

Midcoast Community Council

An elected Municipal Advisory Council to the San Mateo County Board of Supervisors

Serving 12,000 coastal residents

Office Fax: (650) 728-2129

<http://mcc.sanmateo.org>

(via email)

January 10, 2008

Honorable Adrienne Tissier
President, San Mateo County Board of Supervisors
Hall of Justice and Records
400 County Center
Redwood City, CA 94063

RE: Granting Variances for Midcoast Construction Projects

Dear Supervisor Tissier:

The Midcoast Community Council discussed the general issue of the granting of variances for construction projects at our January 9, 2008 meeting. We unanimously agreed that some project can be built on any parcel without a variance thus allowing the reasonable use of a parcel.

Adequate street parking is an issue. No exception to the on-site parking requirements should be allowed. The structure should be designed to have adequate on-site parking, and/or reduced in size until the parking requirements can be met. Often our streets near the beach have so many cars parked on them that beach visitors are denied parking.

This is not a new recommendation. The MCC has consistently advocated for a 'no variance' policy for construction projects for many years through many changes in Council membership.

In general we support the construction of small houses on small lots, thus creating less expensive housing options for those needing smaller houses. Variances that allow houses to be built with reduced setbacks is contrary to the community character. However, we have many small cottages on substandard lots that were built without any variances – these represent the standard that should be used in project review.

Sincerely,

(via email)

/s/

Leonard Woren
MCC Chair

Cc: CDRC