

From: Kathryn Slater-Carter [<mailto:kathryn@hax.com>]
Sent: Monday, June 22, 1998 9:13 PM
To: Stein, Laura
Subject: P&Z minutes-6/17/98

June 17, 1998
Midcoast Community Council
Planning and Zoning Committee

Meeting called to order at 7:42 ATTENDEES:

MCCC members or appointees present:

Laura Stein; Chuck Kozak; Elizabeth Vespremi; Kathryn Slater-Carter;
David Spiselman

members of the public:

Hugh Doherty; Marilyn Townsend; Ken Coverdale; Patricia Pryor; Tom Pryor

PUBLIC COMMENT:

Dave Spiselman:

The new Lafco appointee is Howard Jones-nominated by T. Heuning;

Seconded by R. Barralles

The alternate remains Joe Zucca; he has held this position for the past 10 years.

Elizabeth Vespremi:

The paper reports that the sheriff's office is moving from the airport to the auto parts store in Moss Beach. Comments on this related to the conversion of retail space to government offices; also that no mention of this has been made to the MCCC by anyone.

Coastside Market has repaved but done no landscaping-E. Vespremi will follow up on if a permit was issued or not.

Marilyn Townsend (Montara resident):

San Mateo County has sent out notice to cut the shrubs on the corners of 4th and Main. No explanation was sent; the specific height for the shrubs was given. She wondered who had instigated this and if it was for the entire community. Marilyn will call Terry Burnes and follow up with Laura.

REGULAR AGENDA

Ken Coverdale

1 year use permit for a nursery

Miramar

Blue Sky Flower Farms/Nursery has purchased 2 residentially zoned lots in Miramar at Miramar Dr. and Alto Dr. Mr. Coverdell is in the process of acquiring the unused road easements adjacent to these lots. The resulting lots will total about 25,000 sq. ft. but will only have 1 potential homesite each.

He is requesting a use permit for a nursery business on the site. A lot line adjustment will be requested. There will be a 20'x20' building and 10 parking spaces, 1 handicapped (the County is requiring 4). The proposed circular drive will accommodate fire trucks and other emergency vehicles.

Access will be from Alto or Miramar not from Hwy 1. There is no signage proposed.

Discussion centered around the adequacy of parking for week end business and the notification process should this come before the MCCC. This will be on the P&Z agenda in 2 weeks and on the MCCC agenda in 3 weeks, neighbors will be notified prior to these meetings.

Tom Pryor:

design review

single family dwelling

Miramar: 5th and Medio

R1/S9 zoning. This meets setback and lot coverage criteria. This is a downsloping 75' x 100' lot. The planner, Joe Sordi requested that the house be set into the hill to reduce the height of the west wall. There is a 36' height limit but due to the lot slope the west side of the house is still 42' tall. It will have 2 retaining walls—one 4' tall by the driveway and one 3' tall on the west side of the lot.

The committee unanimously agreed that the 42' height presents a massive appearance and that the 3' retaining wall should be eliminated and further

attempts should be made to lower the house or to provide some relief to the

sheer height of the 42' wall.

Kathryn Carter will contact the planner.

ADHOC COMMITTEES:

Design review:

E. Vespremi: we need public workshops on the subject. L. Stein: County did say we need to interact with others on this subject.

K. S-Carter: L Reim will not be appealing the modular home but will be sending a letter to the Planning Commission and the Board of Supervisors.

L. Stein: Jeff Merz will be taking over for Joe Sordi as design reviewer for the coast. This is a cursory review with 15 day notification and only for homes exceeding 28' in height. Referrals have been informal but now SMCo will send a set of plans to the MCCC. It is possible the time will be extended to 2-4 weeks.

Water Capacity:

CCWD CDP amendment request from Board of Supervisors

June 30, 98

CCWD is requesting the Board of Supervisors to change the requirement on CDP 84-68 for a water capacity 38% priority allocation to 29.4%. CCWD states that "While reviewing the file..., District staff noticed-for the first time- that there was a major difference between the all important LCP Table 2.17 which had been used in the District's application for a CDP in 1985 and the same table in the current edition (August 1992) of the LCP.Investigation by County staff revealed that the change to Table 2.17 had actually occurred in 1982, before the District's permit application was approved, but not physically incorporated into a published LCP until the 1988 edition!" (CCWD letter to Mr. P. Koenig March 10, 1998; pg.3) The justification is that the district needs money to improve its infrastructure as its peak day demand leave the district at risk for insufficient fire protection and domestic water supply. Committee discussion concluded that the staff report included only table 2.17 from the 1985 and 1992 San Mateo County LCP. There was no evidence substantiating the specific date the LCP was changed.

Questions raised were:

what effect, if any, this change will have on the LCP buildout numbers? if this number was based on a change in usage numbers, will this have the unintended consequence of changing other numbers? will this change have an effect on any other CDP's issued between 1982 and the present? how much priority capacity has been transferred since the transfer program began?

Recommendations were:

recommend new priority uses for this capacity rather than simply putting it into unrestricted phase I-these might include putting the transferred capacity back into priority capacity designations; expand the priority capacity reserved for merged lots to R1/S17 as well as R1/S9. If the district has insufficient water for fire protection water on peak demand days then any more connections will exacerbate the problem and we should have a moratorium on new connections until the problem is corrected. Chuck Kozak, Kathryn S-Carter and Laura Stein will work on this.

end of meeting