

DRAFT MINUTES OF MCC MEETING OF 6/28/00

Meeting convened at 7:32 PM.

In attendance: Councilmembers Sara Bassler, Chuck Kozak, Paul Perkovic, Laura Stein, Ric Lohman, and Chair April Vargas. Vice Chair Joe Gore and Councilmember Ric Lohman were absent.

Public Comment

Sheriff's Deputy Lt. John Quinlan reported on the effects of the recent Bayside telephone outage, and gave useful numbers for emergencies: From cell phones needed emergency sheriff response, use 363-4911. CHP emergency number is 1-800-TELLCHP (835-5347). Fire emergency is 364-1313, and the local Moss Beach sheriff substation fax number is 728-9507, which may work for voice, too.

Kathryn Slater-Carter of Montara called the Council's attention to a letter from the County Health Services Agencies regarding septic system exceptions in Woodside, and wondered if these would try to be applied to the coast; she also said she had heard that one planner was being removed from coastal projects, and that the story-poles for the Moss Beach Highlands project would go up this coming weekend (June 29-30).

Minutes - Action on the minutes from 6/14/00 was deferred until the July 12, 2000 meeting.

Treasurer Report - \$491.93 in the Council's own account.

Parks & Recreation Committee - Report from Committee chair Paul Perkovic - next meeting is Monday, July 10, 2000, 7:30 PM at the 3-0 Cafe. Topics would include the Midpeninsula Regional Open Space District annexation plan and the Coastal Trail.

Councilmember Stein asked about the committee considering the El Granada Median Strip as a local park.

Planning & Zoning Committee - Report from Committee chair Chuck Kozak - next meeting is Wednesday, July 19, 2000, 7:30 PM at the 3-0 Cafe, and would have a special item for review and pre-environmental study input on the Inn at the Bay project on the El Granada waterfront. Also reported:

- last meeting's review of B&B/Motel proposal in El Granada resulted in area residents meeting further with architect on project
- story poles for project on 14th St and Highway 1 in Montara demonstrated visual impact contrary to LCP Visual Resources policies - applicant has withdrawn project and will redesign a single-story proposal.
- confirmed that story-poles for Moss Beach Highlands project would be going up soon
- report that the Planning Commission that afternoon had continued consideration of the MidCoast Zoning Ordinance until their next meeting of July 12, 2000.
- Chair April Vargas reported that at the budget hearings that morning, the Supervisors had tentatively approved an additional ranger for Fitzgerald Marine Reserve.
- Councilmember Laura Stein noted that the Coastal Commission was meeting in July in San Rafael, and it might be a good time to get them out for a field trip to the MidCoast for any specific issues.

Board of Supervisor's Report

Joe Caruso, Legislative Aide and Coastal Liaison from Supervisor's Rich Gordon Office, reported that:

- Supervisor Gordon and he have been working mainly on the budget the last 3 weeks.
- The vacancy in the Planning Department would stay vacant until the new Planning Administrator is hired in August.
- The September Budget Review and the Mid-year (December) review would be other opportunities to work on items that were not funded in this budget pass.
- In response to questions: about the budget process, Joe responded that County Manager John Maltbie assembles the entire budget proposal, and the individual departments put together their sections. He noted that the Municipal Advisory Councils (including the MCC) funding for the next year would be reviewed on Thursday (6/29).
- There was no word on the Resource Conservation District candidate selection process.
- On 911 problem when coastal phone lines go down, Joe would provide emergency services contacts at Pacific Bell and will help set up a meeting if the Council so desires.

Consent Agenda

Councilmember Stein asked that the one item on the Consent Agenda be pulled and heard as a regular item.

Regular Agenda

Item #1 - 8:25 PM - Discussion and possible adoption of procedures presented by the Planning and Zoning Committee to deal with time-sensitive projects.

Item was sponsored by Council member Kozak. At the suggestion of San Mateo County Planning Administrator Terry Burnes, the P&Z committee had developed a suggestion of how to give County Planning feedback on design changes and outstanding issues on projects without having to wait for the next available meeting agenda item slot to occur. The suggestion was have the Chair or other committee designee make comment based solely on previously discussed guidelines and suggestions, then report the comment to the Committee and the full Council. If any one objected to the comment, it would be withdrawn.

After discussion, it was decided that this very possibly a Brown Act violation, and the suggestion was dropped. Further attempts to create a workable scenario were unsuccessful. Councilmember Kozak moved that he write a letter to County Counsel outlining the situation and asking for guidance. Copies would go to Terry Burnes and Joe Caruso. Councilmember Perkovic seconded. Motion passed 5-0.

Item #2 - 8:55 PM - Inquiry into affordable housing for the MidCoast.

Item was sponsored by Council member Kozak. Presented background that in light of how, in his view, the Moss Beach Highlands project was shaping up unsatisfactorily and not necessarily beneficial to anyone in the community, it was important that the community become more directly involved with the planning and implementation of affordable housing on the MidCoast.

Printed information was distributed to Council and audience regarding the Office of Housing of San Mateo County, the County's Community Development and Home Program Review committees, reports on two recent Board actions on affordable housing programs, the Housing Forum of San Mateo County, the MidPeninsula Housing Coalition, the Non Profit Housing Association of Northern California, the Peninsula Community Foundation, and the Housing Leadership Council of San Mateo County.

Marsha Rea, Program Director for the Housing Leadership Council, attended and gave a short presentation on her organization, stating that HLC is eager to support the Council's efforts HLC could offer training, help with questions, set up meetings with non-profit developers, set up tours of existing projects, etc.

Issues, comments and questions raised by the Council, guests, and members of the audience included:

- what are the possibilities besides the "designated site" approach?
- small, creative plans for mixed use developments have good potential
- Why is no one else doing this? Isn't the County supposed to be handling this?
- The Council and the community need to address this on our own terms
- ABAG housing allocation is unfair to the coast - how does this process work and how do we participate in it?
- Has the Housing element of the LCP ever been updated from the original basis of the 1980 report?
- Housing element of General Plan being worked on right now - what will be in it, how will it affect this, how do we participate?
- Subdivision regulations are skewed to giving bonus density for affordable housing
- Consider a Community Land Trust approach to secure title to land for affordable housing, that can designate class and use of land it owns.
- Upcoming conference on affordable housing in the Bay Area (September?)
- Funding needs and possibilities:
- Predevelopment loans can be arranged from housing trust fund from transfer tax
- Grants to low-income for rental deposits or emergency maintenance grants
- First-time home buyers
- Need to include moderate-income, service workers.
- Should not be trying to solve jobs/housing imbalance by adding more housing
- Why aren't businesses being required to contribute to housing funds to help pay for their infrastructure impact?
- Problem is not shortage of housing but excess of people
- No housing on low -end because of monster homes on high end
- Affordable "Compound" approach is undesirable
- Designated sites get through environmental regs too easily because its politically incorrect to try and stop affordable housing
- State law requires affordable housing to be within city boundaries
- 2nd units on MidCoast should be considered as an options
- limiting house sizes on small lots, working with Habitat for Humanity for small houses
- Ideas of substandard lots for affordable housing received negative response from County Planning management - need to move beyond staff to policy makers
- How did this topic get dropped from recent zoning ordinance task force?

After discussion, Council agreed that this topic should be on our agenda for July 26th, and accept Supervisor Gordon's offer to attend with County staff. Motion was made, seconded and approved 5-0 to form a subcommittee of Councilmembers Bassler, Kozak and Perkovic to research this topic further.

Item 3 - 10:17 PM - Proposals to streamline Council meetings, shorten the length of meetings, define responsibilities of agenda item sponsors, formalize notification procedures and establish guidelines for the submission of minority opinions.

This item had been removed from Consent at the request of Councilmember Stein.

After discussion, Council decided to adopt recommendations on notification, responsibilities of agenda item sponsors, and submissions of minority opinions. The Council also set a 7:30 PM start time as a goal, with regular agendas to be limited to two items, to start approximately at 8:30 PM and 9:30 PM, and to aim to end the meeting by 10:30 PM.

Future Agenda Items:

The Council chose two items for the 7/12/00 meeting:

- Consideration of the Midpeninsula Regional Open Space District Preliminary Draft Service Plan for the San Mateo Coastal Annexation Area and the Notice of Preparation and the Initial Study Environmental Checklist Form, sponsored by Councilmember Kozak
- Procedures for Council's participation in the Local Coastal Plan (LCP) Review process, sponsored by Councilmember Perkovic.

Meeting was adjourned at 10:40 PM by unanimous vote.