

**PLANNING AND ZONING COMMITTEE**  
**of the**  
**SAN MATEO COUNTY MIDCOAST COMMUNITY COUNCIL**

PO Box 69, Moss Beach, CA 94038

*Serving 12,000 Coastside Residents*

Ms Lily Toy  
Project Planner  
Mail Drop PLN1222  
455 County Center  
Redwood City, CA 94063

January 25, 1999

Re: CDP98-0070 aka PAD98-0014  
CDP98-0062 aka PAD98-0011  
Planned Subdivision of Parcel Number 036-310-050

We have several concerns with these planned developments. I would like to put these in context with the goals of the MidCoast Community Council. With the convening of the new Board of Supervisors, we are planning several pro-active proposals that will eventually provide guidelines for approval of parcels which intend to add development to our area beyond that planned in the Local Coastal plan and other relevant planning documents. These include (1) a count of potential substandard lots that will lead to a list of all buildable lots and a well-defined buildout number (structures and people) and (2) a Design Review Board that includes Coastside members which will aid in reviewing development proposals.

The basic principles we propose are the following:

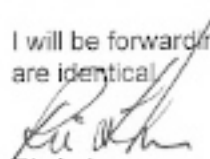
- (1) No variances or use permits except for extraordinary lot configurations. Desire to overbuild on a substandard or non-conforming lot is not considered adequate reason.
- (2) No additional subdivisions that further aggravate our currently impossible traffic congestion forecasts.
- (3) Designs and materials that truly reflect Coastside neighborhoods.
- (4) Structures that are proportional to their lots.
- (5) No lot line adjustments that add more lots than the designated zoning intended.
- (6) No approvals for additional un-forecasted residential structures that worsen our jobs/housing imbalance.
- (7) Preservation of our valuable agricultural lands.

We are concerned about the subject lots for the following specific reasons:

1. These additional homes are not in our buildout numbers and therefore will aggravate our problems even further.
2. The subdivision laws require separate wells and septic systems for EACH structure. These houses are proposed with a common well.
3. This project converts valuable agricultural land to unnecessary additional housing.

We will be meeting as soon as possible with the Board of Supervisors and Planning Commission to formalize the above policies. We request that no additional non-conforming development be permitted until this occurs.

I will be forwarding a copy of this to Mr. Damon DiDonato also since our comments on the two proposals are identical.

  
Ric Lohman  
Chair

Copies: Supervisor Richard Gordon  
Mr. Paul Koenig  
Mr. Terry Burnes