

MidCoast Community Council – Planning and Zoning Committee – 2 December 1998

Called to order at 7:35 pm by the Chair, Ric Lohman, a quorum being ascertained.

Present: MCC members Ric Lohman, *Paul Perkovic; appointed P&Z members *Sara Hindman, *Chuck Kozak, *John Plock, *Kathryn Slater-Carter, *Judy Taylor, *Leonard Woren; community participants Dennis Doherty, Ken Lundie, Leni Schultz.

[* 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.

Bill Derow – Judy Taylor
Joe Gore – John Plock
Mary Hobbs – Kathryn Slater-Carter
Ric Lohman – Chuck Kozak
Paul Perkovic – (no designee)
David Spiselman – Leonard Woren (temporary for this meeting)
Laura Stein – Sara Hindman

Public Comment

Chuck Kozak – There is a job opening at San Mateo County Parks and Recreation for a Resource and Development Specialist, someone experienced in park organization and management. This person would be managing the Master Plan for the Fitzgerald Marine Reserve. See Chuck for further details. On another issue, the Vanos Greenhouse proposal has been deferred by the Board of Supervisors from yesterday's meeting to December 15. Leonard Woren moved that we add as an urgency item under New Business brief consideration of PMAC's request for support of their request to ask the Board to defer to January; seconded by Kathryn Slater-Carter; approved to add to agenda by unanimous consent.

Kathryn Slater-Carter – The Half Moon Bay City Council meeting last night had three items of interest on the agenda. There is a Year 2000 preparedness group trying to put together a self-awareness program for the Coastside; they will be having an initial meeting this Friday at Cañada Cove. Also, Half Moon Bay is considering significantly reducing their build-out target numbers in their revised Land Use Plan, by approximately 34% for residential uses. They also discussed the Local Coastal Program review.

Leonard Woren – David Spiselman and Leonard went to the Commission on Local Governance for the 21st Century meeting today, to which they had been invited by Ruben Barrales (who is on the Commission). They discussed issues related to LAFCoS and urban / rural boundaries (urban limit lines).

Chuck Kozak – Noted that next Wednesday's Planning Commission hearing has a presentation by Ken Lajoie on the storms of last winter, and whether any changes in development approvals are appropriate.

Judy Taylor – The Half Moon Bay Coastside Chamber of Commerce is beginning a Legislative Committee. Anyone who is interested in participating should call the Chamber at 726-8380.

Regular Agenda**1. Mirada Road Bed and Breakfast on Medio Creek**

Ric Lohman – Gave a brief history of the background on this project: The property owner, Michael Murphy (not the Michael Murphy who is Deputy County Counsel, or the Michael Murphy who publishes

the investment newsletter), represented to the County and to the Coastal Commission that there was no danger of erosion at the time the project was approved. Last winter, during the storms, the owner brought in riprap to protect the creek after a section eroded. Ric presented a proposed letter for the Planning and Zoning Committee, as well as a draft of a personal letter he intends to send on the same issue. [See Ric's letters for more detailed background. There is also an article on this property in the Half Moon Bay Review and Pescadero Pebble for December 2.]

John Plock – When you riprap a portion of a shoreline, the wave energy gets focused on adjacent properties and increases erosion there; this requires extending the riprap. Last year, the County put in additional riprap along Mirada Road near the Miramar Restaurant to protect the road and sewer.

Judy Taylor – Wondered whether the property owner had been notified and invited to tonight's meeting. [The answer was no, except for the posting of the notice of the meeting.]

John Plock – As a courtesy, certainly, the owner of the property should get a copy of any letter that is sent. Thinks that the first numbered paragraph should be deleted.

Chuck Kozak – Agrees that we don't need to ask the owner to explain why he needed emergency measures. There are proper channels that should be followed that will protect the property (within the limits of the Board's Findings at time of approval) and will protect the creek; those approvals should be obtained, not avoided.

Kathryn Slater-Carter – Asked that there be language added to request supervision of any work done.

Leonard Woren – Suggested that the Stop Work Order remain in place until the riprap situation is resolved.

John Plock – This letter probably should go to the Council, because it is a policy issue of the County not enforcing its own findings and rules.

Kathryn Slater-Carter – Moved that a revised letter be forwarded to the Council with a recommendation that the Council pass the recommendation along to the County and the Coastal Commission; seconded by Leonard Woren. (Chuck and Ric, and others interested, to contribute to rephrasing the letter as needed.) Approved 6 in favor, one abstention (Judy Taylor).

2. Design Review - How to collect community input

Kathryn Slater-Carter – Suggests that we create a subcommittee to formulate a range of possibilities for Design Review alternatives, and then bring the results to the Council for wider discussion. Kathryn volunteered to be one of the subcommittee members, and suggested that John Plock, Leni Schultz, and Judy Taylor join her. The first task would be to find out what other communities are doing in this area.

Chuck Kozak – Moved to set up the suggested subcommittee; seconded by Sara Hindman; approved by unanimous consent.

3. Harbor District proposal for El Granada

[Nothing to report.]

4. Discussion of PMAC request to ask for delay in Board consideration of Vanos project

Chuck Kozak – This is an issue that dozens of people in Pescadero have been working on for many years; the Pescadero Municipal Advisory Council members have asked us to support deferring this matter until January, because many of their community members will not be available for the December 15 Board

of Supervisors meeting to which the appeal has been continued. Chuck moved that he be authorized to draft a letter for the Council's consideration at the December 9 meeting on this subject, asking the Board to delay hearings on the Vanos Greenhouse project until Pescadero residents can attend; seconded by Leonard Woren. Approved by unanimous consent.

5. Discussion of increase in variances in the Miramar area

Ric Lohman – Expressed concern about the haphazard development approvals in the Miramar area, where each project is examined independently.

Leonard Woren – Get the County to stop issuing use permits and variances on setbacks. The solution is to enforce the existing zoning requirements so that there is an economic incentive to merge lots.

Judy Taylor – This really should be an issue for design review.

Chuck Kozak – Because things are happening in Miramar that may have bad effects (isolating small lots between two larger parcels, for example), we can't wait for a full-scale design review solution. Perhaps there are some incentives that could be proposed to encourage owners to merge lots.

Paul Perkovic – Suggested putting this problem into the letter to the Coastal Commission asking for review of the County's LCP.

6. Follow-up on Revision and Updating of Local Coastal Program

Kathryn Slater-Carter – It would be nice to get a letter from the Committee, since this issue will be discussed at the Coastal Commission meeting next Wednesday, December 9, before the next Council meeting. Last night, Half Moon Bay approved making a request that San Mateo County's LCP be moved forward in the list; also, Sewer Authority Midcoastside is sending a letter.

Chuck Kozak – The Commission's Regional Cumulative Assessment Project is examining areas where Local Coastal Programs need to be reviewed.

Leonard Woren – Wants to also ask that the Coastal Commission evaluate how effectively the County is enforcing its own LCP.

Chuck Kozak – Moved that the Committee send a letter to the Commission asking that they move San Mateo County to the front of the line for the ReCAP program, because of traffic issues, threats to agricultural land, infrastructure (particularly water); seconded by Leonard Woren. Approved by unanimous consent.

Development Permit Review and Status Updates

Paul McGregor proposal – This is a 2,500 square foot residence on an 8,250 square foot lot. The County has made reasonable recommendations, there is no apparent reason now to object.

[Warehouse proposal (approx. 4000 square feet) at northwest corner of Airport Street and Stanford Avenue in Princeton, which had been sent to PMAC, requires a Coastal Development Permit and will go before the Zoning Hearing Officer on December 3. Referred to Mike Fields for follow-up. Planner: Lily Toy. – Mike was not available to report on progress.]

Project proposed at Ocean Boulevard and Vassar Avenue – new marine research facility proposed across Vassar Avenue from the Half Moon Bay Yacht Club. Referred to Judy Taylor for follow-up. Planner: Betsy Arden. The lot is 7,910 square feet. It would be a three-story building of about 4,706 square

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feet. The applicant has been sent a Notice of Incomplete Application because it needs some technical background material determining if it is too close to the water. There are apparently no variance requests.

[Perk had no information on the Falvey project. Chuck Kozak will take this project over.]

[Discussion of Harbor View Motel proposed expansion; there is a large tree that would be removed. Laura Stein thought that the permits necessary to remove the tree had gone forward. Assigned to Leonard Woren. Planner: Mike Schaller. No update available.]

Project Status (Notes only, no discussion – this section needs to be cleaned up)

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.
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.

Potential Future Agenda Items

Design review, again
Miramar density update, again
Invite Jack Liebster to address meeting

Adjourned at 10:30 pm.

Next meeting on Wednesday, January 6, 1999.