Tunnel Portal Design Presentation

The meeting was adjourned at 10:20 p.m.

Respectfully submitted by Paul Perkovic, Secretary.