

Planning and Zoning Committee of the  
Midcoast Community Council  
P.O. Box 64, Moss Beach, CA 04038  
*Serving 12,000 Residents*

Mr. Terry Burnes  
San Mateo County Environmental Services Agency  
Planning and Building Division  
455 County Center, Second Floor  
Redwood City, CA 94063

October 30, 1999

RE: PLN1999-00216 and -00015, APN 036-014-140

*Mahon*

Dear Mr. Burnes:

Following are our comments on the above application:

1. The Planning and Zoning Committee is in the process of creating a policy with Jim Egemeyer to ensure all applications come through the P&Z Committee. Thank you for your ongoing help on this project. A letter from Jim officially stating our new agreements would be useful for all parties.
2. It is our understanding that the property has still not been officially posted with notices, and that the official 10 day wait period does not begin until that occurs.
3. We have several concerns about these projects that relate to specific process issues and the design Review process for these projects:
  - a. The projects are out of scale with the neighborhood and are therefore in conflict with the LCP.
  - b. Significant trees are listed on a 'tree form' but are not shown on any of the property layouts.
  - c. Excessive cutting and dirt removal is occurring (approx. 200 cu.yd), again in conflict with LCP policies of blending in with the topography, not removing it.
  - d. The two structures are sited 12 feet apart, again not conforming to the open character of the neighborhood.
  - e. The three-story elevation of one of the projects presents an out-of-scale appearance in the neighborhood.
4. We request that these projects be denied in their present configuration and that they be sent back to Lily Toy for further review. We would be happy to participate in the review process if you wish.
5. We are in the process of looking at other design review packages being used in the unincorporated areas of San Mateo County and feel that stricter interpretation of these standards will help during our LCP review process.

Please feel free to contact me at 726-9607, if you have any questions.

(signed virtually)  
Ric Lohman  
Chair

Copies:  
Supervisor Richard Gordon  
SMC Senior Planner Jim Egemeyer, SMC Planner Ms Lily Toy, Mr. Arthur Hofmayer