MidCoast Community Council . Planning and Zoning Committee . 10 August 1998

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

Present: MCC members +Ric Lohman, +Paul Perkovic, +Laura Stein; appointed P&Z member +Elizabeth Vespremi; community participants Dennis Doherty, Leni Schultz, and Leonard Woren.
[+ 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)

Regular Agenda

1.   Public Comment

Dennis brought pretzels.

2.   Development Permit Review and Status Updates

Dave Holbrook had referred three Doherty house plans on Magellan to the Planning and Zoning Committee for comment, in response to a concern raised by Chuck Kozak that the three plans were too similar . essentially the same front elevation, varying by exterior treatment and roofing material. Since we don't have a specific policy about design review issues, Laura Stein suggested that we leave this up to the project planner. Elizabeth Vespremi noted that the County design standards require that roof lines be varied to avoid a large single roof expanse; these plans have dormers and variation that create visual interest. Dennis Doherty explained that these homes are sited on lots backing up against a row of eucalyptus trees, therefore they are oriented with a larger rear yard; some of their other homes are deeper with a side yard.

Shorebird Expansion . No status update available.

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

New projects assigned: McGregor (Coronado in Miramar) to Ric Lohman; Folvey (036-310-050, in PAD at East and 12th) to Paul Perkovic; Budesa to Laura Stein; Mahon (814 Cedar Street) to Elizabeth Vespremi.

3.   Ad hoc Committee Reports

s Beach Highlands . No update available.

Mirada Surf . Dave Holbrook has just received the administrative draft of the EIR, he will return it Friday. The Draft EIR is expected in two to three weeks. Planning Commission has tentatively planned a meeting

1

4.   Allocation of 305 Water Service Connections

Leonard Woren suggested that these connections first be used to replace
water capacity transferred off of parcels in Princeton. Paul Perkovic noted
that these property owners had voluntarily relinquished their water rights
for a ten-year minimum period, and wondered why any capacity should be
reserved for them. Elizabeth Vespremi observed that the Airport Overlay
zoning district restricts the kind of development permitted in much of
Princeton because of the Half Moon Bay Airport approach protection zone.
Leni Schultz expressed concern that the only development in Princeton is
unsightly storage buildings.

Leonard Woren suggested the following recommendations: No further water
transfer from commercial to residential; enough water must be set aside for
ten years to meet the requirements of anyone who wants to develop
commercial property where the water rights have been transferred off. Ric
Lohman asked what the requirements are to enter the lottery for the new
connections. We might recommend that you cannot enter the lottery unless
you have a specific property without water on which you intend to use the
connection within five years. (There seems to be sentiment that this not
become a speculative market; therefore, these new connections should be
non-transferrable except for resale back to CCWD at the original purchase
price.) Laura Stein would like to see the policy reflect the
recommendations in the ABAG Subregional Planning Study, e.g., to make sure
that the jobs / housing imbalance not get worse. Properties that are
entered into the lottery should fully conform to all zoning regulations.

5.   ABAG Study

David Spiselman is supposed to write a letter incorporating the comments
made at the last Mid-Coast Community Council meeting, as summarized by Tim
Duff, regarding the Coastside Subregional Planning Project.

6.   Design Review

Elizabeth Vespremi volunteered to provide all the design review criteria
from neighboring communities.

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.
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]
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

Status Updates (Incorporation; Design Review)
Moss Beach Highlands update
Ocean View Farms update

Adjourned at 9:50 pm.

Next meeting on August 19, 1998.

          / Perk

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