

Notes for Minutes of MCC Special Meeting of June 18, 2003

Meeting called to order at 7:45 p.m. by the Chair, Sandy Emerson.

Members Present: Sandy Emerson, Chuck Kozak, Ric Lohman, Paul Perkovic, Kathryn Slater-Carter, Karen Wilson.

Member Absent: April Vargas. - *Arrived at 10:00 pm.*

Public Comment: None.

Midcoast Local Coastal Program Update Review

Status of Tasks:

Chuck Kozak reported on Tasks 1 and 2. He intends to include text about the State Law reference provided by Leonard Woren. Discussion of the 20-year planning horizon and citation to Coastal Commission staff regarding this approach. Ask George for breakdown by individual communities for current housing units and population, as well as for buildout. Citation to Subdivision Map Act item.

Paul Perkovic reported on Task 3. Recommend getting more water consumption data, breakdown of population and buildout by community, and draft revised tables (2.3, 2.4, 2.7, 2.9, 2.10, 2.11, 2.17). Consider trend lines for water use, household size, etc. Show current, 20-year, and buildout numbers, with comparisons to 1980 LCP tables. Show ranges for usage and ranges for buildout (based on various assumptions about choices in other tasks). Consider showing current capacity (or shortage) and potential future phases before reaching buildout. Incorporate updated traffic studies and Level of Service on Highway 1 and Highway 92 under existing conditions to updated Table 2.20. Better calculations and road monitoring needed, plus Highway 1 Master Plan.

Ric Lohman reported on Task 4. Include more preamble text that development constraint limits should be based on resources and capacity, not necessarily a fixed number. Consider distributing building permit rates by community potential. Because affordable housing units are exempt from annual growth rate limits, consider whether these units should be counted against the annual quotas in any year in which an affordable unit is converted to market rate.

Task 5. Include proportionality rule from Half Moon Bay - incentive for lower-cost housing.

Karen Wilson reported on Task 6. She will circulate the most recent draft of the Design Review Standards document.

Task 7. Rephrase recommendation 4 to clarify our desire that mitigation of traffic projects involve portions of the multi-modal trail.

Task 8. For comments on M-1, propose that uses be exhausted before additional land uses are added to any other zoning district. Other minor changes throughout. We need to have Use Permit reviews on the proposed limited retail uses to insure that marine-related uses can be reintroduced at a later time. Retail uses must conform to the requirements of the (revised) Airport Overlay zone (see Task 9).

Task 9. In the absence of an updated Master Plan, requirements should be based on the most contemporary edition of the California Aeronautic standards. The health and safety of everyone who uses the area must be protected.

Task 10. Finding 5 TDMs should be collected for all projects in the Midcoast. Takings issue for prohibiting residential uses in R-zoned districts, but not in non-R zones (if there are other permitted uses). Recommend exploring a Transfer of Development Right requirement to retire residential parcels (e.g., substandard lots) in R-1 districts.

Task 11. Suggested adding language about limiting to 20% of developed conforming parcels outside the AO zone. Require annual certification or user permit review to ensure that caretaker quarters are not abused. We recommend that the Conforming Parcel Alternative include a Use Permit requirement for residential uses so that the County will have additional control how these units are developed.

Task 12. Agreement with No Residential Alternative. Leonard suggests that the 10% lot coverage requirement has not worked to preserve the view corridor requirement.

Review of MCC Position on the CCWD Pipeline Expansion

Ric Lohman presented a draft letter for the Coastal Commission. Following discussion and Council comments, Ric will circulate a revised draft.

Adjourned at 10:50 p.m.