

## **Draft Minutes from MCC Meeting of 5/24/00**

Chair April Vargas called the meeting to order at 7:40 PM.

In attendance: Councilmembers Sara Bassler, Chuck Kozak, Ric Lohman, Paul Perkovic, Laura Stein and April Vargas.

### **Public Comment:**

**Evelyn Fulwiler** of Moss Beach spoke of how she is disturbed by low-flying aircraft from the airport from 8 AM to as late as 10 PM. She said it has gotten much worse in the past year, and would like to see the airport closed.

**Councilmember Stein** asked about regulations of "Tough & Go's" (T&Gs) here and at San Carlos airport.

**Joe Caruso**, Supervisor Gordon's aide and Coastal Liaison, said that when San Carlos tried to regulate T&Gs, FAA over-ruled them. Said he was still with pilot's association, that they might look at limiting hours, and suggested MCC write a letter.

**Ted Kaye** of Moss Beach said he had spoken to airport manager about encouraging a take-off pattern to the left, which would be out over ocean, or moving T&G point back on the runway so planes would be higher up when they cross over residential areas.

**Councilmember Perkovic** said he would speak in place of Councilmember Gore, who would surely point out the consequences residents must take on when moving near an airport, and what a valuable resource that the airport is for emergency situations

**Councilmember Stein** said she had researched the noise when she moved here, but it had gotten worse.

**Councilmember Perkovic** recounted an unsafe passing incident on Highway 1 near 10th St. in Montara. **Lt. Sheriff John Quinlen** said that when observing such behavior, one could call the sheriff's department (363-4911) with the license plate number and they could follow-up with a complaint.

**Councilmember Vargas** reported on the Youth Summit the previous Saturday, how impressed she was with the results and ideas from the working groups. **Lt. Sheriff John Quinlen** mentioned that the Coastside Collaborative had done most of the work, and commended Councilmembers Gore and Vargas for helping and attending.

**Minutes:** Minutes from the 5/17/00 meeting were accepted 6-0 with the correction to Bijan Sartipi's title. Perkovic so moved, Bassler seconded.

**Treasurer's Report:** \$491.93 in the Council's own account.

**Parks & Rec:** Next meeting is June 5, 2000 at 3-0 Cafe.

**Planning & Zoning:** Next meeting will be May 31, 2000, at the MCC office to handle administrative items and cleaning up the filing system - next regular meeting is June 7, 2000 at 3-0 Cafe.

A report on the Planning Commission's actions on the Caltrans Highway 1 improvements in Montara and El Granada was given, with brief discussion on how a master plan for Highway 1 might get done.

Note of storypoles for house addition at 12th and Highway 1 in Montara.

**Board of Supervisors Report: Joe Caruso**, Supervisor Gordon's aide and Coastal Liaison, reported on items of possible interest in upcoming Supervisor's meeting. Was asked about the Council receiving full agenda packets for the Board and the Planning Commission meetings, with fees waived, brief discussion of problems with grading in the Caltrans Bypass ROW behind Montara.

**Councilmember Stein** noted the time and said we need a meeting curfew.

**Consent Agenda:** Approved 6-0, as per motion by Councilmember Perkovic and Lohman seconding.

**Item 1: Discussion and recommendation to the Board of Supervisors regarding the Moss Beach Highlands project.** Started at 8:33 PM.

**Councilmember Perkovic** gave a presentation regarding the possible mis-interpretation of how the project was meant to be structured at the present site based on an earlier concept plan approval that was for a larger parcel area and with a substantially different mix of housing options.

**Gary Kind** of Moss Beach presented slides showing the storypole experiments carried out by Moss Beach neighbors of the project that indicated that there was more concern about ridgeline development than had been presented, and urged the MCC recommend denial based on the presented visuals and other outstanding issues.

Public Comments were heard from Kathryn Slater-Carter of Montara, Kathy Bristol of Moss Beach, and Ted Kaye of Moss Beach.

After discussion and deliberation, Councilmember Lohman made the motion, seconded by Councilmember Kozak, that the MCC recommend denial of the project to the Board of Supervisors based on the Council's earlier letter to the Planning Commission, Councilmember Perkovic's data on the concept plan mis-interpretation, visual evidence presented by Gary Kind, on-going concerns about the health of San Vicente Creek, and inadequately addressed issues of traffic impact, air traffic safety, conflicting hydrology information, and excessive grading. Motion carried 6-0.

**Item 2: Discussion of MidCoast Community Council participation in a joint committee with the City of Half Moon Bay and other interested parties to explore options for MidCoast self-government.** Started at 10:25 PM.

Public comment was heard from Jim Rudolph of Moss Beach and Leonard Woren of El Granada. After discussion and deliberation, the motion was made by Councilmember Kozak and seconded by Councilmember Perkovic for Councilmember Lohman to draft the letter to the City of Half Moon Bay requesting participation in the committee. Motion passed 6-0.

**Item 3: Revisit draft Residential Zoning Ordinance revisions following the San Mateo County Planning Commission hearing.** Started at 10:45 PM.

**Councilmember Vargas** introduced the need for some additions and clarification to the Council's earlier recommendations concerning the MidCoast Zoning Ordinance. Councilmember Kozak reported on that day's hearing by the Planning Commission that resulted in the Commission directing Planning Staff to align the staff proposal to the MCC proposal.

Public comment was heard from Leonard Woren of El Granada and Kathryn Slater-Carter of Montara. After discussion and deliberation, the motion was made by Councilmember Perkovic, and seconded by Councilmember Stein, that the MCC amend its recommendation to include:

- a) a cap of 6200 sq. ft. of floor area (garage included) in all residential districts
- b) clarification that the removal of the garage requirement on parcels less than 3500 sq. ft. did not remove the requirement for off-street parking
- c) clarification of the definition of "conforming parcel", when referring to FAR calculations, would mean that the parcel would meet the square footage requirement and at least 90% of the width requirement.
- d) request to staff that in future presentations on these proposals, that data from other cities in the County be included for comparison of FAR requirements.

Motion carried, 6-0.

**Item 4: Updates.** Started at 11:00 PM.

No updates were offered.

**Next Agenda:** Presentation of Sheriff Volunteer Program, potential development in the El Granada Medium Strip on Harbor District property, and meeting procedures, including notification, minority reports, timing, and etiquette.

Meeting adjourned at 11:20 PM.