

Chair April Vargas convened the meeting at 7:41 PM. Present: Councilmembers Sara Bassler, Joe Gore, Chuck Kozak, Ric Lohman, Paul Perkovic, and April Vargas.

Public Comment:

Barbara Mauz of El Granada: Would like to impress upon community the importance of attending meetings of local boards, councils, districts and commissions. These are where decisions are made that affect the community.

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.

Councilmember Ric Lohman: Would like to put on a future agenda the subject of a formal proposal to join with the City of Half Moon Bay to form a working group to study the subject of annexation.

Chair April Vargas: Update on letter from last meeting to Sheriff Don Horseley concerning use of Sheriff's substation for committee meetings; has received response from UnderSheriff Greg Mundz and Sheriff Horsely. Thanks to Lt. Sheriff John Quinlan and everyone for moving item along. Will have volunteer sheriff program on future agenda.

Councilmember Paul Perkovic: Report on communications from members of the Board of Supervisors responding to letter he had written addressing inability of public comment on items raised after close of hearing in both Planning Commission and Board of Supervisors meetings.

Councilmember Chuck Kozak: Announced that CDPs for Caltrans proposed improvements to Highway 1 would be heard by the Planning Commission on May 24. As information was received after posting of tonight's agenda, and there would be no regular MCC meeting before the Planning Commission hearing, would like to ask for urgency agenda item for tonight's meeting to discuss how the Council will address these applications. So moved by Kozak, seconded by Lohman.

Approved, 5-1, with Councilmember Joe Gore voting against.

Minutes from 4/26/00: Motion to approve as submitted by Council member Lohman, second by Council member Bassler. **Approved 6-0.**

Committee Reports:

Treasurer Paul Perkovic reported that there is \$491.93 in the MCC account, and will check with County to find out the balance of our annual budget is.

Parks & Recreation Committee: Chair Paul Perkovic reported on the consent item that was developed for tonight's meeting, and that next meeting will be Monday, June 5, 2000, 7:30 PM at 3-0 Cafe.

Planning & Zoning Committee: Chair Chuck Kozak reported on last meeting of 5/3/00. A few applications reviewed, but most of meeting given over to development of recommendation to Council on MidCoast Zoning Ordinance for tonight's meeting. Next meeting Wednesday, May 17, 2000, 7:30 PM at 3-0 Cafe.

Public Works: Public Works liaison Joe Gore reported on meeting of Princeton Citizens Advisory Committee, where Harbor District Manager Peter Grinnell presented the Districts plans to study ideas for the replacement of Romeo pier. Will be quite a few meetings and a lot of work involved, hopes the MCC will be involved with the process.

Councilmember Paul Perkovic, as a member of the Montara Sanitary District Board, reported on the untreated wastewater spill last weekend from the Montara Pump Station that is operated by the Sewer Authority MidCoast.

Councilmember Sara Bassler announced that she is starting the committee to review the Council Bylaws. Those interested in helping should contact her at 726-0641 or sarabassler@earthlink.net

Board of Supervisors Report: Supervisor Richard Gordon's aide and coastal liaison Joe Caruso responded to calls he had been getting that the decision to rename Quarry Park in honor of the recently passed-away Kit Dove rested with the Board of Directors of MidCoast Park Lands, not the County.

Noted that Eric Rice is leaving the Half Moon Bay Review, and that he was always impressed with Eric's honesty. Noted El Granada resident Bern Smith's appointment to the SMCo Parks and Recreation Commission, the first coastsider on the board in a decade.

Noted vacancy on Resource Conservation District Board, and vacancies on Agricultural Advisory Committee. Interested parties should contact him at 363-4569.

Councilmember Perkovic noted that County website has listings of all County Boards and Commissions.

Consent Agenda: No request to hear any of the items on regular agenda. Motion to approve by Councilmember Kozak, second by Councilmember Ric Lohman. Passed 6-0.

Regular Agenda:

Item 1: 8:16 PM. Presentation and additional public comment regarding the proposed zoning regulations to replace the Urgency Interim Zoning Ordinance limiting floor area ratio, building height, and other residential development standards.

Chair April Vargas introduced the item, and Councilmember Kozak presented the proposal that had been developed the week before by the Planning and Zoning Committee (see addendum A). Discussion was then opened to comments from the public and the Council.

Comments were heard from Barbara Mauz of El Granada, Steve Marzano of Miramar, Leonard Woren of El Granada, and Kathryn Slater-Carter of El Granada. Public comment was closed at 9:01 PM, but at the point raised by Councilmember Bassler, the council agreed to allow continued public comment when relevant.

During initial Council deliberation, additional public comment was heard from Barbara Mauz of El Granada.

Councilmember Perkovic moved that the Council support the recommendation from the P&Z Committee. Councilmember Lohman seconded.

During subsequent discussion, additional public comment was heard from Steve Marzano of Miramar.

In favor: Lohman, Perkovic.
Opposed: Bassler, Gore, Kozak, Vargas.
Motion fails 2-4.

Councilmember Gore moved that the Council support P&Z proposal; Cover letter to include assertion that Council considers recommendation to be the ceiling of what is reasonable, and would not support loosening any of the regulations. Councilmember Bassler seconded.

During subsequent discussion, further public comment from Joe Guntren of Montara, Kathryn Slater-Carter of Montara, Leonard Woren of El Granada, Dennis Doherty of Miramar, Karen Wilson of Montara, Gary Kine of Moss Beach and Suzanne Kine of Moss Beach.

In Favor: Gore, Perkovic, Vargas.
Opposed: Bassler, Kozak, Lohman.
Motion fails 3-3.

- Chair April Vargas called a break at 10:55 PM.
- Meeting reconvened at 11:12 PM.

After further deliberation, motion is made by Councilmember Perkovic for Council to recommend an FAR of 53% for conforming parcels, and 48% for nonconforming parcels, and adopt points 2, 3, 4, 5 & 8 from the P&Z recommendation as discussed, with above mentioned cover letter.

Councilmember Lohman seconds.

In Favor: Bassler, Gore, Kozak, Lohman, Perkovic, Vargas.

Opposed: None.

Motion passes 6-0.

Text of recommendation in addendum B.

Item 2. Council position of Moss Beach Highlands project as it goes before the Board of Supervisors.

After noting that this item will not be heard by the Board of Supervisors until June 6th, it was continued until the May 24 MCC meeting.

Item 3: How & when the Council will decide how to respond to CDP applications for Caltrans' proposed Highway 1 improvements in Montara and El Granada.

Council decided to hold a special meeting on May 17, at 8:30 PM after the regular P&Z meeting at the 3-0 cafe. P&Z chair Kozak said he would structure P&Z meeting to keep it short.

Items for 5/24/00 agenda:

Discussion of possible MCC action regarding the Moss Beach Highlands issue that will be heard before the Board of Supervisors on 6/4/00, developing proposal for joint research with Half Moon Bay on annexation issue.

Motion to adjourn, seconded and carried at 12:06 AM.

submitted for review 5/14/00 - chuck kozak
