

Midcoast Community Council

An elected Municipal Advisory Council to the San Mateo County Board of Supervisors

Serving 12,000 coastal residents

Post Office Box 248, Moss Beach, CA 94038-0064

<http://mcc.sanmateo.org>

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April 11, 2011

Planning Commission

County Government Center

455 County Center, 2nd Floor, Mail Drop PLN122

Redwood City, CA 94063

Subject: Agenda Item 7 – Hodge Alameda Ave Projects (PLN 2008-00380)

Honorable Commissioners,

The Midcoast Community Council (MCC) is asking the Planning Commission to direct staff to enforce all aspects of the rules on Variance, Coastal Development Permit and Coastside Design Review, pursuant to Sections 6531, 6328.4 and 6565.1, respectively, of the San Mateo County Zoning Regulations, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA) as they apply here in the unincorporated Midcoast. In particular, the MCC recommends and requests denial of the Alameda Ave. Project, as it is currently proposed, for the following reasons:

1. The odd “U” shaped lot, while causing some design challenges, could be made to work by reducing the footprint size of the house.
2. Likewise, a smaller footprint size for the house could be done to avoid encroaching on the 50 ft setback from the edge of the riparian vegetation. In addition the smaller footprint will eliminate the need for variances.
3. On 1/23/07 the county planner entered the follow warning note into the Parcel Information: “There is both wetland & riparian area encumbering this parcel, as mapped by biologist in conjunction with adjacent County park property to north; see PLN2005-00078 for full map & bio report. Given these resources, it's likely that any proposed development would run contrary to applicable LCP policies. The risk is considerable for someone to even apply & would likely only be decided before Coastal Commission.”
4. The property is situated in close proximity to the entrance to a county park/California Coastal trail segment (Mirada Surf). The outline of the proposed development obstructs the hill top views and breaks the ridge line view for those entering the Trail south entrance to Mirada Surf. (See LCP Policy 8.5). Granting variances will exacerbate this problem.

5. The project obstructs views of the ocean from Highway 1 and breaks the hill top views from the California Coastal Trail as it traverses Magellan and enters Mirada Surf, a recognized county facility prior to the initiation of this project. (See LCP Policy 8.13a & 8.13c)
6. The owners were aware of all LCP issues and other constraints on development at the time of purchase.

The MCC requests that the Planning Commission provide direction to the planning staff to work with the applicant on changes consistent with those outlined here and that no variances to the rules which applied at the time of purchase should be issued. Reducing the footprint of the house is the correct remedy to apply.

In addition the county should defer action on the building application until the planned restoration of the riparian area is complete.

[SIGNED]

Len Erickson
Chair, Midcoast Community Council

cc:
San Mateo Board of Supervisors
Midcoast Community Council