

RICHARD GORDON

Board of Supervisors
County of San Mateo

12 June 2009

Deborah Lardie, Chairperson
Midcoast Community Council
P.O. Box 248
Moss Beach, CA 94038

Dear Deborah,

I want to thank you for taking the time to discuss with the community updating the Manufacturing-1 (M-1) Zoning section of the County's Zoning Regulations. Considering the amount of time and energy that went into the current Local Coastal Plan (LCP) Update process, it is surprising that the issue of this antiquated code section was not more closely examined.

As Andrew has told you, we are not currently in a position to add additional recommendations to the current LCP Update scheduled to be heard by the California Coastal Commission in August. However, the County is allowed to submit up to three (3) amendments to the Commission a year. This allows us to go through with a full local public process without rushing to fit an August timetable.

As you recommended in your letter, this update would likely be accomplished with the creation of a new M-1 section unique to the mid-coast, similar to the M-1/NFO and M-1/EDISON/NFO sections unique to their respective areas of North Fair Oaks. Any update would likely take into consideration the types of uses in the adjacent "W" (Waterfront) District, and the unique position of the affected parcels between residential, open space, and airport uses.

Furthermore, since several of the parcels are in the airport overlay, and the airport property itself is zoned to allow M-1 uses, it seems practical for the County to pursue this code update in conjunction with its Airport planning processes. In a meeting with Planning Department staff about this issue earlier in the week, I was assured that the County is currently pursuing Federal funding towards this end.

Other than the airport land, the largest M-1 zoned parcel is one that was recently acquired by the Peninsula Open Space Trust (POST). As suggested in your letter, the County will work with POST to rezone this parcel to something more consistent with their intended use – open space.



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I hope this letter adequately explains the current situation, and our path for moving forward. My office will maintain a copy of your letter, and a similar letter submitted by members of the Pillar Ridge Homeowners Association, to ensure that your comments and concerns are considered in future planning efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard S. Gordon". The signature is written in a cursive style with a large initial "R" and a long horizontal stroke extending to the right.

Richard S. Gordon