

Katie, Bruce, Melanie, Doug, Bev, Chris

Public attendees: Judy Taylor, Kerri Burke, Greg Cohen

Judy expresses concern about additional layers of review raising the cost of development beyond what is feasible.

Kerri expresses concern about parking standards and how they can restrain commercial development, due to smaller parcel sizes on coastside.

Bev speaks to structure of minutes and emphasis on action items.

Bev addresses format of outline for each community Vision Board.

Katie addresses/ reminds:

- a. Proposal to allow non-community members to fill-in for others who are absent
- b. Differences and similarities of each community

Camille presents in-progress "Planned Princeton" work. Describes how it addresses zoning changes, design parameters. Review preliminary outline. Other considerations in "PP" include tsunami zones, biologic zones, view corridors, accessibility, etc...

For better public participation in Design Standards update, CJ suggests using higher visibility notifications – i.e. sandwich boards

Bev, Katie and Bruce speak to using imagery to better convey ideas to public. Suggest three montage examples: 1. Existing, 2. Desirable, 3. Undesirable. BC suggests getting undesirable examples from outside of area code.

All members: Use google images/ street views. Each member to upload images.

General discussion about imagery regarding wider views so that no single structure is emphasized, rather the textural quality (scale/ form) is presented.

Katie speaks to identifying fabric of each community, especially in heavily trafficked areas

Bev points out that Montara has several different zoning designations, should show visual examples of each.

Bev, Katie, Bruce speak to using consultant for moderating/ facilitating. What is the value? What is the cost? Consider using erbiage specialist.

All members: Consider using Conflict resolution specialist as we get into heavily attended meetings.

VISION BOARD assignments

- a. Feel for the existing community
- b. Designs per existing zoning
- c. Cultural/ Historic character
- d. Less verbiage
- e. Focus on images

Chris Johnson – El Granada

Doug – Miramar

Kris – Princeton

Melanie – Moss Beach

Bev – Montara

Assignments to be presented at next Special meeting, March 28.