

Minutes of the 5/23/01 Meeting of the MidCoast Community Council

Chair Laura Stein called the meeting to order at 7:40 pm. Members present were Chuck Kozak, April Vargas, Ric Lohman and Paul Perkovic. Joe Gore was absent.

Public Comment and Announcements

Karen Wilson of Montara reported that she had attended the Planning Commission meeting and asked that they review their fee structure for violation fines. She had her driveway damaged during construction of a neighboring house and her only recourse is civil litigation to have the damage repaired.

April reported that the Council had received a letter from Peninsula Open Space Trust President Audrey Rust asking for Council support of Rep. Ton Lantos' legislation to include Rancho Corral de Tierra as part of the Golden Gate National Recreation Area expansion.

Paul reported on the SAMCEDA/Peninsula Policy Partnership's meeting of May 18. One item discussed was the Countywide Transportation Plan and funding sources for it. The route 92 curve correction and widening project between the city and Pilarcitos Creek is 65% completed in its design stage.

Chuck reported that the public workshop for the proposed building on the lot adjacent to the Post Office in El Granada has been rescheduled to Tuesday, June 7, from 7:00 until 9:00 pm at the El Granada School Multi-Purpose Room. For information contact Planner Lily Toy at 363-1841.

On May 31, the San Mateo County Storm Water Pollution Control Program will meet from 8:00 am until noon at the City of Pacifica Council Chamber, 2212 Beach Blvd. Contact Robin Plutehok at 510-832-2852 ext. 128 for more information.

Emergency alerts for rolling blackouts are available online at www.incident.com/edismail.html

Paul reported that Montara Sanitary District held a public workshop regarding possible purchase of the current water service on May 17. The next MSD meeting is on June 7 at 7:30 pm at the District office on Cabrillo Highway, just south of the Hostel. He suggested that the MCC develop proposals to bring to the Board of Supervisors regarding energy policy on the County level.

Board of Supervisors Report

Joe Caruso, legislative aide for Supervisor Gordon asked for questions. Chuck stated that drainage issues in the MidCoast will require the construction of specific projects which are not included in the MidCoast Community Plan. Chuck asked for Joe's help in determining how to proceed. He also asked for more parking passes for Planning and Zoning Committee members who often visit County offices and attend meetings. One pass used among the volunteers would be sufficient. Joe will investigate.

Joe stressed that preservation of the Coastside is the most important issue which the Supervisor's office handles. He has felt privileged to represent Supervisor Gordon on the Coast and work with citizens who are so passionate about their community. Effective June 11, Joe will no longer be the Coastal Liaison for District 3. P.K. Diffenbaugh, newly hired aide for Supervisor Gordon, will take over these duties. After June 11, P.K. can be reached at 599-1016.

Council members expressed their sincere appreciation to Joe for his ongoing efforts on our behalf and lamented the fact that he will be moving on to a new assignment. He will definitely be missed. The Council wished him well and looks forward to working closely with P.K.

Laura asked for two follow-ups. First, the meeting between Supervisor Gordon, the Mayors of Pacifica and Half Moon Bay and the MCC Chair has yet to be scheduled. Laura will send Joe an email reminder so that he can continue to pursue this. Regarding the Highway One master plan, Caltrans has requested more time. The agency is currently involved in budget hearings. There may be some sort of a report in the month of July.

Committee Reports

Due to the fact that the previous items went on until 8:00pm, Treasurer's and Committee Reports were continued until the end of the Regular Agenda.

Consent Agenda

1. Approval of Minutes from the May 9 meeting. Chuck moved to approve as submitted, Ric seconded and the motion passed unanimously.

Regular Agenda

1. Discussion of San Mateo County LCP Amendment No. 3-00-A (Residential Standards). Paul commented that the Planning Commission, when they heard this issue, stated that the substandard lot issue would be revisited. He suggested that the County write a letter clearly stating their intent to do just that complete with a time frame. Paul had concerns with the Coastal Commission staff report on the Amendment. He believed that the Maximum Allowable building size chart included in the report was a mischaracterization of current standards. Scale and harmony are not quantitative concerns, they are qualitative. He doesn't believe the maximum allowable house sizes would ever be approved to be built if they didn't complement the existing community character. He would ask the Commission staff to acknowledge the fact that the prime descriptive limitations on house size are qualitative as well as quantitative. He said that he supports the Amendment but would like to see Council clarification on these issues.

Chuck agreed with Paul's concerns but noted that solely qualitative judgments occur at the whim of the County planning Staff and Planning Commission. Until quite recently, 70% FAR's were being approved. Due to the diligent work of many locally elected officials and citizens, more qualitative judgments are now being made but there is still the potential to return to the larger FAR's until the standards are permanently changed. The MidCoast Design Review Committee, proposed in the Amendment, will develop the qualitative guidelines. He supports a request to include MCC comments in the revised Commission staff report. He also supports a request for documentation of the County's intent to study the substandard lot issue as part of the LCP Review, which is currently underway. Chuck supports the Amendment and stressed that its adoption will not preclude the Council and the community from reviewing the Granada Sanitary District issues of concern and the Half Moon Bay inverse proportionality rule as part of the LCP Review.

Ric's main concern was that the FAR's included in the Amendment would be locked-in until the substandard lot portion of the LCP Review has been completed. He fears that this could take as long as three years. He does not support development on lots which he considers to be illegal. A maximum of 250 houses can be built each year in the MidCoast. He fears a rush to develop on substandard lots prior to the completion of the LCP Review. He supports a written commitment from the County to further study substandard lots and amend the FAR's if deemed necessary. He accepts the rest of Amendment as submitted.

April supported the Amendment as presented. She agreed with the points made by Chuck regarding the future review of Granada Sanitary and Half Moon Bay issues. She stressed that

these concerns were not being ignored. The Council can address them in a sequential and thorough fashion.

Laura commented that the Coastal Commission chose to postpone action on the Amendment due to the concerns that were raised. No action is required during the current meeting, since the Commission will not hear the Amendment until their July meeting. She is concerned that the Coastal Commission not legitimize illegal lots. The County must force the merger of substandard lots. She opened the discussion to public comment.

Bill Katke of El Granada urged the rejection of the entire Amendment, citing traffic concerns. Leonard Woren of El Granada stressed that legitimizing substandard lots violates the build out numbers as provided for in the LCP. He wanted reference to the rejected 1997 substandard lot section of the Coastal Protection Initiative stricken from the proposed Amendment.

Dennis Doherty of Miramar agreed that substandard lots are a problem. Two to three years working time will allow for more creative solutions. Only one or two 2500 square foot lots are built on each year. There need to be strong disincentives for building on these lots. Use permits are all ready required to build on lots less than 3500 square feet in size. He urged that the Amendment be approved or larger FAR's will again be allowed.

Kathryn Slater-Carter of Montara supported continuing the item to the next MCC meeting. A 48% FAR on a 2500 square foot lot moves away from the scale and proportionality within neighborhoods. Public Comment was closed.

Ric moved that the item be continued to the June 13 meeting. Laura seconded and the motion passed 4 to 1 with April's being the only dissenting vote. A letter will be prepared which outlines the Council's concerns with the Amendment as well as support for it. Council members are asked to submit their comments to April, who will draft the letter.

2. Vote to Determine Recommendation to the County Regarding Appointments to the MidCoast Design Review Committee. Chuck gave background review on this issue. April moved that the recommendation be as follows:

Montara Karen Wilson, primary seat
Barbara Lewicki, alernate

Moss Beach James Rudolph, primarty seat
There were no other applicants for this position

El Granada Morgan Walford, primary seat
William Katke, alternate

Miramar Dennis Doherty, primary seat
Linda Montalto Patterson, alternate

Chuck seconded the motion. Leonard Woren asked to be heard. He said that it would not be appropriate for a builder from Miramar to sit on the Design Review Committee. He was referring to Dennis Doherty. Paul said he supports Dennis for the position and has been impressed with Mr. Doherty's expertise as demonstrated in service on the Planning and Zoning Committee. The motion passed unanimously. April will write ^{his} the letter of recommendation to the Board of Supervisors.

3. Discussion of Ongoing and Increasing Requests for Building Permits on Substandard and Non-Conforming Parcels in the S-9 (Miramar) Zoning District. No background materials were presented. How should the Council approach this issue in future discussions? There are many lots

in this district that are approximately half of the conforming size. It is difficult to merge them if they are not in common ownership. Many of them are owned by a few individuals but their holdings are scattered throughout the area. Perhaps there could be a redesignation of the parcels: for every house that is built, 10,000 square feet of undeveloped land would be retired from future development. What are the ownership patterns in the area? Can the County's merger policy be extended to the S-9 District? What is the County's process for determining parcel legality?

Paul suggested that the County use its redevelopment powers to buy all of the property and re-subdivide it into conforming lots and resell it. The county must review all sale of non-conforming parcels and discourage the sale of contiguous parcels to separate owners.

Mildred Vasan of Miramar voiced her concern about density in the area. She and her neighbor, John Studt, are circulating a petition in favor of current zoning and opposing building on substandard lots. The County should enforce the current zoning in this district.

Laura moved that this item be continued to the June 13 meeting. Paul seconded and the motion passed unanimously.

4. Presentation of Xterra Race and Route. Ric recommended that the MCC approve the route as presented. It does not traverse Quarry Park property. The route does include the Mirada Surf easement. If Midcoast Parklands owns this easement, MPL must approve the route. Laura made it clear that the route under consideration is the only one that will be approved by the Council. If the route changes, the event should be cancelled. This must be a condition of permit approval. Chuck suggested that the Mirada Surf easement be avoided by amending the route. There should be a monitoring station at the Crossways in Miramar and at all junctions to make certain that Quarry Park property is not traversed on the uphill section of the route. Ric moved to approve this and only this route with the understanding that MCC approval is contingent on the approval of MPL if any part of Quarry Park is directly impacted. Paul seconded and the motion passed unanimously.

5. MidCoast Local Program Review Update. The public scoping sessions and presentation of County draft proposals will commence sometime in early July.

6. Due to the lateness of the hour, Committee Reports were continued until the June 13 meeting.

Future Agenda

June 13 Meeting

Consent Agenda

1. Approval of Minutes from May 23 meeting.
2. Letter to Peninsula Open Space Trust in support of legislation to include Rancho Corral de Tierra in the Golden Gate National Recreation Area expansion.
3. Letter to the Office of Real Estate Appraisers requesting a copy of correspondence from the MidCoast Community Council or one of our members.
4. Approval of MCC Candidate Policy for Election 11/06/01: length of candidate statement and cost of mailing same. To be submitted to Linda Tulett, of County Elections Division.

Regular Agenda

1. San Mateo County LCP Amendment No. 3-00-A (Residential Standards) sponsored by April

2. Substandard and Nonconforming Parcels in the S-9 (Miramar) Zoning District sponsored by Chuck

3. Highway 92 Bike Lane Project sponsored by Ric

4. MidCoast Local Coastal Program Review sponsored by Chuck

June 27 Meeting

Regular Agenda

1. Princeton Citizens Advisory Committee presentation of the land use recommendations developed by their organization for the Princeton area.

Adjournment

adjourned

The meeting was unanimously ~~adjourned~~ at 11:01 pm.

Respectfully submitted by Secretary April Vargas