

## MidCoast Community Council – Planning and Zoning Committee – 1 April 1998

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

Present: MCC members Ric Lohman, Paul Perkovic, David Spiselman [left at 9:10 pm], \*Laura Stein; appointed P&Z members \*Tim Duff, \*Chuck Kozak, \*Kathryn Slater-Carter, \*Elizabeth Vespremi; community members Larry DeYoung [left at 8:00 pm], Dennis Doherty, Hugh Doherty, Al Hart, Fran Pollard, Leonard Woren [left at 9:30 pm].

[\* 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. "Fatal Flaw" Preliminary Report
2. Mirada Surf Project
3. Moss Beach Highlands
4. El Granada Transmission Pipeline Replacement Project
5. Half Moon Bay Airport EIR Scoping
6. Traffic Circulation Plan
7. Screening Planning Permit Applications
8. Planning Permits – Follow-up on Previously Assigned and Delegation of New Permits
9. Design Review
10. Updates

### Consent Agenda

No items were on the Consent Agenda.

### Regular Agenda

1. "Fatal Flaw" Preliminary Report

Martha Poyatos from the Local Agency Formation Commission (LAFCo) described the purpose of the fiscal study that the County is doing on our behalf. It will enable us to determine whether there is a basis for doing a more extensive fiscal study. It is their best attempt at capturing the revenues and expenses that would accrue to a new city, or to an annexed part of Half Moon Bay. Lots of the data came from Half Moon Bay, but the data is not as complete as would be desired at this point.

Property tax numbers (in Table 1) using the Auditor's ratios are adjusted for the loss to the Educational Revenue Augmentation Fund; any organizational change would be subject to the County's ERAF rate. Sales tax represents the four most-recent quarters, during which Devil's Slide was open. Transient Occupancy Tax assumed an occupancy rate of 70%, suggested by Half Moon Bay Chamber of Commerce; some may think that this is an optimistic rate.

For General Fund expenses, based a lot on Half Moon Bay figures, but for a minimal city government. Took a "bare bones" approach. Public Works line item assumes incorporation would retain County road standards and contract with County for employees, annexation would upgrade to Half Moon Bay standards.

People can contact Martha by telephone at 363-4224, in writing (which she prefers), or by email at [pln@mpoyatos@sanmateo.ca.us](mailto:pln@mpoyatos@sanmateo.ca.us). This will be a topic for our full Council meeting on April 8.

## 2. Mirada Surf Project

Laura Stein gave a brief summary of the meeting that was held on Monday, 30 March 1998 with Paul Koenig, Terry Burnes, Dave Holbrook, Paul Perkovic, Kathryn Slater-Carter, and herself. The initial draft study is not done, because some of the documents that the application must submit have not been turned in yet. Part of the purpose of the initial study is to determine at the outset whether some elements of the project might be modified to avoid issues that would require mitigation. The Notice of Preparation (which goes to potentially interested agencies) has not gone out yet; we could suggest other agencies to be added to the list, such as Mid-Coast Park Lands, Harbor District, Fitzgerald Marine Sanctuary, Granada Sanitary District, City / County Association of Governments (for Congestion Management Program impacts), City of Half Moon Bay (regarding Parks and Recreation impact), Cabrillo Unified School District, Coastside County Water District, SamTrans, Mid-Peninsula Regional Open Space District.

Chuck Kozak discussed the areas that should be addressed during the EIR Scoping Session. These include: Project description; zoning and land use impacts; impacts on geology, soils, seismicity, topography; fiscal impacts; impacts on public services and utilities; traffic / circulation system impacts; water and water quality; air quality and atmospheric impacts; visual / aesthetic and architectural conditions; biology, vegetation and wildlife; noise impacts; short-term construction impacts; mitigation measures; archaeological, historical, and cultural sites; health; and alternatives. People who are willing to research any of these areas and draft possible language for our scoping session presentation should contact Chuck Kozak at 728-8239 or [cgk@montara.com](mailto:cgk@montara.com).

Subcommittee meeting proposed for Monday, April 6 at Council office at 7:00 pm.

## 3. Moss Beach Highlands

Defer this issue because Mary Hobbs is not here to present it. According to Joe Sordi via Laura Stein, the adjacent property owners will not grant an easement to Coastside County Water District for the pipeline required to serve the project.

## 4. El Granada Transmission Pipeline Replacement Project

Initial Study from Coastside County Water District is about \$10, proposes to replace a 10" pipeline with a 16" pipeline, due to leaks. We need to prepare our EIR checklist and respond to issues in the Initial Study. Kathryn Slater-Carter will take on this project.

## 5. Half Moon Bay Airport EIR Scoping

There are community concerns that should be submitted into the Scoping Session process. A planning issue has to do with potential changes to the Airport Overlay area, might eliminate potential commercial development that would provide tax revenue to the community. Elizabeth Vespremi suggested that increased paving will lead to increased runoff, potential impact on our groundwater sources. The Scoping Session is 7:00 pm on Tuesday 7 April 1998 at El Granada Elementary School, those who have concerns should attend and make their issues known.

## 6. Traffic Circulation Plan

Laura Stein spoke to Jack Liebster; each County is mandated to have a transportation element in its General Plan. County transportation plan is being updated currently, people should get the County Transportation Plan Alternatives Report from June 1997.

## 7. Screening Planning Permit Applications

Defer this to a future meeting; we may be able to invite a staff person from County Planning to come out and explain their processes to us, so that we can interact more effectively. We are looking at input on how we can establish a permit review process, anyone who has concerns should contact Laura Stein.

## 8. Planning Permits – Follow-up on Previously Assigned and Delegation of New Permits

Current project assignments:

Elizabeth Vespremi – Hanson (4500 sq. ft. storage building in Princeton); letters of approval for Watts.

Ric Lohman – Mirada Road bed and breakfast (3-story building) - recommended a study of need for more hotels, bed and breakfast, etc.; need for coastal erosion study (located on Mirada Road which was just ripped out by storms this winter); why approve new construction on beach if old construction falling off?

Chuck Kozak – Test wells on 12<sup>th</sup> Street - Zoning Hearing Office hearing is tomorrow (Thursday 2 April); Taylor (substandard lot / parking / setback issues) - extending review period; T. Carey - applications being resubmitted for two houses side by side on 8,800 square foot building sites, planners seem interested in developing written guidelines with community.

Tim Duff – Kroll (commercial marine upholstery in Princeton) - on hold because of moratorium on caretakers units, full bathroom, planner asking for a business plan; Doherty (Miramar 4,400 square foot substandard lot) - needs a variance to 5-foot setback on one side, adjacent vacant properties (three 8,800 square foot parcels) would lose priority water and sewer status if lot-line adjusted.

Laura Stein – Holtzinger - scheduled for Planning Commission on April 22 (on appeal by Al Shipley).

Kathryn Slater-Carter – Conran; Ream - no paperwork received yet on either one of these.

New projects: Shorebird - coming before Zoning Hearing Office tomorrow, 2 April 1998, on expansion issue, demolition proposal (for 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.

## 9. Design Review

Defer to next meeting.

## 10. Updates

Paul Perkovic distributed the County's draft proposal to replace the concept plan review process and asked for comments as soon as possible, for a small advisory committee working with George Bergman.

### Future Agenda Items

- Discussion of issues for Mirada Surf EIR scoping session (scheduled by County for March 12)
- Concept plan replacement
- Report on well issues
- Ocean View Farms lot line adjustment

Adjourned at 10:30 pm.

Next meeting on April 15, 1998.