

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 26, 1999

Re: CDP98-0078 (South side of Alhambra at Coronado)

As with yesterday's letter, I would like to put my comments in context with the goals of the MidCoast Community Council. With the convening of the new Board of Supervisors, we are planning several proactive proposals that will eventually provide guidelines for stopping applications 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.

1. We are concerned about this style of development (item 4 above) since we feel that trailers or manufactured homes are inappropriate structure types for our residential communities. We feel this structure would be appropriate in a trailer park or other area designed for this style of construction. We feel that the style of these structures fails every element mentioned in the design review boiler plate that is attached to all applications. Specifically it fails on straight uninterrupted roof lines, materials, flat plain walls, and its placement on a simple concrete slab. We feel that this style in no way conforms to any of our neighborhood styles (except in an actual trailer park) as required by your design standards.
2. We feel this will be addressed in our plans for a joint Design Review Board and request that this and other applications for manufactured homes be denied.
3. We are concerned that realtors may be mis-representing the acceptance of this structure type to land buyers. We foresee the cases being presented to the Planning Commission and Board of Supervisors as hardship (the land is already purchased, you have to let me build now, I can't afford anything else, it's a disaster if you stop me now) scenarios that have been used by developers and realtors in the past.

Although this application will probably meeting the requirements of the physical zoning, we request that it be denied due to the inappropriateness of the trailer style. We would be happy to review other applications for this property that would meet your own design standards.

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.



Ric Lohman
Chair

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