

Laura Stein

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Sent: Monday, July 20, 1998 4:00 PM
To: midcoast-l@lists.montara.com
Subject: MCC 15 July 1998 Planning and Zoning Committee Notes

MidCoast Community Council ? Planning and Zoning Committee ? 15 July 1998

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

Present: MCC members Ric Lohman, Paul Perkovic, *Laura Stein; appointed P&Z members *Tim Duff, *Chuck Kozak, *Elizabeth Vespremi; community participants Dennis Doherty, Tom Pryor.

[* indicates voting members at this meeting; arrival / departure times for community participants not noted]

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

Paul Perkovic ? Tim Duff

David Spiselman ? Elizabeth Vespremi

Laura Stein ? (undesignated)

(vacancy) ? (undesignated)

Regular Agenda

1. Public Comment

Chuck Kozak announced that the area of Miramar east of Highway 1, because it is in a scenic corridor, will require at least a Negative Declaration under CEQA for any development, according to Jeff Merz.

Paul Perkovic announced that there is a new edition of the County's LCP, updated to 1998.

2. Development Permit Review and Status Updates

The Judy Taylor project on a substandard lot will be heard August 6 before the Zoning Hearing Officer; the appeal of the ETOP decision denying a lot line adjustment will be heard by the Board of Supervisors on August 18.

Shorebird Expansion ? No status update available.

Harbor View ? Kathryn needs to follow up; project was assigned to Joe Sordi (who left the County).

Doherty projects ? He is working with Dave Holbrook, adding some details and another plan.

Hogan ? Elizabeth Vespremi is concerned about availability of sewer for this project.

Key projects ? Revised plans have not been received yet.

Kroll ? Moving forward (upholstery shop in Princeton); removed caretaker's unit.

Holtzinger ? Approved, Al Shipley did not pursue appeal.

Falvey ? Approved with some changes, according to Tim Duff and Laura Stein.

Pryor project ? Tom Pryor presented revised elevations for his proposed house at the intersection of Fifth and Medio in Miramar. The project planner is Jeff Merz.

3. Ad hoc Committee Reports

Moss Beach Highlands ? No update available.

Mirada Surf ? No update available.

4. Prioritization of Future Long-Term Projects

The highest priority selected at the previous meeting was to determine accurate build-out numbers. The following steps were suggested: (a) Gather existing government documents; (b) agree on numbers; (c) change Local Coastal Plan to lock in those numbers. Prioritizing, quotas, procedures, annual quotas by type.

5. ABAG Study

Tim Duff described the status of the Coastside Subregional Planning Project; they will do a brief presentation at the next Mid-Coast Community Council meeting, will accept verbal comments at the meeting, and written comments through August 7.

6. Concept Plan

Paul Perkovic reminded the group that the proposed Concept Plan replacement draft procedure will be discussed by a small group Thursday at 2 pm with George Bergman. Laura Stein suggested that the public notice time be extended to at least 30 days, and that the requirement for review after two years if the community composition has changed should be more forceful (what exactly needs to have changed?). Elizabeth Vespremi wanted to be sure that rezonings were included in the scope of required projects, and also that commercial developments (non-visitor serving) were also reviewed.

7. Project Status (Notes only, no discussion)

The following project assignments and notes are left over from the 21 May 1998 meeting notes; project status updates should be provided at the next meeting (some updates made at this meeting):

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

Chuck Kozak ? Test wells on 12th Street - Postponed, awaiting biologist report from applicant; Taylor (substandard lot / parking / setback issues) - neighbors have put forward offers to purchase the lot, apparently.

Tim Duff ? Kroll (commercial marine upholstery in Princeton) - on hold because of moratorium on caretakers units, full bathroom, planner asking for

business plan. [Scheduled for June 10 Planning Commission hearing]

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

Shorebird ? demolition proposal (for conversion to 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

Project Status Updates (Incorporation; Design Review)

Moss Beach Highlands update

Ocean View Farms update

Adjourned at 10:00 pm.