

Called to order at 7:40 pm by the Chair, Laura Stein, a quorum being ascertained.

Present: MCC members Mary Hobbs, Ric Lohman, Paul Perkovic, David Spiselman, \*Laura Stein; appointed P&Z members \*Tim Duff, \*Chuck Kozak, \*Jim Marsh [arrived about 8:30 pm], \*Kathryn Slater-Carter, \*Elizabeth Vespremi; community members Scott Boyd [arrived about 9:30 pm], Hugh Doherty, Nancy Maule.

[\* indicates voting members at this meeting]

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.

Joe Gore – Kathryn Slater-Carter  
Mary Hobbs – Jim Marsh  
Ric Lohman – Chuck Kozak  
Chris McComb – (undesignated)  
Paul Perkovic – Tim Duff  
David Spiselman – Elizabeth Vespremi  
Laura Stein – (undesignated)

**Agenda:**

1. Addition to Mission Statement
2. Use of subcommittees for long term (general) and short term (project) planning priorities
3. How will Planning and Zoning Committee interface with other committees? And the MCC?
4. Moss Beach Highlands
5. Substandard Lots
6. Draft Letter – Mirada Surf as Community Park
7. Mirada Surf EIR Scoping
8. BOS Agenda for March 10 – Consideration of an appeal of the Planning Commission's decision to approve two transfers of priority water capacity
9. Information Updates
10. Evaluate meeting and set future agenda

**Consent Agenda**

No items were on the Consent Agenda.

**Regular Agenda**

1. **Addition to Mission Statement**

Proposed addition briefly discussed, referred to a subcommittee (Mary and Laura).

2. **Use of subcommittees for long term (general) and short term (project) planning priorities**

Laura Stein suggested that long term planning and strategy projects should be referred to subcommittees formed for precedent-setting changes to the Local Coastal Program (LCP), General Plan, or Zoning; or those that have legal or regulatory impact on land use.

Projects would be assigned to a Planning and Zoning member (as project manager), who creates (e.g., staffs) the subcommittee and submits the following material to the Chair:

1. Specific goal, i.e.
  - Pinpoint issues or problems
  - What is your purpose?
  - Recommend a course of action
2. Set a final deadline
3. Break project into subtasks
4. Organize subtasks into an appropriate progression
5. Set a schedule: Deadlines for individual tasks and steps
6. Delegate specific tasks
  - Indicate staffing needs
  - How other committees will be involved

We currently have the following long-term projects in the pipeline, with these proposed project managers:

Substandard Lots – Perkovic  
Design Review (including modular housing) – Vespremi  
Concept Plan – Perkovic  
Fatal Flaw Study – Spiselman  
Moss Beach Affordable Housing – Hobbs  
Mirada Surf – Stein / Perkovic  
Revision to Tree Ordinance – ask Joe Fitting if he will do this  
[Mid-Coast Water Capacity – defer until we decision which committee will do this]  
Vallemar Bluffs – Duff  
Traffic Circulation Plan – Marsh  
Waterfront Plan – Vespremi  
Community Planning "Vision Team," including C/CAG and ABAG issues – Lohman  
[Coastal Trail Plans – should be handled by Parks and Recreation Committee]  
Ocean View Farms, rural land use – Kozak / Slater-Carter  
Half Moon Bay Hotel Project – currently unassigned

### 3. How will Planning and Zoning Committee interface with other committees? And the MCC?

Laura Stein proposed that Planning and Zoning would take a broad view of planning – planning for infrastructure for future development (water, sewer, roads, schools) with relation to the LCP. The MCC's Public Works Committee would be concerned with maintenance of the existing systems – see that people are satisfied, provide liaison with County, Granada Sanitary District, and Montara Sanitary District, other agencies; e.g., cracked sewer lines, cable rates, water rates, maintenance of existing roads, undergrounding of cables and PG&E lines.

Discussion suggested that the mission of the Public Works Committee should be discussed with that Committee.

Procedurally, David Spiselman and Laura Stein have worked out a proposed scheme for handling mail to the Council:

- The MCC Chair will get the mail from the El Granada Post Office Box at least twice a week (Wednesday and Saturday), mark each item with postmark date, place on "Incoming" clipboard in office.
- Committee Chairs should review incoming (new) mail, take entire packets related to their Committee, make copy of first page, mark it with date and committee that has taken it, and place the copy back on the "Incoming" clipboard.
- Mail or projects would be assigned by each Committee at a scheduled meeting.
- Committee Chairs would maintain a project log.

Working with other committees has at least two possible options:

- Each committee submits a report, independently, to the full MCC; the Council then makes a decision for action. Disadvantages: Increases length of MCC meetings, decreases efficiency.
- A Planning and Zoning Committee member coordinates with the other Committee Chair (attends their meeting, or by phone, or email). A comprehensive report is submitted to the MCC for review. Disadvantage: Harder to do.

Consensus seemed to be the second approach (interact as much as possible outside full MCC meetings), but exercising care that Brown Act restrictions are observed.

**4. Moss Beach Highlands**

Mary Hobbs quickly reviewed the Environmental Checklist Form that had been prepared by our subcommittee, and suggested some revisions; after discussion, a number of items were changed. There were also suggestions to modify or extend the questions for the EIR Scoping Issues to be returned to the County by March 19.

**5. Substandard Lots**

Paul Perkovic briefly summarized the County's Staff Report recommendations (no comprehensive merger of substandard lots, authorize staff to do a case-by-case merger upon an application to develop or demolish, maintain existing development regulations for substandard lots, monitor average parcel size; support MCC in developing FAR or design review if community support exists).

The Staff Report dismisses the need to look at anything except R-1/S-17 (residential 5,000 square feet minimum); it ignores the rural residential area entirely.

Some concerns – monitoring does not prevent development of small lots; transfer of development rights proposal was dropped; rural residential area already fully developed at LCP density, how does County propose to prevent any further development?; what will happen when the same situation arises in R-1/S-17?; County is not enforcing the densities in the certified LCP and appears unable to put accurate controls in place. New issues – have larger houses resulted in larger families, thus greater population than build-out projections? Commercial important because of number of caretaker quarters.

Key points: Cover letter misrepresents 1993 study. Make current LCP regulations work. Hold County to a full count. Miramar merger did not accomplish its goal. Foresee problems and plan to avoid them, don't wait until it is too late. Hard counts are essential. Looking at cumulative impact on the coastal resources. Why does County Counsel think that this proposed merger-on-development plan is legal, when it has previously said the County cannot require merger as part of a condition of development? If this has been legal all along, why hasn't the County put this policy in place long ago, since the substandard lot issue has been known for a long time? If it isn't legal, how will the County actually make this plan work? Economic impacts of multiple houses on substandard lots. Titanic analogy.

**6. Draft Letter – Mirada Surf as Community Park**

Paul Perkovic briefly reprised the history of research on the Mirada Surf property valuations, distributed the Byers letter of July 30, 1997, the Koenig letter of September 3, 1997, and his proposed letter to Koenig.

Jim Marsh suggested putting specific questions in the letter and requesting an answer by a specific date.

## 7. Mirada Surf EIR Scoping

Laura Stein proposed that we ask to postpone the EIR Scoping Session, currently scheduled for March 19. Barbara Mauz located a person involved with a community group in the Highlands, who recommended putting together a very thorough EIR scope (in their case, they had a 50-page document!). There was sentiment to support a request for making sure the scoping session is complete. Laura Stein and David Spiselman will be meeting with Rich Gordon tomorrow and will discuss the situation with him and see what his recommendation might be.

## 8. BOS Agenda for March 10 – Consideration of an appeal of the Planning Commission's decision to approve two transfers of priority water capacity

David Spiselman presented a revised version of his proposal from the 25 February 1998 MidCoast Community Council meeting. Kathryn Slater-Carter moved and Elizabeth Vespremi seconded David's request to send his proposed revised letter. There was inadequate support for his original letter. Laura Stein moved and Kathryn Slater-Carter seconded a shorter proposal to send a briefer letter. Approved.

## 9. Information Updates

Chuck Kozak reported that nothing is happening right now with McNee Ranch; the County is too busy with weather-related problems.

Chuck Kozak reported on the two proposed test wells west of Highway 1 on a 6,000 square foot parcel on Twelfth Street. He distributed a list of questions and issues related to this project.

Laura Stein reported on the Miramar proposal to build on a 4,400 square foot lot. One of the neighbors is planning to file an appeal, she thinks.

Ric Lohman reported on the Miramar minor subdivision; the appeal period ends tomorrow.

Laura Stein received a new bed and breakfast proposal for Mirada Road.

Paul Perkovic reported that he attended the UCSC Extension's seminar today given by Stephen L. Kostka, J.D., "California Environmental Quality Act (CEQA): Annual Law Review and Update," and distributed two copies of the handout materials.

## 10. Evaluate meeting and set future agenda

Flip charts helped a lot; the meeting was much better organized.

### Future Agenda Items

- Discuss which areas Planning and Zoning will cover, which areas other committees will cover
- Mission statement
- Concept plan replacement
- Report on well issues
- Discussion of issues for Mirada Surf EIR scoping session (scheduled by County for March 12)
- Ocean View Farms lot line adjustment

Adjourned at 10:55 pm.

Next meeting on March 18, 1998.