

Laura Stein

From: Paul Perkovic [Perk@Montara.com]
Sent: Tuesday, November 03, 1998 7:55 PM
To: Ric Lohman; David Spiselman; Laura Stein; Mary Hobbs
Subject: Fw: P&Z Notes from 2 November 1998 - preliminary

David, you wanted my notes ASAP for the letter you are putting together, right? Or was it Ric? Anyway, my notes missed the beginning of the meeting, which I hope Mary can fill in, and also the proposed agenda for the next meeting, which I hope Laura can fill in. Also, since I was a little distracted by trying to read the Mirada Surf Final EIR at the same time I was taking notes, I probably missed some of the discussion. So any contributions to these notes will be gratefully accepted and included in the version that I print out for distribution and circulate to Midcoast-L.

/ Perk

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-----Original Message-----

From: Paul Perkovic <PPERKOV@us.oracle.com>
To: perk@montara.com <perk@montara.com>
Date: Tuesday, November 03, 1998 6:54 PM
Subject: P&Z Notes from 2 November 1998 - preliminary

MidCoast Community Council ? Planning and Zoning Committee ? 2 November 1998

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

sent: MCC members *Mary Hobbs, *Ric Lohman, *Paul Perkovic (arrived 7:50 pm), *David Spiselman, *Laura Stein; appointed P&Z member *John Plock, *Judy Taylor; community participants Lou Bertolucci, Dennis Doherty, Ken Lundie, Leonard Woren.
[* 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.

Bill Derow ? Judy Taylor
Joe Gore ? John Plock
Mary Hobbs ? (undesignated)
Ric Lohman ? Chuck Rozak
Paul Perkovic ? Tim Duff
David Spiselman ? Elizabeth Vespremi
Laura Stein ? (undesignated)

[Mary Hobbs took notes until Perk arrived, and distributed documents, and got set up, about 8:20.]

Regular Agenda

1. Public Comment

None.

2. Development Permit Review and Status Updates

[Missed Ric Lohman's discussion of Mike Druke's project and Paul McGregor

[Perk had no information on the Falvey project.]

Mary Hobbs moved to ask the County to make it a priority to do a count of substandard lots and undeveloped lots, then S-9 and S-17 revision, and concurrently design review; seconded by David Spiselman; approved unanimously.

Discussion of Harbor View Motel proposed expansion; there is a large tree that would be removed.

This Thursday's Zoning Hearing Officer agenda includes two well applications (Kennedy and Hawkins) on the Consent Agenda.

3. Referral of Planning Permit Application for Review and Recommended Conditions of Approval For Caltrans Project in El Granada (Coronado Avenue intersection) and Montara (ninth)

John Plock raised the issue of why Planning and Zoning was discussing this, rather than the Public Works Committee, suggesting that this was just a delaying tactic. Leonard Woren suggested that under Environmental Information, items g and k should have been checked. David Spiselman thinks items f and j should have been checked. Paul Perkovic questioned what Caltrans is actually planning in Montara; at the Mid-Coast Community Council meeting, they were talking about an intersection at Tenth and State Route 1, but later they were talking about closing off that intersection, and making a right turn into a new Ninth Street and left turn bays at Eighth. Laura Stein wondered which agencies needed to be notified for the drainage changes, and also wanted this intersection to be studied in conjunction with others on Highway 1. Can these be split into two separate projects? What is the source of the funding? What alternatives were studied for the number of lanes? Judy Taylor suggested a letter that supports the light, asks for a condition of approval that addresses the environmental issues of the actual project (drainage, etc.), that Caltrans look at this intersection as part of a comprehensive Highway 1 plan. Paul Perkovic was concerned that the Mirada Surf Draft EIR ignored the environmental impacts of the intersection improvement, even though it is a necessary mitigation for the Mirada Surf project; and Caltrans is insisting that they don't need to do an EIR, can do a Negative Declaration, and will ask for a categorical exemption. Ric Lohman moved that he draft a letter for Council discussion itemizing the topics we discussed; seconded by David Spiselman; approved unanimously. (Letter for discussion and action at the November 11 Council meeting.)

4. Follow-up on Response to Caltrans regarding EIR on the above project

Leonard Woren had drafted a proposed letter. Judy Taylor was concerned that the tone of the draft suggested that if Caltrans refused to do an EIR, then they shouldn't get the signal approved. Lou Bertolucci is concerned that the signal project will be delayed or killed off entirely, and that it is a safety improvement that the community has been working on for many years. Ric Lohman moved to include comments on this item in his draft letter; seconded by Mary Hobbs; approved unanimously.

5. Harbor District Proposals

Ken Lundie distributed copies of the San Mateo County Harbor Commission agenda for their meeting on Wednesday, November 4. He gave a brief overview of the four proposals that the Harbor District is considering. Most of the proposals address development on the parcel adjacent to the Post Office in Jda. Ken argued that three of the four proposals should have been rejected out of hand because they didn't meet the requirements. One proposal wanted

purchase the land outright from the Harbor District. The Butler / Hanover proposal requires rezoning and development at a much greater density.

6. Mirada Surf

Laura Stein spoke with Supervisor Gordon. The Planning Commission will have only four voting members, they need 3 to approve the Final EIR and project components. We could suggest that the study of alternatives was inadequate, or that the CEQA process was not followed properly. Ric Lohman suggested that we can't really do anything further until we read the Final EIR.

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.

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

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

Kathryn Slater-Carter ? Conran; Room - 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

[Laura has a list that I need to insert here.]

Departed at 10:10 pm.

Next meeting on November 18, 1998.

/ perk

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