

**Planning and Zoning Committee of the
Midcoast Community Council
P.O. Box 64
Moss Beach, CA 04038**

Serving 12,000 Residents

Supervisor Mary Griffin
President
SMC Board of Supervisors
County Government Center
Redwood City, CA 94063

December 2, 1999

RE: Emergency Design Standard for the Coastside

Dear Supervisor Griffin:

I would like to praise the efforts of George Bergman in quickly compiling a comprehensive analysis of design standards in the unincorporated areas of SM County. This quick reaction to your Board's proposal of last month to initiate this study in response to our concerns gives everyone hope that we will have solid standards in the future and that we can all spend less time in the appeal process.

We appreciate Supervisor Gordon expediting this process, holding local meetings, and quickly gaining a broad consensus for this critical proposal. At the December 1, 1999, meeting of our committee, we voted unanimously to support this proposal as an important interim step in our review of the LCP, set to begin this month. This proposal will set firm, initial rules for designs that will eliminate many of the controversies that have led to appeals in front of the Planning Commission and your Board. More importantly, it will allow our community to focus on the big issue, the review of the LCP, and not spend all our time churning over individual proposals.

Our preference would be to align ourselves with the standards used by the other unincorporated areas in SM County. This would present a uniform playing field for all development in the county. We will, however, support any of these proposals, since all of them improve our current situation of confrontation over ambiguous standards. We urge you to support this proposal as a solution to last month's resolution to adopt emergency standards while we are reviewing the LCP. All parties will then be able to concentrate all their efforts on the big picture.

I would like to add my personal thanks for your recent congratulatory letter on my election and your offer of assistance and support for coastal issues.

We are looking forward to working with all parties on the review of the LCP. Thank you again for your support.

Sincerely,

Ric Lohman
Chair