

Midcoast Community Council

P.O. Box 64

Moss Beach, CA 94038

(650) 728-2129 (voice and fax)

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June 3, 1998

Mr. Jon Silver, Chairman, Planning Commission
San Mateo County Planning Commission
590 Hamilton St. Mail Drop PLN122
Redwood City, CA 94063
(650) 363-1859

SUBJECT: June 10, 1998 Agenda Item #6: McNee Ranch in Montara Request for:
Lot Line Adjustment, File No. LLA 96-0004; Planned Agricultural Permit,
File No. PAD 96-0004
Coastal Development Permit Exemption, File No. CDX 96-0044

Chairman Silver and Members of the Planning Commission:

The MidCoast Community Council first reviewed the above-mentioned project proposal at its January 22, 1997 meeting, and afterward issued a list of questions and concerns (Attachment M of the Staff Report) that were raised regarding the viability of the proposal.

We now find that the materials, plans, and revisions submitted by the applicant have not satisfied these questions and concerns, and do not justify the conversion of viable agricultural land and an integral component of the MidCoast Community's character into what would appear to be 40 acre residential estate parcels.

At its meeting of May 27, 1998 the MidCoast Community Council voted unanimously to recommend denial of the application for the following reasons:

- It is inconsistent and contrary to PAD Zoning regulations, the Development and Agricultural Components of the Local Coastal Program, the Montara-Moss Beach-El Granada Community Plan
- The proposal is more than a Lot Line Adjustment - it is for all intents and purposes a planned future subdivision that is inconsistent with and in violation of the regulations regarding subdivision of PAD land.

- The proposal is not conducive to the preservation of agriculture, as the applicant claims, but instead will result in the ultimate loss of over 200 acres of agriculturally viable land to unnecessary residential development.

The Council asks that the Commission accept the Planning Staff recommendation of denial for the above-mentioned proposal. Thank you for your time and attention to this matter.

David Spiselman

David Spiselman
Chair, MidCoast Community Council

cc:

Sam Herzberg, Project Planner

Mr. Paul M. Koenig, Director of Environmental Services
Planning and Building Division
Hall of Justice and Records
401 Marshall Street
Redwood City, CA 94063

Supervisor Richard Gordon
Hall of Justice and Records
401 Marshall Street
Redwood City, CA 94063