

Planning & Zoning Committee of the Midcoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

February 4, 2005

Honorable Board of Supervisors
San Mateo County
400 County Center
Redwood City, CA 94063
Fax (650) 599-1027
Via fax and email

RE: **PLN1999-00215** – Appeal from decision of the Planning Commission denying the Design Review Permit (Board Meeting Date February 8, 2005)

Dear President Gordon and Members of the Board:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the Staff Report for the appeal of the above-referenced project as an emergency-item during our February 2, 2005 meeting.

We strongly support the decision of the Planning Commission and the recommendation of county staff to uphold the decision of the Planning Commission and deny the Design Review permit by making the findings of denial as listed in Attachment A.

We support staff's analysis that the applicant's latest revisions do not provide enough change "to alter staff's previous responses to: (1) the applicant's appeal, or (2) the project's lack of compliance with select DR standards." (Staff Report, page 8)

Regarding Attachment B of the Staff Report, "Alternative Recommended Findings and Conditions of Approval" (Staff Report, page 11), we ask that this project not be approved without a complete set of plans for public review by the community.

Thank you for your consideration.

For the MidCoast Community Council Planning & Zoning Committee,



Sara Bassler
Chair, MCC Planning & Zoning Committee