

**MINUTES OF THE PLANNING COMMISSION  
OF THE CITY OF HALF MOON BAY  
THURSDAY, MARCH 11, 1999  
TED ADCOCK SENIOR/COMMUNITY CENTER  
535 KELLY AVENUE  
HALF MOON BAY**

**APPROVED**

**ROLL CALL AND PLEDGE OF ALLEGIANCE:**

**7:30 PM**

**Present:** Commissioners Ferreira, Taylor, Sullivan, Benjamin, Heinz,  
and Chairman Hansen

**Absent:** Commissioner King

**Staff Present:** John Truxaw, City Attorney  
Bill Ambrosi Smith, Associate Planner  
Joan Lamphier, Contract Planner  
Lynette Stanchina, Environmental Consultant  
Sigrid White, Planning Secretary

**APPROVAL OF AGENDA:**

Chairman Hansen suggested reversing the order of the first two items on the Agenda under Public Hearing Items. The order of the agenda items was so changed.

**ORAL COMMUNICATIONS:**

There were no speakers.

**PUBLIC HEARING ITEMS:**

2. **PDP-10-98 -- Beachwood Subdivision.** Coastal Development Permit and acceptance of an Initial Study/Negative Declaration to allow for an 83-lot, single-family residential subdivision on a 24.7 acre site with two lots (.42 acres) for park and recreation and open space purposes. Owner/Applicant: Keenan Land Company (Joyce Yamagiwa). Location: East side of Highway One between Terrace and Grandview Avenues. APN 048-280-020.

Contract Planner Lamphier presented a brief Staff Report on the item, giving a recent history of the project's Coastal Development Permit application. She introduced the subject of wetlands on the site and referred to a letter from Mr. Terry Huffman, PhD. She indicated that the City needed to identify the extent of the wetlands and complete the appropriate environmental review, then review the project in light of the environmental review. Because the City needs to take action before the end of the Streamline Permit Act deadline which is

March 12, 1999, and the required environmental review would not be completed before that date, Staff is recommending that the Planning Commission deny the application without prejudice with the intent that the wetlands issue can be worked out through the appropriate environmental review, and then review the project. She commented that a draft Resolution had been prepared for the Commission's consideration.

Chairman Hansen opened the public hearing.

Planner Lamphier commented that Staff had been in discussion with the applicant, and the applicant had agreed to the above-outlined approach.

**George Carmen**  
657 Terrace Avenue

He spoke in opposition to the project and read a letter previously sent to the Planning Commission into the record.

**Glenn Dearth**  
LTD Engineering

He read into the record the results of a site drainage review he had completed on the Beachwood site.

**William Crowell**  
Keenan Trust Representative

He discussed the history of the property from the 1970s forward including discussion of the Terrace Avenue Storm Drain Assessment District including the acceptance by the City of the CDP application in August of 1998 and the recent discovery that water was collecting and ponding on the site. He also reviewed information from USGS maps of the site for 1991, 1971 and 1940.

He commented that the issue is not that there is water on the site, but whether anything should be done about it. He then reviewed the recent status of the site in reference to wetlands.

He reviewed the amount of funds spent by the applicant in participation of assessments for the site. He also submitted an hydrologist's report.

Lastly, he stated that the applicant was willing to work with the City to solve the water ponding problem.

**Anne E. Mudge**  
Attorney for the Applicant

She commented on the applicant's attempts to submit a CDP application and also offered comments on the history of the use of the property as well as previous systems placed on the site for drainage purposes.

She also stated that the applicant wanted to solve the mutual problem of the wetlands that are being created.

**Mark Zborowski**  
590 Terrace Avenue

He asked the Planning Commission to do what was best for the community.

Chairman Hansen closed the public hearing.

A discussion ensued amongst the Planning Commissioners, Staff, and the applicant with the following topics highlighted: 1) That the drainage pipes were installed as a result of water on the property; 2) The Initial Study didn't have much discussion on the drainage system and that more background would be provided; 3) a wetland is a wetland; 4) That the Corps of Engineers will delineate the extent of wetlands on the site; 5) That how the wetlands were created will be reviewed by the City outside of the environmental review because it is pertinent; 6) That a denial by the Planning Commission of the application and a potential subsequent appeal to the City Council does not guarantee that the item will come before the Planning Commission again; and 7) That there is no environmental impact report for the project.

**Motion by Benjamin/Sullivan** to approve the Resolution next in order (Commissioner Benjamin read the Resolution into the record) to deny PDP-10-98, Coastal Development Permit for Beachwood Subdivision, without prejudice.

**Motion carried** by the following roll-call vote: Commissioners Ferreira - yes; Taylor -yes; Sullivan - yes; Benjamin - yes; Heinz - yes; and Chairman Hansen - yes.

1. **PDP-38-98 Stonepine Commercial for Odwalla.** Coastal Development Permit and a Site and Design Permit to allow for the construction of two commercial buildings totaling approximately 21,576 square feet. This item was continued from the January 14, 1999, Planning Commission meeting in order to allow for consideration of recommendations from a traffic study. Owner/Applicant: Odwalla/Jacobsen and Associates. Location: 60 – 80 Stonepine Road. APN 056-391-020.

Associate Planner Bill Ambrosi Smith presented the Staff Report which recommended approval.