

Draft Minutes of 4/26/00 MCC Meeting

disclaimer - the extensive question, comment and discussion from this meeting does not allow a recap of the subjects addressed. A separate document of my notes will follow shortly. The MCTV videotape provides a verbatim record of the first four hours of the meeting. Unfortunately, the tape ran out during our closing comments.

Chair April Vargas convened the meeting at 7:46 PM. All members present: Sara Bassler, Joe Gore, Chuck Kozak, Ric Lohman, Paul Perkovic, Laura Stein, and April Vargas.

A moment of silence was taken in memory of Kit Dove of El Granada, who passed away last week.

Public Comment:

Lt. Sheriff John Quinlan: Announcement of Coastside Youth Summit, an important process that addresses issues of concern to local youth. Council and members of the public invited to presentation of topics of concerns and solutions from the summit on Saturday, May 13 at Cunha Middle School. 9:30 AM - 1:30. Breakfast will be served. Public is also invited to workshop sessions the day before, Friday May 12, 1:15 PM at IDES hall in HMB.

David Spiselman of Montara, CEO of startup company, would like to find office space on coast for 15 people, but can't find any. Would like County to consider rezoning an appropriate area for an office park with space for 200 desks. Would remove 200 cars from road during commute.

Minutes from 4/12/00: Motion to approve as submitted by Council member Lohman, second by Council member Stein. Approved 7-0.

Committee Reports:

Treasurer Paul Perkovic reported that papers have been filed to properly transfer bank account duties to current officers from past council administration. Has deposited a donation check from Sally Campbell.

Parks & Recreation Committee: Chair Paul Perkovic reported that next meeting will be Monday, May 1, 2000, 7:30 PM at 3-0 Cafe. Announced Board of Supervisors sponsored meeting on transportation issues at Oracle conference center in Redwood City.

Planning & Zoning Committee: Chair Chuck Kozak reported on last meeting, 4/19/00. Mostly administrative issues, appointment of Vice-chair, review of committee charter. Next meeting Wednesday, May 3, 2000, 7:30 PM at 3-0 Cafe. 7 new applications to review.

Public Works: No report.

Board of Supervisors Report: Supervisor Richard Gordon's aide and coastal liaison Joe Caruso reported that the board had no immediate upcoming coastal issues. He stated he would like to join in honoring Kit Dove, and appreciated his first meeting with him as an introduction to the way of thinking on the coast.

Consent Agenda: No request to hear any of the items on regular agenda. Motion to approve by Council member Stein, second by Council member Bassler. Passed 7-0.

Regular Agenda:

Item 1: 8:00 PM.

George Bergman, Senior planner from San Mateo County, was introduced to give a presentation on the Interim Zoning Ordinance, and the formation of the MidCoast Zoning Task Force.

Chair April Vargas listed the members of the Task Force: Sara Bassler, Dave Byers, Dennis Doherty, Warren Donald, Joe Guntren, Chuck Kozak, Mark Stegmaier, Judy Taylor, Steve Terry, April Vargas, Greg Ward and Karen Wilson. Chris Varin of Montara had been on originally, but had to drop off because of work-related time constraints. Karen Wilson had taken his place.

Commented that she thought the process was good, meeting schedule advantageous. No agreement among members, but all learned things from the others. Thanked Supervisor Rich Gordon for his leadership in forming the task force, and County staff, especially George Bergman, for their work and receptiveness.

Council member Chuck Kozak: Commented that the task force had been listening to each other for 4 months, now it was time to listen to the community.

George Bergman continued presentation of the County staff Draft Ordinance:

Mentioned that task force at least agreed on a set of principles. He described the zoning techniques used to achieve those principles: Floor-Area-Ratio (FAR), Height and method of measurement, and Daylight Planes.

Presented current draft County staff proposal: detailed history of floor area limitations in coastal zoning: proposal is a variable ratio from .3 to .5. Gave examples of what would be buildable on a 2500 sq. ft. lot (substandard) and a 5000 sq. ft. lot.

Presented graph showing last 5 years of building and resultant FAR in R-1/S-17 areas. Noted that most of development was below limits of staff proposal.

Height is now currently 28' averaged in all residential districts. Proposal limits height to 28' for any point on the building to encourage designs that follow the slope of the parcel. Height is increased to 33' on downslope face for parcels with a 30% slope or greater. An exemption is allowed through the Design Review Committee process (see below) for an area to be up to 33' in height provided it is 15' from an exterior wall.

Daylight plane is proposed as either on the sides or front and rear. Exemption is provided through the Design Review Committee process provided that appropriate and significant articulation is provided in the design.

Design Review Committee: One of the few things agreed upon within the task force. Makeup proposed as two architects, nominated by County association, and a representative from each of the coastside communities: Montara, Moss Beach, El Granada and Miramar.

Next Steps: May 24: Planning Commission Hearing, June 11: Board of Supervisors, September: Coastal Commission. Subject to change if any body wishes to schedule more than one hearing.

Chair opens the floor to specific questions for County Staff George Bergman (GB) and Planning Director Terry Burns (TB) from the public.

Questions were asked by Leonard Woren of El Granada, Ann Forrister of Montara, Ethan Miller of Miramar, Jim Rudolph of Moss Beach, Robert Kosut of El Granada, Kathryn Slater-Carter of Montara, Wendy Bryant of El Granada, Michele Clement of El Granada, and Scott Boyd of Montara.

Chair April Vargas then moved the discussion to public comment on the proposal.

Comments were heard from David Spiselman of Montara, Tom Mahon of Montara, Peck Drennen, architect, Elizabeth Vespremi of Moss Beach, Tom Mahon of Montara, Leonard Woren of El Granada, Kate Smit of Montara, Steve Terry* of El Granada, Leni Schultz of El Granada, Ethan Miller of Miramar, Joe Guntren* of Montara, Robert Kosut of El Granada, Don Johnson of Montara, Scott Boyd of Montara, Stephanie Morales of El Granada, Dennis Doherty* of Miramar, Arthur Hoffmayer of Montara, Kathryn Slater-Carter of Montara, and Karen Wilson* of Montara.

* = Zoning Ordinance Task Force Member.

- Chair called a 10 minute break at 9:48 PM.

- Meeting reconvened at 9:59 PM.

Chair closed public comment at 10: 27 PM, and directed the hearing to questions and comments from council members.

After questions, comments, and deliberation, Council member Joe Gore made a motion that the MCC support the County staff draft proposal. Seconded by Chair April Vargas.

In Favor: Gore, Perkovic and Vargas
Opposed: Bassler, Kozak, Lohman and Stein.

Motion failed 3-4.

Council member Lohman proposed a motion to approve the proposal with a 50% FAR in place of the County staff proposed FAR. Council member Stein offered to second. No further discussion was offered or motion was forwarded for a vote, question never called. Because of the late hour, council members stated they would like the MCC Planning & Zoning Committee to review issue and return to next MCC meeting on 5/10/00 with a recommendation for council action.

Terry Burnes stated that Council and community's interest in 50% FAR level was duly noted by staff. Chair April Vargas closed this item.

Items for 5/10/00 agenda: This issue again, and discussion of possible MCC action regarding the Moss Beach Highlands issue that will be heard before the Board of Supervisors on 5/23/00.

Motion to adjourn, seconded and carried at 12:16 AM.

submitted for review 5/7/00 - chuck kozak