
RICHARD GORDON

Board of Supervisors
County of San Mateo

July 6, 1999

Paul Perkovic, Chair
Midcoast Community Council
P.O. Box 64
Moss Beach, CA 94038-0064

Dear Paul,

I am responding to your letter of June 24, 1999 to the Board of Supervisors regarding multi-family dwellings and substandard lot development. You request a response to a previous letter regarding a proposed set of meetings to discuss key development concerns of the coastside and you ask for a specific piece of information regarding the way in which multi-unit dwellings are counted for the purpose of the annual permit limit.

Let me respond to the specific request by advising you that the a multi-unit dwelling is counted as one unit for the purpose of figuring the annual permit limit. In relationship to that limit, I am enclosing a copy of a report provided to the Board of Supervisors during our recent budget hearings. This report from the Planning Department discusses the annual permit limit.

The County Planning Department has acknowledged a need to discuss numerous issues and concerns relative to the Local Coastal Plan. It is for that reason that the County has decided to embark on a major review of the LCP as it relates to the midcoast. George Bergman of the Planning Department is developing a proposed workplan. There will be numerous public meetings as a part of the review which I believe will serve to meet your request for meetings to discuss development issues.

Finally, on a slightly different topic I wanted to advise you that the Board of Supervisors authorized \$50,000 to the County Parks Department for the purpose of completing a study of recreation and park needs on the unincorporated coast. Mary Burns will be developing a plan for the expenditure of these funds in order to guarantee that a report is available during this fiscal year. The Midcoast Community Council may want to contact Mary in order to express your interest in being involved in this study.

If you have any further questions about any of these issues, please feel free to contact me.

Sincerely,

Richard Gordon

cc: Paul Keonig
George Bergman
Mary Burns
Joe Caruso
Members, Board of Supervisors



COUNTY OF SAN MATEO

Inter-Departmental Correspondence

June 4, 1999

TO: Members, Board of Supervisors

From: Terry Burnes, Planning Administrator, via Paul M. Koenig, Director of Environmental Services

SUBJECT: Annual Report on the effectiveness of the County General Plan and Local Coastal Program

Recommendation 16 called for an annual report on the effectiveness of the County General Plan and the Local Coastal Program (LCP), including serious conflicts with land use, at the end of each fiscal year. Staff has agreed to do this through an annual report that includes a list of proposed, pending or approved General Plan and LCP amendments. Following is the first of those reports which we will review briefly at our FY99/00 budget hearing, scheduled for June 25.

Effective General Plan and LCP implementation requires maintaining the plan's overall vision while development proceeds. Planning staff believes that during the past year, both the General Plan and LCP have been effectively implemented, and that the land use goals and objectives expressed by these plans have not been undermined. This is shown by the following data:

1. In 1998, 46 building permits were issued for new residences in the urban Mid-Coast, well below the 125 per year allowed by the LCP.
2. In 1998, three building permits were issued for new residences in the rural Coastal Zone, well below the 33 per year allowed by the LCP.
3. In 1998, the average parcel size for all residential development in the predominant Mid-Coast residential zoning district was 6,038 sq. ft., thereby maintaining the Medium Density Residential density (5000 sq. ft. parcel size) planned for by the LCP. Specifically, the residential development that occurred on substandard sized lots did not degrade the planned LCP density.
4. In 1998, the Planning Division approved 12 second dwelling units, thereby increasing the supply of affordable housing in the unincorporated area, consistent with the General Plan and LCP policies.

5. During the past year, the Planning Division evaluated, or is in the process of evaluating, 11 requests for non-agricultural development in areas designated Agriculture. Such review assured, or will assure, that none of these projects convert prime agricultural soils, consistent with key General Plan and LCP land use policy.
6. During the past year, the Planning Division evaluated, or is in the process of evaluating, 26 requests for development located in designated State Scenic Corridors. Such review assures, or will assure, that none of these projects are visually obtrusive, consistent with key General Plan and LCP land use policy.
7. During the past year, the Planning Division evaluated, or is in the process of evaluating, four requests for new visitor serving development. Such review will facilitate this type of development, consistent with LCP priority use designations.

Regarding planning policy amendments, at present there is one anticipated LCP amendment, one pending General Plan amendment, and five pending LCP amendments. In 1998, there were no General Plan or LCP amendments approved.

1. With respect to the anticipated LCP amendment, there is an indication that the Mid-Coast Community Council will request that Planning Division staff begin efforts to comprehensively update and revise Mid-Coast residential zoning and design review regulations, including those affecting substandard lots.
2. The pending General Plan amendment involves the Mirada Surf project, a proposed 35 unit residential development between El Granada and Miramar. No action on that is planned pending resolution of potential wetland impacts.
3. The pending LCP amendments involve:
 - a. Establishing a pre-application public involvement process for major development requests.
 - b. Allowing variance decisions to be appealed from the Planning Commission to the Board of Supervisors.
 - c. Extending the buffer zone for timber harvest projects to the Coastal Zone.
 - d. Revising the County's Surface Mining Regulations to conform with state law.
 - e. The Mirada Surf project, as discussed above.

Finally, the urban-rural boundary remains unchanged since its adoption in 1990, with the exception of an adjustment to allow sewer and water utilities to serve the County-sponsored farm labor housing project, south of Half Moon Bay. There are no pending proposals by either the County or property owners to change the urban-rural boundary, with the exception of a CalTrans request to annex a corporate yard into the City of Half Moon Bay to qualify for public sewer service

Our conclusion is that the County General Plan and LCP are being properly implemented and their integrity maintained with actual rates of development well below those allowed.

cc: 1999 Grand Jury
Planning Commission
Mid-Coast Community Council
Pescadero Municipal Advisory Council