

County land. Conversely, the committee probably needs to keep apprised of whether the County claims to have found opportunity sites there.

2. As to already planned opportunity sites, the committee (or subcommittee?) should be aware that with the coastal zone, our [Coastal Land Use Plan](#) promises not just maximum, but also minimum housing densities for nearly all the residential land use categories (see [Table 2.1.1-1](#)). Most of this minimum density has not been realized, and indeed the coastal Implementation Plan ([Title 21](#) of the NBMC) was certified without any clear obligation to fulfill the plan by recognizing the CLUP's commitment to a variety of density sub-classes. When questioned about this at Zoning Administrator meetings, where the requests are frequently to reduce existing residential densities below the stated minima, the response is that the minimum densities are not enforced on a lot-by-lot basis. But they don't seem to be enforced on a neighborhood or regional level, either. However that may be, much of Newport Beach is technically already zoned and technically committed (if one thinks the CLUP means anything) to, for better or worse, considerably more housing than currently exists.

Item IV.c. Formation of Affordable Housing Subcommittee and Opportunity Sites Subcommittee

The impulse to form subcommittees to do a committee's real work often seems motivated by a feeling that candid discussion cannot happen in public. Hence the rush to exploit the Brown Act loophole allowing advisory subcommittees consisting of a less than a majority of the full committee to meet privately and without public notice.

I feel this is generally a bad idea. Not only does it mean the knowledge and expertise of all the committee members cannot be used as effectively as it might, but it results in recommendations based on unknown and often undisclosed input from alternative sources that cannot be effectively challenged or corrected.

It will be especially problematic here if there is overlap in membership, such that through those common members a majority of the full committee could be in private communication.

I would recommend the committee try to function without subcommittees, perhaps asking individual members to investigate a matter and report back to the full committee for discussion. That will result in longer (perhaps much longer and more frequent) committee meetings, but, I think, more effective and certainly more transparent.

If it must have subcommittees, I would recommend they commit to holding only noticed meetings, open to the public.