

Draft Minutes - MidCoast Community Council meeting of July 26, 2000

Chair April Vargas called the meeting to order at 7:40 PM

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

Public Comment:

Council member Kozak thanked MidCoast Television for its work in televising the various meetings, having watched them while he had been sick two weeks earlier. Urged people to join and/or volunteer for MCTV. 726-1750

Councilmembers Perkovic and April commented on the new binder for distribution of materials.

Council member Stein brought up several issues:

- Council should have input on Use Permits for businesses on 92 and how they handle traffic during pumpkin season.
- would like to see a presentation to the Council from the Princeton Citizens Advisory Council on their ideas for increased economic development in Princeton,
- would like to get presentation on C/CAG traffic mitigation study.

Minutes:

Approval of the minutes from July 12, 2000 was continued to the August 9 meeting.

Treasurer's Report (Paul Perkovic):

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Parks & Recreation Committee (Paul Perkovic):

Next meeting is Monday, August 7, 2000, 7:30 PM at the 3-0 cafe. The committee will be working on Coastal Trail alignment along the north end of the MidCoast, and a report on the visitor access situation at the El Granada RV Lot.

Planning & Zoning Committee (Chuck Kozak):

Last meeting on July 19, 2000 ran until 1 AM. Special thanks to committee members Dennis Doherty, Chris Mickelsen, Kathryn Slater-Carter, Karen Wilson and Council members Ric Lohman and Paul Perkovic for sticking it out to the end. Next meeting is on Wednesday, August 2, 2000, 7:30 PM at the 3-0 cafe.

Public Works (Joe Gore):

Committee member John Plock reported on investigating the parking situation in front of the El Granada Post Office.

Board of Supervisors Report:

Coastal Liaison Joe Caruso was on jury duty, so Supervisor Rich Gordon filled in.

Rich discussed the situation with the Highway 92 businesses, the Supervisors' pay increase proposal that would go on the ballot in November, the MidCoast Zoning Ordinances that would come before the board on August 8 and the Moss Beach Highlands project that would also come before the Board on August 8.

Council member Kozak asked that the Council be involved as much as possible in meetings that the County holds with other interested parties regarding issues and projects that are of interest to the MidCoast areas.

Council member Perkovic apologized for what he thought may have been an inappropriate remark before the Board the day earlier.

Consent:

There were no consent items.

Regular Agenda #1 (8:05 PM): Continuation of discussion about affordable housing possibilities on the MidCoast. Focus on the role of the County and other governmental agencies, etc.

Sponsoring Council member Kozak recapped the discussion of this item so far, and introduced Supervisor Rich Gordon, Planning Administrator Terry Burnes, and Director of the Office of Housing Steve Cervantes.

Supervisor Gordon gave a brief background on the current situation, and the County's role in affordable housing: Land Use Planning and administering programs, most of which are federally funded.

Terry Burnes handed out a MidCoast Affordable Housing report, that explained the current regulations and processes. He explained the relationship to General Plan Housing Element and the Association of Bay Area Governments (ABAG) housing needs determination, both of which are up for review at the County. He suggested the Council communicate with Mark Duinno in planning on these matters.

Further questions and discussions included how this topic might fit in the LCP Review, "in-lieu" fees for new subdivision development to fund affordable housing, possible financial contribution from Coastside businesses, how an over-riding consideration deals with conflicting LCP policies, possible rezoning of residential areas to allow multi-family units, the importance of putting ideas forward for examination, and the operation of local trust funds for affordable housing.

Steve Cervantes described the operations of the Office of Housing, and how it can act as a resource for contacts, funding and support. He described the different forms affordable housing might take, from rental assistance to rehabilitation, mixed use, to shared housing.

Further discussions with all three guests covered promotion of projects, preservation and encouragement of second units, the jobs/housing imbalance on the coast, density bonuses, tax subsidies, and what concrete steps might be taken. Ideas suggested to be worked on:

getting ideas into LCP review

hooking up with non-profit groups

clarifying housing provisions for Coastside residents and workers

getting real data on what sort of housing is needed for whom

develop proposals for local control of development of designated sites

Motion made and seconded to have previously designated Affordable Housing Subcommittee (Councilmembers Bassler, Kozak & Perkovic) meet with Mark Duinno on Housing Element issues. Further direction from Council to develop ideas and key points for LCP review. Motion passed 5-0.

Regular Agenda #2: Discussion of MidCoast Community Council Bylaws review, etc.

Council member Bassler described an initial meeting to review problems in bylaws, and described the process the bylaws specify must be followed to change the bylaws. Motion made (Bassler) and seconded (Vargas) to form Advisory Committee to come up with proposed changes to the bylaws, and present them to the Council at a future meeting in the structure specified in the bylaws. Motion passed 5-0.

Regular Agenda #3: Report on Local Coastal Program Review and possible action by the Council following the initial scoping meeting of July 25, 2000., etc.

Chair April Vargas gave a report on the first LCP review meeting the previous evening, and described the idea of prioritizing the work after the scope is defined. Council discussed ideas for taking future positions, a flyer for distribution to the neighborhood, and possible communication with Coastal Commission staff on this subject, and the need to study other, similar LCPs.

Future Agenda Items:

For August 9, 2000:

- Presentation from Library Needs Assessment Task Force
- Presentation from Xterra Extreme Games
- Further report on the LCP Review process
- Potential position of MCC on possible appeal of the Moss Beach Highlands Project

For August 23, 2000:

- Continuation of Affordable Housing discussion
- Presentation from Princeton Citizens Advisory Council on Princeton land use proposals

Other things in the future: Candidate's night!

Meeting adjourned at 11:11 PM.