

MidCoast Community Council – Planning and Zoning Committee – 1 July 1998

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

Present: MCC members *Paul Perkovic (arrived 8:05 pm), David Spiselman, *Laura Stein; appointed P&Z members *Chuck Kozak, *Kathryn Slater-Carter, *Elizabeth Vespremi; community participants Ken Coverdell, Dennis Doherty, Ken Lundie, Judy Taylor.

[* indicates voting members at this meeting; arrival / departure times for community participants not noted]

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
Paul Perkovic – Tim Duff
David Spiselman – Elizabeth Vespremi
Laura Stein – (undesignated)
(vacancy) – (undesignated)

Agenda:

1. Public Comment
2. Development Permit Review and Status Updates
3. Ad hoc Committee Reports
4. Prioritization of Future Long-Term Projects
5. RFP from Harbor District
6. Water Capacity and Land Use

Regular Agenda

1. **Public Comment**

[There was no public comment.]

2. **Development Permit Review and Status Updates**

Ken Coverdell Project – This is a use permit request for a small retail nursery on a group of lots in the northeast triangle of Highway 1 and Purisima Way in Miramar. David Spiselman supported the project as a potential revenue source, if the community ever incorporates. Elizabeth Vespremi expressed concerns about the traffic impacts. Chuck Kozak moved that the Committee write a letter to the Zoning Hearing Officer indicating that we have looked at the issues (El Camino effect, traffic impact, water source, and timing of project) and support the project, but urge that this project not be used as a precedent for continued visible retail development along Highway 1, which should be discouraged, and not used as justification for an additional signal on Highway 1; seconded by Laura Stein. Passed unanimously.

Shorebird Expansion – No status update available.

Harbor View – Kathryn needs to follow up; project was assigned to Joe Sordi (who left the County).

Doherty projects – He is working with Dave Holbrook, adding some details and another plan.

Hogan – Elizabeth Vespremi is concerned about availability of sewer for this project.

Carey projects – Plans have been reduced from three to two floors, according to Chuck Kozak.

Laura Stein briefly summarized the items scheduled for the Zoning Hearing Officer tomorrow.

3. Ad hoc Committee Reports

Moss Beach Highlands – Laura Stein suggested that as a mitigation for the construction impacts the project be asked to use local tradesmen. Kathryn Slater-Carter noted that the Board of Supervisors had approved 83 equivalent water connections for this project just yesterday, and that should be considered in the Environmental Impact Report.

Mirada Surf – Chuck Kozak reported that there should be a Draft Environmental Impact Report out by the end of August, together with the details of the Planned Unit Development regulations proposed for the project. David Spiselman reported that the letter to the Board of Supervisors requesting an advisory vote had gone out several weeks ago.

4. Prioritization of Future Long-Term Projects

Coastside Planning Commission – There was a brief discussion of whether we could actually have a separate formal planning commission for the Mid-Coast; Kit Dove and Jim Marsh were suggested as resources from investigation done during the formation of the Council.

Each person at the meeting selected their top three priorities, and scored 3 points for the top priority, 2 points for the second, and 1 point for the third. The numbers in brackets show the total points, and which projects members of the Committee volunteered to head up.

[11] Determine accurate build-out numbers – Actual counts, water and sewer availability, etc.

[10] Design standards and review. Elizabeth Vespremi

[9] Zoning standards. Kathryn Slater-Carter

[6] Coastside Planning Commission.

[5] Incorporation or annexation. David Spiselman

[3] Mid-Coast as Coastal Resource. Chuck Kozak

[2] Subdivision Map Act. Paul Perkovic

[2] Water issues.

[0] Planning and Zoning policies in relation to Mid-Coast Community Council.

[0] Transferable Development Rights.

5. RFP from Harbor District

Ken Lundie reported on this evening's Harbor Commission meeting. The climate seems to be right for fast-tracking development proposals; the Commission seems interested in developing, rather than selling, these parcels. Recommendations to the District are due August 19. Ken suggests that long-term decisions that will affect the Mid-Coast for many years should not be done now, by this Board, which is a self-appointed clique at this time; instead, these decisions should be postponed until after the November election. Elizabeth Vespremi moved that the Committee send a letter to the Harbor Commission reminding them that they are making important land use decisions that will affect the community permanently, and asking the Commission to get community input in their development planning, consider alternatives, and not make any decisions until after they have a majority of duly elected members (following the November elections); seconded by Kathryn Slater-Carter. Approved unanimously.

6. Water Capacity and Land Use

Based on Tuesday's Board of Supervisor's meeting, Kathryn Slater-Carter is requesting from the County documentation of the number of proposed affordable housing units for the project that was eliminated in the early Local Coastal Program process; the number and provider of water connections for the new Farm Labor Housing development in Half Moon Bay; any correspondence between the County and CCWD regarding this; and all calculations from CCWD regarding the number and amount of water needed for the Moss Beach Highlands and the Farm Labor Housing projects.

7. Project Status (Notes only, no discussion)

The following project assignments and notes are left over from the 21 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.

Chuck Kozak – Test wells on 12th Street - Postponed, awaiting biologist report from applicant; 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. [Scheduled for June 10 Planning Commission hearing]

Laura Stein – Holtzinger - approved by Planning Commission on April 22, appealed (by Al Shipley) to Board of Supervisors.

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

Shorebird – demolition proposal (for conversion to 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

- Association of Bay Area Governments Subregional Planning Project Report
- Status Updates (Incorporation; Design Review)
- Moss Beach Highlands update
- Ocean View Farms update

Adjourned at 11:00 pm.

Next meeting on July 15, 1998.