

Draft Minutes of the 06/27/01 Meeting of the MidCoast Community Council

Vice Chair Chuck Kozak called the meeting to order at 7:40 pm. Members present were April Vargas, Ric Lohman and Paul Perkovic. Laura Stein was absent and Joe Gore arrived at approximately 8:00 pm.

Public Comment and Announcements

There was no public comment. Chuck announced a Save Our Shores meeting on June 28 at the Montara Lighthouse covering the Marine Life Protection Act. Call Molly Ober for information, 831-462-5660. Ric urged everyone to remain active throughout the LCP Review process.

Board of Supervisors Report

PK Diffenbaugh reported that Supervisor Gordon gave testimony in favor of the GGNRA boundary expansion at the public meeting on June 26. His comments were included as part of the GGNRA Advisory Committee's unanimous resolution in support of the expansion. On June 28 the Board will vote to approve the final budget for the fiscal year. Money will be included for the continuing study of park boundaries. This is a five year process and approximately half of it has been completed. Money will also be included for a groundwater study within the MidCoast.

Committee Reports

Treasurer's Report: The Treasurer reported that our current checking account balance is approximately \$402.00. The \$695.00 check has still not been deposited. April will do this within the next week and outstanding bills will be paid.

Park and Recreation Committee: The last meeting was held on June 4 and was devoted to a discussion of suggestions for the Parks and Recreation Needs Assessment. The next committee meeting will be held on July 2 at 7:30 pm at the Three Zero Cafe. April reported that the public workshop for the Parks and Recreation Needs Assessment was well attended, the County staff present were very attentive to the concerns of the residents and special attention was paid to accurately recording all suggestions and comments made.

Chuck reported on the GGNRA Advisory Committee meeting and their unanimous support of the proposed boundary expansion. GGNRA and POST sought consent of all property owners involved before including land within the expanded boundary. Chuck stressed that inclusion within the boundary, in itself, does not mean that land has been purchased for preservation. Inclusion does make lands still in private ownership far more attractive for public purchase, however, assuming that there is a willingness on the part of the owner to sell.

Planning and Zoning Committee: The last meeting was held on June 20. The Zoning Hearing Officer ruled on the proposed commercial/restroom building at Pillar Point Harbor. Either the Harbor District's original plan or the revised plan presented by the Committee would be acceptable. The Harbor District must decide which design to submit. There was discussion about how to track projects which have undergone significant changes. Neighbors want the opportunity to review revised plans. It is now up to the Planning Administrator whether or not to allow subsequent reviews.

To advance tree related issues, recommendations should be developed within the Committee which can be submitted for inclusion as possible revisions to the existing tree ordinance. The Planning Commission will discuss drainage issues at their July 11 meeting. Neil Cullen, Public Works Director, has requested a meeting with Chuck and other interested citizens in advance of the Planning Commission's deliberations.

Consent Agenda

1. Approval of Minutes for June 13 meeting
2. Approval of MCC co-sponsorship of a three-night water quality public forum series and a monetary contribution not to exceed \$300.00

April moved and Paul seconded a motion to approve the Consent agenda with appropriate corrections to the Minutes. The motion passed unanimously.

Regular Agenda

1. Presentation by Princeton Citizen's Advisory Council members of their proposed Local Coastal Plan revisions. Julian McCurrach, President, Jenny Loft, Treasurer and Carolyn Rodgers, acting Secretary, presented the proposal. Julian began by addressing the issues of concern in Princeton: escalating use permit fees, dumping, vandalism, lack of street lights. They have worked collaboratively with the Sheriff's Dept. and Supervisor Gordon to begin to remedy these problems. They have a good working relationship with the Harbor District also. The PCAC has committees which are working on airport issues and the Airport Overlay Zone, caretaker's units and other zoning concerns and infrastructure and roads. They produce a monthly newsletter. Their meetings are very well attended. Princeton is a working waterfront with a large tax base. In the summer of 2000 PCAC was asked to participate in the LCP Update project.

Jenny continued with a history of their proposed LCP revision document. In July 1999 the General Plan Committee was formed. During the initial County Scoping Sessions, items 8 and 9 were added. These include an evaluation of opportunities for and impacts from increasing/expanding commercial and office development in the project area (Princeton and the sites beside Half Moon Bay Airport will be emphasized). Also included are an evaluation of whether C-1 and CCR zoning districts should be limited to mixed use development, whether permitted residential units for the W (waterfront) zoning district should be limited to caretakers' quarters or expanded to all mixed use development as well and whether residential units should be prohibited by the COSC zoning district. Each MidCoast community will be evaluated separately.

Carolyn Rodgers continued with a land use map developed by the Committee. The area has a history of diverse uses. This explains the current variations in land use. The area was originally planned as residential, it became dominated by marine related industry and then visitor serving uses were introduced. Current uses included CCR, commercial and residential, marine storage, industrial storage, software development, theatrical spaces, artisan workshops, bakery facilities, a bed and breakfast and a recreational gym. The presence of many small lots is hampering development. They must be consolidated. The Airport Overlay allows only low density uses.

The group seeks a wider range of business uses in the area, the expansion of mixed-use residential zoning, more caretaker units to deter crime and vandalism. The County should calculate these increases as a part of the buildout. Parking problems and traffic congestion already exist. These will worsen with possible pier and waterfront improvements and the expansion of the Fitzgerald Marine Reserve. Parking and street designs must be revised and some streets may need to be one way only. Princeton is a unique area within the greater MidCoast community. The Princeton Area Plan was developed between 1985 and 1986 by the County and contains the regulations and directives which remain in place to this day.

Chuck thanked the PCAC members for their presentation and expressed his desire for ongoing discussions between the group and the MCC. Ric agreed that many controversial issues need to be jointly addressed, i.e. caretakers' units and their effect on buildout numbers. Residential uses must

not crowd out industrial and commercial uses. Paul was shocked by the decreasing numbers of fish catches in the area. Further discussion of this issue will be scheduled at a later date. Leonard Woren of El Granada opposes any mixed use developments beyond caretakers' units. Housing should be for Princeton business employees only. It was moved by April, seconded by Chuck and passed unanimously that a subcommittee comprised of April, Chuck and Paul will further investigate the issues presented and work cooperatively with the PCAC.

2. Presentation by Another Life for Animals. Marilyn Evans, Board member of ALFA addressed the group and informed us that there is currently no shelter on the coast for companion animals. This is a dumping ground for unwanted animals. We need a facility for rescue, training and adoption services. The group currently has a headquarters in Princeton but it is not zoned for overnight animal care. They have two training programs and do educational presentations in the schools. They are also organizing pet adoption events on Saturdays through the end of July at 730 Main St. in Half Moon Bay. All Board members are experienced in the field of animal care and advocacy. They are working collaboratively with the Peninsula Humane Society. ALFA can be reached at: 102 Princeton Ave., Unit C on Saturdays. The phone number is 650-728-7426 and their website address is: www.anotherlifeanimals.org They are not equipped to do wildlife rescues at this time.

3. Discussion of Ongoing and Increasing Requests for Building Permits on Substandard and Non-Conforming Parcels in the S-9 (Miramar) Zoning District. After a 15 minute break, Chuck called the meeting back to order at 9:30 pm. He distributed maps showing that the average lot sizes in the S-9 and S-10 Zoning Districts are well below the minimums required. This will cause large increases in the densities allowed in these districts. Several lots are owned by single individuals but they are not contiguous. How can owners retain use of their property without exceeding the allowable densities? Many options need to be considered: retirement of parcels, conservation easements, lot banks and possible redevelopment, to name a few.

It was suggested that gathering information from other jurisdictions may be helpful in developing a model for new policies. Joe suggested reducing the minimum parcel sizes so that they are more equally divisible by the sizes of the substandard parcels which currently exist. If this were done, the square footage subtracted on one parcel would be added to another parcel. Leonard Woren supported the County seizing all the lots through eminent domain and then reconfiguring them into legal lots before reselling them. He emphasized that lot line adjustments should be allowed only if the resulting parcels are all conforming. Paul moved that the Council write a letter in support of the Planning and Zoning Committee's ongoing efforts to resolve these issues. Ric seconded the motion. Chuck asked for more specific direction. Paul amended his motion to include these action items: Chuck and P and Z members of his choice will meet with County officials to assess the possibilities for solutions to these concerns, information will be sought from Granada Sanitary District Counsel Jonathan Wittwer, the City of Belmont and other cities and counties in the state and the Coastal Commission. The Council endorses these efforts but does not support any specific recommendation at this time. The motion passed unanimously.

4. Discussion of Letter to the Office of Real Estate Appraisers Requesting Any MCC Correspondence Received by Their Office. Ric Lohman explained the chronology of the issue. It involved a project at 980 The Alameda in El Granada, PLN 1999-00526, APN 047-283-050 denied by the Planning Commission on appeal but approved later by the Board of Supervisors. The MCC took no action on this item. Ric reported that he wrote a personal letter, as an individual, to the Office of Real Estate Appraisers commenting on a letter previously sent to the Office by the project applicant, allegedly asking that an appraiser assigned to the case have his/her license revoked. He stressed that the MCC did not send an official letter to anyone in reference to this project. Discussion continued. April moved that the Council honor a request from the applicant and write a letter to the Office requesting copies of any official correspondence they had received from the MCC. She reasoned that if no letter had been sent, the Office would inform the Council of

that fact and the matter would be closed. If a letter was sent, the Council would receive a copy of it and could then make it available to the applicant if instructed to do so by County Counsel. The applicant had repeatedly stated that direct requests to the Office for a copy of the alleged correspondence had been denied. Chuck seconded the motion. Chuck and April voted yes, Ric and Paul voted no and Joe abstained. The motion failed.

5. MidCoast Local Coastal Program Review Update. There was nothing to report.

Update on Continuing Council Projects

Ric reported that he had spoken with Deputy County Manager Mary McMillan regarding the Visioning Project and she had agreed that only comments about the separation of the Urban/Rural boundary and the need for environmental stewardship would be included in the document. Other Council comments will not be added. He is unsure of how or if he will proceed on this issue.

Chuck reported that there is no update on the Harbor View Inn priority water issue.

Future Agenda

July 11 Meeting

Consent Agenda

1. Approval of June 27 Meeting Minutes

Regular Agenda

1. Hwy 92 Bike Lane Improvements. Sponsored by Ric.
2. Caltrans Revision of Plans for Coronado Stop Light. Sponsored by Chuck.
3. LCP Review Update. Sponsored by Chuck

July 25 or August 8

Presentation by the Chamber of Commerce Economic Sustainability Committee

Adjournment

The meeting was unanimously adjourned at 11:03 pm.

Respectfully submitted by Secretary April Vargas.