

MidCoast Community Council  
Planning and Zoning Committee

October 21, 1998

Minutes taken by Mary Hobbs - no guarantee of accuracy

In attendance: Ric Lohman, Mary Hobbs, Laura Stein, David Spiselman, Sara Hindman, Dennis Dougherty

1. Design Review Process and Zoning Regulations

The Council wants the county to revise the S-9 to S-17 zoning regulations but we feel we won't without knowing how many substandard lots there are.

Should there be a separate zoning for nonconforming lots? **CALL LAURA**

**Action: Laura will send in the letter that was drafted some time ago to request county support on this.**

2. Harbor Village

History:

1990: The development was approved by the Coastal Commission. It was litigated and the development was supported by the courts.

1996: The Board of Supervisors approved the subdivision and condominium development with commercial enterprise

A one-year extension on the permit is being requested.. Sept 23 a one-year extension for recordation of the vesting subdivision map was granted by the Planning Commission. On August 14 the Planning Commission tied on a vote to approve an extension, and now that extension request is going to the Board for an extension of recordation of the condominium ownership scheduled for Nov. 17.

Tim Duff will take this issue and follow it.

Resolution: The P& Z Committee opposes extension of the permit and opposes recordation of the condominium conversion.

3. Scenic County Corridor designation

Laura has not yet received the information we need to take action on this. Dave Spiselman will take ownership of this item.

4. Water Reallocation

October 28 at 9:00 am Judy Taylor has a water reallocation request before the Planning Commission to transfer water from Vassar St. in Princeton to El Granada. The point was made that Princeton is being cleaned up but there's no water left there. The MidCoast Council send a letter some time ago opposing

any reallocation. The committee decided to resubmit that letter with new documentation. The County should be asked to prove that there is adequate water to support the remaining development planned for Princeton. Tim and Sarah will write the letter and send on email. Laura will attend the meeting and will also talk to Jon Silver. Ric will ask Rich Gordon for strategy suggestions. We will add a comment to the letter re: the DEIR of Mirada Surf saying no water is available. They should have to prove that water is available. Reference the economic strategies in the ABAG study. How can we develop a commercial area to support the midcoast in Princeton if there is no water? The committee could work with SAMCEDA on a development strategy.

#### 5. Mirada Surf

Copies of letters on Mirada Surf were distributed. Mr. Byers is agreeing that 2nd units will be forbidden in the PUD area. Until they finalize the EIR the public can comment; however, they are not required by law to respond to late comments. The Council requested an extension of the comment period and they turned it down. Tim Duff moved, with Sara seconding, this motion: "The Parks and Recreation Committee supports Paul Perkovic's letter that was handed out tonight, and recommends that the letter be approved by the Mid Coast Council". Unanimous vote in favor.

Cal Trans sent us a letter saying they plan a categorical exemption on the widening of the road and installation of a stop light. We will send a letter responding to Cal Trans, recommending a negative declaration and making the following points: the light/widening is growth inducing, contributes to erosion, may create a need for shoreline protection devices, there may be sensitive habitat depending on how far the widening extends. Leonard will draft the letter and forward it to David and Laura.

Paul's letter to the County Counsel asking them to research several points was distributed and discussed David moved and Ric seconded that the letter be sent with the following changes: the donated parcels are not worth much and there is a high liability so the development value is not high. There is a significant rate of erosion on the coastal parcel. Also add the point that there is not adequate time for public comment in this process. More input from County Counsel is needed. We would like to invite one of the County Counsels to a Mid Coast Council meeting to discuss the issue of the zoning on the east parcel causing the County to be liable for the loss of a lawsuit. Did a letter go out requesting more meetings and more time? Since the MidCoast Council request for an extension to comment on the Mirada Surf project was denied by the Planning Commission, we have sent the letter without the benefit of advice from the County Counsel. Strike the sentence at the top of the 2nd page and start with "clearly, there is a superior..." Motion to support the letter in concept with the above changes. David moved, Tim seconded, unanimous approval.

Ric Lohman's letter "for the Planning and Zoning Committee" was distributed and read. Tim moved and David seconded to send the letter, and the motion was unanimously approved.

6. Building permits

Mike Druke application - 2 buildings on two 5,000 sq. ft. Lots at Cortez and 1st. Had 3 little lots and are combining them with a lot line adjustment. The zoning for the area is 10,000 sq. Ft. A Coastal Development permit is required. The applicant points out he could build 3 houses. Priority water or sewer hookups are not allowed on a nonconforming lot. They can merge to 8 - 10,000 ft. The committee does not allow any priority water or sewer use on a lot that is less than 8000 sq. Ft. There is a new planner working on this permit, Lily Toy. We will invite her to one of the P & Z meetings in the near future.

House proposed for San Ramon at Madrone in Moss Beach in Seal Cove - looks fine.

Next agenda:

Building permits

Design Review

Scenic Highway

Mirada Road B & B

New officers for P & Z

Valleamar Bluffs appeal update