

Planning & Zoning Committee of the Midcoast Community Council

PO Box 64, Moss Beach CA 94038

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December 7, 2004 Via Fax and Email

TO: Olivia Sun Boo

San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1850 - FAX: 650.363.4849

RE: PLN2004-00501 Consideration of minor subdivision to divide one merged parcel into 2 developable lots, consisting of 11,184 s/f and 11,152 s/f near the corner of Miramar Drive and Terrace Ave. in Miramar. APNs: 048-072-060, 048-072-070

Dear Olivia:

The Planning & Zoning Committee of the MidCoast Community Council reviewed the above-referenced project at our regular meetings on December 1, 2004. A message was left for applicant regarding the meeting, but the applicant was not present.

The existing merged parcel has an average slope greater than 30%. The applicant is proposing to divide this one parcel into two parcels, both of which have slopes greater than 30%. The average slopes of the two new parcels would be 38.4% for Lot #1, APN:048-072-070, and 33.7% for Lot #2, APN:048-072-060.

We strongly object to the subdivision of these parcels because the creation of two parcels with slopes greater than 30% where now one exists violates the General Plan Section 15.20(b) and the LCP Policy 9.18(a).

The General Plan Section 15.20(b) states:

“Wherever possible, avoid construction in steeply sloping areas (generally above 30%).”

Policy 9.18(a) of LCP, “Regulation of Development on 30% or Steeper Slopes” states: “Prohibit development on slopes of 30% or more, unless (1) no alternative exists or (2) the only practicable alternative site is on a skyline or ridgeline. **Parcels shall not be created** where the only building site, in whole or in part, including roads and driveways, is on a slope of 30% or more....(emphasis added)”

According to the General Plan Section 15.20(b) you must “avoid construction in steeply sloping areas....” With the existing merged parcel, there is only one building site on this parcel with a slope of greater than 30%. If the County allows this parcel to be divided, then the County is creating two building sites with slopes greater than 30% in direct violation of the General Plan because the County would be encouraging construction in steeply sloping areas rather than avoiding it.

Subdividing these parcels would be an even more blatant violation of the LCP. LCP Policy 9.18(a), not only prohibits development on slopes of 30% or more unless there is no alternative, it also prohibits the creation of such parcels, stating “[p]arcels **shall not be created** where the only building site, in whole or in part, including roads and driveways, is on a slope of 30% or more....(emphasis added)” The existing merged parcel has an average slope of greater than 30%, but if you divide this merged parcel, then you are creating a second parcel “where the only building site, in whole or in part, including roads and driveways, is on a slope of 30% or more” in direct contravention of this LCP policy.

We request that the County respect and uphold both the General Plan and the LCP and not approve this subdivision.

Thank you for your help. We request that you keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MidCoast Community Council Planning & Zoning Committee,



Sara Bassler
Chair, MCC Planning and Zoning Committee