

## MidCoast Community Council – Planning and Zoning Committee – 4 May 1998

Called to order at 7:50 pm by the Chair, Laura Stein, a quorum being ascertained.

Present: MCC members \*Mary Hobbs [left at 11:05 pm], Ric Lohman [left 10:30 pm], Paul Perkovic, David Spiselman [left 10:15 pm], \*Laura Stein; appointed P&Z members \*Tim Duff, \*Chuck Kozak, \*Kathryn Slater-Carter, \*Elisabeth Vespremi; community members Dave Angelovich [arrived 9:30 pm], Dennis Doherty, Hugh Doherty, Fran Pollard, Laslo Vespremi [arrived 8:05 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 – Elisabeth Vespremi  
Laura Stein – (undesignated)

### Agenda:

1. Meeting Process
2. Response to Planning Permits
3. Mirada Surf Letter
4. Mirada Surf EIR Scoping Document
5. Half Moon Bay Airport EIR Scoping
6. Pre-Application Process (replacing Concept Plan)
7. Planning Permits – Follow-up on Previously Assisted and Delegation of New Permits

Consent Agenda – No items were on the Consent Agenda.

### Regular Agenda

#### 1. Meeting Process

Problem is too much to do, information is scanty – it hides more than it shows us. Concern that communications from committees bypass the full Council for consideration and approval.

#### 2. Response to Planning Permits

Conflict for time between long range versus immediate planning; although there are formal zoning regulations, the practical effect is implemented by each individual proposal. There needs to be a standard for evaluation, not just whether the person looking at a proposal likes it or not – such as the Community Plan and zoning regulations, or design review standards. A checklist for standard information that must be validated for each permit may be appropriate, including items such as validation of setbacks, coverage, height, etc. Suggestion that we ask County Planning for their Plan Check list. Possible visit by one of the County Planning Department staff – e.g., Jim Eggemeyer.

Proposal for a group to review each batch of plans, with possible site visits. Volunteers include Kathryn Slater-Carter, Chuck Kozak, Mary Hobbs, Ric Lohman, Elisabeth Vespremi. Group (or a subset of it) would try to meet before each Planning and Zoning Committee meeting to review current proposals.

### 3. **Mirada Surf Letter**

Objective is to draft the text of a proposed ballot question for the Consent Agenda item on the 13 May 1998 Council meeting. Proposed question: "Shall the County amend the General Plan and Zoning Maps that currently designate a parcel between El Granada and Miramar as Public Recreation Community Park in a Resource Management / Coastal Zone district in order to allow subdivision into 35 parcels and permit construction of 35 single-family homes by rezoning the parcel for Medium Low Density Residential in a Planned Unit Development district?" Recommendation to forward to Council – approved by unanimous consent.

### 4. **Mirada Surf EIR Scoping Document**

No one had submitted additional comments to Chuck Kozak, so there is no revised version of the document. He has received comments from the Scoping Session. Please get comments to Chuck this week. Plan is to present a revised document to the Council at the 13 May 1998 meeting for discussion, revision if necessary, and forwarding to the County.

### 5. **Half Moon Bay Airport EIR Scoping**

Elisabeth Vespremi presented some concerns [see attached notes], which she has already sent to the County. Laura Stein will send a letter reiterating the Council's support of Alternative D and including the issues that Elisabeth has identified, and requesting a copy of the responses from the other agencies that received the Notice of Preparation.

### 6. **Pre-Application Process (replacing Concept Plan)**

Anyone who has comments on the proposed Pre-Application Process draft should convey them to Paul Perkovic, who will forward them to George Bergman for inclusion in a subsequent draft. This will return for further consideration later in May or early in June.

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

Discussion of Doherty proposal for a 25 foot wide house on a 40 x 110 foot parcel in the R-1 / S-9 zoning district, which normally requires a 10 foot side setback; would require a variance to 5 feet on one side, or compromise to 7 ½ feet on both sides; adjacent vacant properties (three 8,800 square foot parcels) would lose priority water and sewer status if lot-line adjusted. Builder proposes limiting building height to 28 feet where 36 would be allowed. Divergence of opinions expressed: Some preferred to stick to a strict interpretation of zoning regulations, and oppose any variances; others felt there was a good faith effort to accommodate the site and that this was a reasonable request. The alternative, conforming to the zoning regulations, would be a narrow, 20-foot wide house with three floors. There's not enough pressure from the County for owners to combine substandard lots. Chuck Kozak moved that the Committee take no position on this particular project, but include a letter expressing the concerns and issues discussed at the meeting and requesting a meeting with County staff. (Tim Duff would write the letter.) Seconded by Kathryn Slater-Carter. Approved 5-0-1 (Vespremi).

Proposal for house on 2,500 square foot lot with side and rear setback issues. Chuck Kozak moved that the Committee oppose this project. Seconded by Kathryn Slater-Carter. Approved by unanimous consent.

The following project assignments and notes are left over from the 1 April 1998 meeting notes, project status updates should be provided at the next meeting:

Elisabeth 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 was April 30, don't know outcome; 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.

Laura Stein – Holtzinger - approved by Planning Commission on April 22, expect an appeal by Al Shipley to Board of Supervisors.

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.

#### **Future Agenda Items**

- Concept plan replacement
- Report on well issues
- Ocean View Farms lot line adjustment

Adjourned at 11:40 pm.

Next meeting on May 20, 1998.