



February 5, 2003

Chuck Kozak and  
Members, Midcoast Community Council  
P.O. Box 64  
Moss Beach, CA 94038

Dear Chuck and Members of the Council:

**ENVIRONMENTAL  
SERVICES  
AGENCY**

Supervisor Gordon referred to me your January 3, 2003, letter to the Board of Supervisors. In that letter, the Midcoast Community Council requested that the Board authorize a special community election to vote on the LCP Update Project proposals resulting from the legislative process, and that the election have a binding effect.

Agricultural  
Commissioner/ Sealer of  
Weights & Measures

Background

The Board of Supervisors authorized the LCP Update Project in 1999. The project's purpose is to review and update Midcoast land use policy in a manner that will avert future development permit appeals and improve Coastal Act consistency.

Animal Control

The project commenced in December, 1999, when the Board of Supervisors adopted an urgency interim ordinance to more restrictively limit house size, shape and bulk. A representative community task force that included Council members was formed, and prepared a set of permanent house size regulations. Subsequently, the Midcoast Community Council developed a variant proposal that was ultimately adopted by the Planning Commission and Board of Supervisors.

Cooperative Extension

Fire Protection

In August, 2000, the Board of Supervisors approved establishing a Midcoast Design Review Committee to improve the design review process in single-family residential (R-1) areas. The Committee was subsequently constituted and is currently chaired by a Council member.

LAFCo

During Autumn, 2000, four community "scoping sessions" were held in the Midcoast to identify other issues, topics, and policy changes that most participants wanted addressed by the LCP Update Project. Midcoast Council members participated in all of the scoping sessions, influencing inclusion of the following tasks in the scope of study:

Library

Parks & Recreation

- Recalculate residential buildout and determine the number of non-conforming parcels.

Planning & Building

- Evaluate whether to lower the annual residential growth rate.

**PLANNING AND BUILDING**

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- Assess the adequacy of existing non-conforming parcel development controls, including consideration of a comprehensive lot merger program.
- Consider limits on residential uses in non-residential zoning districts.
- Revise the design review criteria.
- Update the LCP Sensitive Habitats map and revise the definition of wetlands.

In 2001, County staff prepared an Alternatives Report which analyzed issues, evaluated alternatives, and identified a preferred approach for each of the project's 20 plus tasks.

Since Spring, 2002, we have held fifteen community workshops in El Granada for public review and discussion of the project's tasks in an effort to generate and refine policy proposals into a set of LCP amendments for consideration by the Planning Commission and Board of Supervisors. As with all public forums, we have sought broad and inclusive community participation in the workshops. At present, there are approximately 300 Midcoast residents and property owners on the project mailing list who receive workshop notification and documents. Most members of the Midcoast Community Council have actively participated in the workshop process.

The Midcoast Design Review Committee recently completed a comprehensive revision of the design review criteria and standards for residential development. This draft proposal is presently being discussed at the community workshops.

Although we have been working with the community toward solutions that are acceptable to the greatest number of participants, this inevitably results in multiple policy proposals for each topic. As such, our goal has been to identify: (1) the policy proposal that is acceptable to most participants and (2) the proposal that may be less popular, but reflects the most widely held minority view. In other words, we have attempted to narrow the solutions for more efficient Planning Commission review, but have not overlooked the chief minority viewpoint.

#### Next Steps

The project's community workshop phase is tentatively scheduled to be completed in late April or early May. The Planning Commission review phase is tentatively scheduled to begin in early July.

The project has been referred to the Midcoast Community Council for recommendation to the Planning Commission, and I understand that the Council has been discussing many of the project's tasks during the past months.

We intend to include the Council's recommendation into the Planning Commission staff report and oral presentation. Specifically, for each project task, the report and presentation would clearly identify: (1) the most, and second most preferred policy proposals by the workshop participants, (2) the Midcoast Community Council's preferred policy proposal, and (3) the staff preferred proposal.

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The future series of Planning Commission, Board of Supervisors, and Coastal Commission hearings will provide maximum opportunity for public testimony by Midcoast residents, including the Council members. At each round of hearings, I anticipate that proposals will be introduced, revised and refined in the methodical and iterative process of developing public policy.

Response

I have recommended to the Board of Supervisors that it not authorize a special community election on the LCP Update Project at the completion of the legislative process.

The LCP Update Project is currently at a preliminary stage in policy development, and I believe that there exist numerous future opportunities for community residents to speak directly to the Planning Commission, Board of Supervisors and Coastal Commission. Members of the Council have actively participated in the project thus far, and I strongly encourage your continued high level of involvement at these upcoming hearings.

Consistent with an early July initial Planning Commission meeting date, we would need to receive the Council's referral letter with policy recommendations by mid-May for incorporation into the staff report. If this schedule poses difficulty, please give me a call and we can make alternative plans.

Also, project participants have requested that we prepare a summary description of the workshop outcomes before that process ends. We are currently preparing this description and we will make it available to Council members and project participants when complete.

I look forward to seeing you at the upcoming Planning Commission meetings. Should you have further questions, please feel free to call me at 650/599-1388.

Sincerely,



Marcia Raines  
Director of Environmental Services

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cc: Members, Board of Supervisors  
John Maltbie, County Manager  
Tom Casey, County Counsel  
Terry Burnes, Planning Administrator