

Joe Caruso's FAX 599-1027; MCTV FAX 726-1750; post to Midcoast-L, Derow, Gore

MidCoast Community Council – Planning and Zoning Committee – 20 January 1999

Called to order at 8:00 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 Bob Pettit, [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 (to be replaced by Brad Jaeb)
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

Leonard Woren – We have more than half the population already, but still about half the properties to build. The study that GSD hired Larry Mintier to do has resulted in a parcel database.

Ric Lohman – Planning Commission agenda for January 27 has four consent agenda priority sewer transfer items.

Paul Perkovic – The Council received a notice of University of California Berkeley Extension Studies courses on land use planning, wetlands, etc.

Consent Agenda

1. Letter to Board of Supervisors re-iterating our position on sub-standard lot development. Request again that no new sub-standard lot developments be approved until a complete count of all sub-standard lots is made.

Leonard Woren moved to approve; Sara Hindman seconded; accepted by unanimous consent.

Regular Agenda

1. Discussion of processes for Permit Review and other Planning and Zoning procedures. Ideas to be taken to the Mid-Coast Community Council retreat on January 23.

Sara Hindman – She has discussed with Laura Stein possible changed mail procedures, including a change of address for routine County mailings, so that the Chair (of the Council) might be removed from the mail collecting and distribution loop. A copy of the first page (or cover material) for each permit or application would go into the Planning and Zoning binder in the office, with the full application package going to the person assigned to research, follow up, and make recommendations on the project.

Retreat agenda: Keys; authorities; Web site; project status list; validation of process; Princeton.

2. Report by Design Review Subcommittee

[No members of the Design Review Subcommittee were available to report on progress.]

Development Permit Review and Status Updates

[Following items carried over from 6 January 1999 meeting.]

[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.]

[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 8:45 pm.

Next meeting on Wednesday, February 3, 1999.