

Subject: Planning and Zoning Committee 19 February 1998 notes

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These are the notes from last week's Planning and Zoning Committee meeting which were mentioned (and distributed in hard copy form) at last night's Midcoast Community Council meeting. These should be read with the email agenda and notes from the previous meeting that drafted the mission statement and other points referred to in Chuck Kozak's email, which I think was sent to the full distribution list.

/ perk

Planning and Zoning Committee ? 19 February 1998

Called to order at 7:55 pm by David Spiselman, a quorum being ascertained.

Present: MCC members Paul Perkovic, David Spiselman; appointed P&Z members *Tim Duff, *Chuck Kozak, *Jim Marsh, *Elizabeth Vespremi; community members David Angelovich, Fran Pollard. [* indicates voting members at this meeting]

Agenda:

1. Consent Agenda:
 - a. Mission Statement
 - b. Appointment of Vice Chair, length of terms
 - c. Voting Procedure
 - d. Procedure and Structure of Planning and Zoning Meetings
 - e. Criteria to determine classification of projects: short-term vs. long-term
2. Reallocation of Water Capacity
3. 12th Street Wells
4. Use of subcommittees for:
 - a. Long-term planning
 - b. Short-term planning
5. How will Planning and Zoning interface with:
 - a. Other committees
 - b. The MCCC

Consent Agenda

After some discussion, the points (items 1 through 4) in Chuck Kozak's email were adopted unanimously for recommendation to the full MidCoast Community Council, on motion by Chuck Kozak and second by Jim Marsh, with a change in 3(b) to read "That in the future, the MCC consider adding two more at-large positions??, and ?appoint? or ?appointee? be replaced by ?designate? or ?designee?."

Reallocations of Water Capacity (David Spiselman)

According to David Spiselman, about 50 of the 1000 Phase 1 Coastside County Water District water connections have been transferred from priority parcels in the unincorporated Mid-Coast to non-priority parcels [David claims in the City of Half Moon Bay; others think primarily within the Mid-Coast, with just now an example into Half Moon Bay]. Dennis Coleman has asked Half Moon Bay's City Attorney to investigate whether it is permissible to transfer capacity from one Local Coastal Plan into another jurisdiction's. Apparently there are a total of about 1800 CCWD Phase 1 connections available, of which about 800 have already been allocated to projects in the pipeline (in Half Moon Bay), about 700 remain assigned to specific parcels in Half Moon Bay, and about 300 (all priority) remain in the Mid-Coast.

David Spiselman moved that the MidCoast Council recommend a moratorium on all water capacity transfers from priority to non-priority uses (both within the Mid-Coast and between the Mid-Coast and Half Moon Bay) until the Economic Feasibility Study (the "fatal flaw" study) has been completed and the community has had an opportunity to review the results of that study, consider its implications, and make a recommendation to the Board. Seconded by Jim Marsh. Adopted by unanimous consent.

Application for Test Wells on 12th Street (Chuck Kozak)

Chuck spoke to Jeff Merz on this matter; the comment period on the Negative Declaration will be extended to March 13 (from February 28) because the notice described the parcel as 76,000 square feet, rather than 6,000 square feet. Adjacent properties are served by septic systems. During discussion, concerns were raised about what happens if a well is permitted and fails (as in the recent example in Half Moon Bay). One suggestion was to request a condition of approval that specifies that in case of a well failure, any development on the property would be ineligible for an emergency water connection (and would thus either have to truck in water, or become uninhabitable), until sufficient water was available within the community to serve any customer desiring a connection. Another was that there be a required disclosure during a property sale that underscores the risk of well failure. After discussion, it seems that there should be a long-range policy to be proposed across the board, for all wells.

The Committee agreed that Tim Duff and Chuck Kozak would research this project further and bring back recommendations for the next Planning and Zoning Committee meeting.

Use of Subcommittees for Long-Term and Short-Term Planning

There are a number of issues that are being studied by small working groups or project groups. They should report on progress, as progress occurs, at a regularly noticed Planning and Zoning Committee meeting.

How Will Planning and Zoning Committee interface with other entities?

There was general discussion with no issues resolved; deferred to next meeting.

Future Agenda Items

- Discussion of Committee interactions with Council and other Committees
- Report on well issues
- Discussion of issues for Mirada Surf EIR scoping session (scheduled)

by County for March 12)
Report on substandard lot issue
Ocean View Farms lot line adjustment

Adjourned at 10:25 pm.

Next meeting on March 4, 1998.

/ perk

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