

MidCoast Community Council – Planning and Zoning Committee – 6 January 1999

Called to order at 7:40 pm by the Chair, Ric Lohman, a quorum being present.

Present: MCC members Ric Lohman, *Paul Perkovic; appointed P&Z members *Chuck Kozak, *Kathryn Slater-Carter, *Judy Taylor, *Leonard Woren; community participants Brad Jaeb, Fran Pollard, 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
- Laura Stein – Sara Hindman

Public Comment

Leni Schultz – The Manrao project, a hotel next to the Beach House, is under consideration by the City of Half Moon Bay. She suggests that they be invited to present to the Council. A draft EIR is being prepared. The project proponent has indicated a willingness to present to either (or both) the Planning and Zoning Committee or the full Council.

Judy Taylor – Thinks there is an advantage to having two presentations.

Chuck Kozak – Robert Berner from the Marin Agricultural Land Trust (MALT) will be doing a presentation at the Agricultural Advisory Committee next Monday 11 January, probably starting around 8:30 pm. The meeting is in Pescadero. Also, the County is considering vacating a portion of Ninth Street west of Farallone in Montara, which will be heard at the Planning Commission hearing on 13 January. The Falvey project, for a house south of East, is also on the Agricultural Advisory Committee agenda.

Kathryn Slater-Carter – The Board of Supervisors appointed Rose Jacobs-Gibson to fill the remainder of Ruben Barrales seat.

Ric Lohman – There is a \$1.6 million Community Development Block Grant being administered by the County.

Leonard Woren – The Coastside County Water District is considering a request by Kaufman and Broad to move their water allocation from Phase II to Phase I, and has received a strong letter from the County requesting prompt consideration. Also, received some material from the Commission on Local Governance about the operation of Santa Clara County LAFCo, which makes it very difficult to annex property into a city or special district.

Regular Agenda

1. **Recommendation to the MidCoast Community Council on participation in Midpeninsula Regional Open Space District (MROSD) Coastal Advisory Committee.**

Chuck Kozak – Explained briefly the history of MROSD’s proposed expansion to the Coastside, the ad hoc committee that studied the proposed annexation, and the new Coastal Advisory Committee. The proposed Coastal Advisory Committee will include representatives from a number of elected and appointed groups (a total of 8), plus three MROSD Board members, plus two additional at large members to be selected by the other 11. Representatives are requested from the Pescadero Municipal Advisory Council, Half Moon Bay City Council, MidCoast Community Council, San Mateo County Board of Supervisors, San Mateo County Farm Bureau, San Mateo County Agricultural Commission, Cabrillo Unified School District, and Peninsula Open Space Trust. Meetings will be held on the Coast. The Park and Recreation Committee recommended that Mary Hobbs be designated.

Leonard Woren – Moved that we endorse the Park and Recreation Committee recommendation. Seconded by Kathryn Slater-Carter. Approved unanimously.

Chuck Kozak – Moved that the Committee recommend to the Council that it recommend to MROSD that the two at large seats be filled by representatives of the MidCoast area, or people with a conservationist background. Seconded by Kathryn Slater-Carter. Approved three in favor; two abstentions (Perkovic and Taylor).

2. Mid-Coast Citizens Complaint Guide (draft)

Ric Lohman – Presented a draft from the County of a Mid-Coast Citizens Complaint Guide and asked for comments. Various committee members offered suggestions, which Ric noted.

3. Report by Design Review Subcommittee

Kathryn Slater-Carter – Has been collecting materials for the Design Review Subcommittee, which includes John Plock, Judy Taylor, Leni Schultz, and perhaps Dennis Doherty.

Development Permit Review and Status Updates

A new Paul McGregor proposal on Coronado Avenue – Working with Dave Holbrook on design features for a house on a 6,036 square foot parcel in the R1 / S9 zoning district. Assigned to Ric Lohman.

Elena Young proposal at 138 El Granada Boulevard – Existing 2,927 square foot house on 6,565 square foot lot, proposed to add a 133 square foot sun room enclosure on existing deck. Current structure is non-conforming (three-foot setback on one side). Assigned to Judy Taylor.

Rhead proposal – 241 Cortez. Assigned to xxxxx

James Foley – Mirada Road 3 unit bed and breakfast with residence on top floor. Assigned to Mike Fields, Chuck Kozak will assist.

Grant Weiss – Proposed two-story addition west of existing Fog Lifter; xxx square foot first floor for retail, xxx square foot second floor apartment. Assigned to Kathryn Slater-Carter.

Chris Dyball – Proposed single family residence at 241 Mirada Road on approximately 8,000 square foot lot in R1/S17 zoning district. Assigned to xxxxx.

[Following items carried over from 2 December 1998 meeting:]

[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.]

DRAFT

[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 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
Invite some of the new County planners over
Miramar density update, again
Invite Jack Liebster to address meeting

Adjourned at 9:30 pm.

Next meeting on Wednesday, January 20, 1999.