

MidCoast Community Council – Planning and Zoning Committee – 21 May 1998

Called to order at 7:50 pm by the Chair, Laura Stein, a quorum being ascertained.

Present: MCC members *Mary Hobbs, *Paul Perkovic [voting until 8:40 pm], *David Spiselman [left at 9:25 pm], *Laura Stein; appointed P&Z members *Tim Duff [arrived 8:40 pm], *Chuck Kozak, *Kathryn Slater-Carter; community participant Dennis Doherty. (726-0348)

[* indicates voting members at this meeting]

Note: The following list shows elected Mid-Coast Community Council members and their designated representatives for the Planning and Zoning Committee; by Committee decision, the Council member votes only in the absence of her or his designated representative.

Joe Gore – Kathryn Slater-Carter
Mary Hobbs – Jim Marsh
Ric Lohman – Chuck Kozak
Chris McComb – (undesignated)
Paul Perkovic – Tim Duff
David Spiselman – Elizabeth Vespremi
Laura Stein – (undesignated)

Agenda:

1. Evaluation of Previous Meeting Process
2. Proposed Addition to Charter
3. McNee Ranch
4. Mirada Surf Scoping Document
5. Moss Beach Highlands
6. Concept Plan
7. Setting of Next Meeting's Agenda
8. Form Letter for Acceptance of Use Permits
9. Long Term Projects

Consent Agenda

No items were on the Consent Agenda.

Regular Agenda

1. Evaluation of Previous Meeting Process

Concern that discussion goes on too long, is repetitive; meeting goes too late, people can't concentrate. Need more ad hoc groups to propose a solution to a problem, rather than it being a big group discussion, and to come up with general policies rather than considering each item as a special case. David Spiselman volunteered to do some background preparation work on EIR scoping. We need group consensus to go over the proposed time allocated to each item. Importance of defining and dealing with long-term issues, rather than always being caught up in the immediate applications. David would like to handle the annexation / incorporation discussion at our next meeting. Need to draw on more community members.

2. Proposed Addition to Charter

Suggestion to add: "For public discussion of individual permit applications, they must be on the agenda." Accepted by consensus. Should add Public Comment item to regular agenda.

3. **McNee Ranch** Acceptance of the Drafts

Lot Line Adjustment originally filed with County on April 23, 1996 to reconfigure about 840 acres including the Ocean View Farms property and the area east of the CalTrans right-of-way. The County planner determined that the application was incomplete, that it required an Agricultural Land Management Plan and a Master Land Division Plan, and also referred it to the Agricultural Advisory Committee, which deadlocked 4-4 on a motion to deny the proposal. The County also wanted a density analysis; the property turns out to have ten density credits based on the owner's analysis. The most recent proposal would create 6 lots, each slightly larger than 40 acres, which each meet the Planned Agriculture District regulations, plus a large parcel in the hills. One of the lots could be subdivided into two, and one could be subdivided into three future lots based on the density analysis. The County planner, Sam Herzberg, is currently writing a report recommending that the proposal be denied. The project will be before the Planning Commission on June 10. Kathryn Slater-Carter moved that the Committee recommend to the Council that we recommend denial of the application because it is a de facto subdivision and is not in keeping with the Local Coastal Plan or the Montara - Moss Beach - El Granada Community Plan or the PAD zoning regulations and is not conducive to preserving agricultural operations. Seconded by David Spiselman. Unanimous support.

4. **Mirada Surf Scoping Document**

The document as sent to the County is available on the Montara web site. The Committee expressed its great admiration and thanks to Chuck Kozak for his efforts in bringing this project to completion. Fran Pollard also helped find a lot of State statutes regarding what the County was supposed to do with the land.

5. **Moss Beach Highlands**

Mary Hobbs made several key points. (1) A red-legged frog was found on the property. This means that the California Department of Fish and Game will get involved. There are two options for mitigation: One would eliminate lots 25 through 35 (the row of houses along the stream); the other would create a pond on the County-owned (airport) parcel between Etheldore and Highway One, which would also serve to collect drainage from the development as a sedimentation / retention basis before runoff into San Vicente Creek. (2) The houses would be considered a subdivision, the senior housing would be considered apartments. The apartments would either need to set aside land for park land, or pay a park mitigation fee. (3) There are issues with the proposed water supply. The original proposal was for two 12-inch pipelines; the eastern alignment requires an easement from the property owner (ETOP), which is not agreeable. Coastside County Water District wants a closed-loop system to provide redundant supply and assured fire flow. The newest proposal would have two parallel pipelines along Highway 1 (or on airport property). (4) The airport has indicated an interest in having access to the proposed pipeline for fire hydrants.

Chuck Kozak asked whether this might be an appropriate time to ask to have the San Vicente Creek culvert under Highway 1 to be turned into a bridge and pedestrian underpass for highway crossing.

6. **Pre-Application Process (replacing Concept Plan)**

Laura Stein recommended that the notice period for the proposed public workshop should be longer than ten days – 30 days was the consensus suggestion.

7. **Setting of Next Meeting's Agenda**

- Discussion and Recommendations from Annexation / Incorporation Study (60 minutes)
- Examine and Prioritize Long-Term Policy Issues (60 minutes)
- Further Identification of Issues Related to the Moss Beach Highlands Project (30 minutes)

8. Form Letter for Acceptance of Use Permits

Paul Perkovic did not have a draft of this letter ready for the meeting.

9. Long Term Projects

The following project assignments and notes are left over from the 4 May 1998 meeting notes; project status updates should be provided at the next meeting (some updates made at this meeting):

Elizabeth Vespremi - Hanson (4500 sq. ft. storage building in Princeton); letters of approval for Watts.

Ric Lohman - Mirada Road bed and breakfast (3-story building) - recommended a study of need for more hotels, bed and breakfast, etc.; need for coastal erosion study (located on Mirada Road which was just ripped out by storms this winter); why approve new construction on beach if old construction falling off? (This project seems to be under construction, so it must have been approved in some form.)

Chuck Kozak - Test wells on 12th Street - Zoning Hearing Office hearing was April 30, don't know outcome; Taylor (substandard lot / parking / setback issues) - neighbors have put forward offers to purchase the lot, apparently; Tom Carey - applications being resubmitted for three houses side by side on 8,800 square foot building sites on Coronado, planners seem interested in developing written guidelines with community.

Tim Duff - Kroll (commercial marine upholstery in Princeton) - on hold because of moratorium on caretakers units, full bathroom, planner asking for a business plan.

Laura Stein - Holtzinger - approved by Planning Commission on April 22, expect an appeal by Al Shipley to Board of Supervisors.

Kathryn Slater-Carter - Conran; Ream - no paperwork received yet on either one of these.

New projects: Shorebird - coming before Zoning Hearing Office tomorrow, 2 April 1998, on expansion issue, demolition proposal (for motel described in Half Moon Bay Review) not yet received by Council - assigned to Laura.

Harbor View Inn - would add 14 units to existing 18 unit motel, issue with enormous tree on site - assigned to Kathryn and Elizabeth.

Future Agenda Items

- Concept plan replacement
- Report on well issues
- Ocean View Farms lot line adjustment

Adjourned at 10:10 pm.

Next meeting on June 3, 1998.