

## Planning & Zoning Committee of the MidCoast Community Council

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July 7, 2004

via email and Fax: 2 Pages

To: **Mike Schaller**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.1839 - FAX: 650.363.4849

**re: PLN2002-00533:** Minor Subdivision & Coastal Development Permit to subdivide an existing 0.78 acre parcel into 3 separate parcels, 18,000 s/f, 6,900 s/f, and 6,850 s/f at 3260 Cabrillo North Highway. APN: 048-042-260.

Mike:

At our 6/30/04 meeting, the Planning & Zoning Committee of the MCC reviewed the above referenced application for the third time. At this meeting approximately 12 neighbors were present to voice their concerns regarding this project.

Overall, the neighbors feel that they have not been receiving adequate communication from the county regarding the status of this project. The Committee has the following questions and concerns:

1. What has been the outcome of items #2-5 in the letter dated August 21, 2003 from George Bergman, Zoning Hearing Officer.
2. What is the status of the Negative Declaration? The neighbors got the impression that it was going to be re-evaluated following the hearing with George Bergman.
3. How are the setbacks from the creek measured i.e. from the middle of the creek, from the creek bank, or from the edge of the riparian corridor?
4. When the time comes that new houses are built on these lots, will each house require a CDP or a CDX?
5. The Negative Declaration states that the creek, Arroyo de en Medio, is "an intermittent creek." The people who live near the creek strongly disagree with this characterization because water is present in the creek through-out the year. They also feel that the water level needs to be looked at during the flood years.
6. There is concern that the applicant is skirting the Subdivision Map Act by waiting to subdivide the larger lot. If he is not planning on subdividing the larger lot, then we request that a deed restriction be filed on that lot stating that it will not be subdivided. If he is planning on subdividing the larger lot at a later date, then we request that this subdivision be included in the current subdivision and that the Subdivision Map Act be applied to this project.

The committee would like to see the above questions and issues addressed.

Thank you for your help. We look forward to hearing a response to the above questions and concerns. Please also keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

On behalf of the MCC P&Z Committee,

A handwritten signature in cursive script, appearing to read "Sara Bassler".

Sara Bassler,  
Chair, MCC Planning & Zoning Committee