

Midcoast Community Council  
P.O. Box 64  
Moss Beach, CA 94038

An elected Municipal Advisory Council of the San Mateo County Board of Supervisors  
Serving 12,000 Coastal Residents

July 21, 2000

Terry Burnes, Planning Administrator  
Environmental Services Agency  
Planning and Building Division  
455 County Center  
Redwood City, CA 94063

Dear Mr. Burnes:

The MidCoast Community Council and the residents whom we represent anticipate the upcoming Scoping Session for the LCP Review, set for July 25, 2000. We are encouraged that the County has recognized the need for this update and is committed to developing a process which will maximize community input and involvement. As the officially elected local representative body, the MidCoast Community Council is prepared to assume a direct participatory role on all task forces, working groups or consultation teams. We will work with the County to maintain an ongoing public review and discussion of all the issues, ideas, suggestions and modifications presented throughout the process.

Relating to the review process itself, the Council will find it helpful to be provided with a specific schedule of deadlines as they are developed. Electronic availability of all documents generated by this project will provide ease of access for all citizens and reduce distribution costs for the County.

In addition to the specific areas presented in the Work Program, Council members and citizens identified several other items for consideration within the review process. A list with brief explanations follows:

1. Buildout - Upon what numbers is this calculation based? Because the infrastructural load is affecting by all growth within the area, should lots within the Rural Residential and adjacent rural lands be included in the buildout calculations?
2. Urban/Rural Boundary - Some rural land exists within the urban boundary. Which LCP policies are applicable to these lands and are they to be treated the same as rural area lands outside of the boundary? Should there be changes to the Urban/Rural Boundary lines?
3. Substandard Lots - A dependable count of current substandard lots and the total additional development potential they provide must be addressed. Limiting development on such lots and establishing effective and enforceable merger incentives should be a high priority.
4. Affordable Housing - Conduct a review of the existing policies regarding location and implementation of affordable housing opportunities. Mix of housing types, locations, neighborhood integration need assessment and allocation should be included.
5. Parks and Coastal Access - A review of existing plans and assessed need for community parks, trails and increased coastal access is needed. Results and implementation should be codified in the LCP.

6. Mitigation Fees - Consideration of traffic mitigation fees and fees to be collected to provide parks and recreational facilities should be part of this review.

7. Establishment of a circulation element for traffic, a policy on non-agricultural disking, and updated maps of biologically sensitive areas and wetlands should all be pursued. A process for incorporating any new environmental information gathered through mapping and study should be developed.

8. A comprehensive review of the County's responsibilities under the LCP and an evaluation of its overall effectiveness in meeting these obligations would be a valuable part of this process.

9. Differences between preferred use and allowed permitted use needs to be clarified. Legal inclusion of the Community Design Standard within the LCP should be investigated. Specific zoning categories, i.e. single family residence, may require more exact definitions.

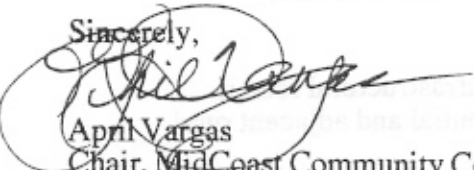
10. Clarification of statements within the initial Work Program and Study Area Handbook which may be called into question, i.e. capacity of current water supply, would be helpful.

11. The availability of a list of appeals to the County and the Coastal Commission, arranged according to the specific policies cited within each appeal, will be helpful in the evaluation of which policies require revision.

12. A process for polling residents (on those issues for which there no possibility of reaching consensus) should be considered.

The MidCoast Community Council is eager to work with the County to ensure that this review will improve the effectiveness of our LCP and serve to strengthen its enforcement. If I can answer any questions or be of any assistance whatsoever, please do not hesitate to call.

Sincerely,



April Vargas  
Chair, MidCoast Community Council  
650-728-5215

cc: Supervisor Richard Gordon