



Planning and Building Division

# County of San Mateo

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## NOTICE OF SCOPING SESSION FOR MID-COAST LCP UPDATE PROJECT

The Board of Supervisors has authorized a planning project to review and update the County's Local Coastal Program (LCP) as it affects the Mid-Coast. The project is intended to: (1) improve LCP-Coastal Act consistency, (2) update the land use plan and policies, and (3) reduce development permit appeals.

This update effort will begin with public scoping sessions for the community to identify which issues require further study and analysis. We anticipate that this will include the following issues among others :

- ❖ Appropriate land uses and levels of development
- ❖ Mid-Coast build-out calculation
- ❖ Relating build-out to infrastructure capacity
- ❖ Facilitating job growth and employment sites
- ❖ Controlling development of substandard parcels
- ❖ Improved design review criteria and standards
- ❖ Providing affordable housing

The first scoping session is scheduled as follows:

**DATE:** Tuesday, July 25, 2000

**TIME:** 7:30 - 9:30 p.m.

**PLACE:** Ted Adcock Community/Senior Center  
535 Kelly Avenue, Half Moon Bay

A Mid-Coast meeting site was not available, but we will make every effort to locate future meetings in the Mid-Coast. Copies of the project work program, and a handbook that overviews the Mid-Coast planning area are attached.

Earlier this year, the Board of Supervisors adopted interim regulations that strengthened house height and floor area controls for the Mid-Coast. In August, the Board will be considering permanent house size limits. Though these zoning amendments preceded the scoping sessions, they are a vital component of the Mid-Coast LCP Update Project.

If you have any questions about the scoping sessions or the proposed house size standards, please call George Bergman, project planner, at (650) 363-1851.

# Our Community Blueprint: *What needs changing?*

Are you concerned with the way our Midcoast communities are growing and developing?

Do we have the resources we need – jobs, parks, roads, schools – to serve the people?

Are we meeting our obligations under the Coastal Act to preserve and protect the fragile, and irreplaceable, Coastal environment?

The Local Coastal Program (LCP) is San Mateo County's official guide to development and resource protection for the Midcoast. The County – for the first time in 20 years – is reviewing our LCP to bring it up to date and to eliminate inconsistencies that have led to many appeals. NOW is the time to get involved in decisions that affect our community. The official County notice on the other side of this flyer gives information about a Scoping Session. Please consider attending.

Copies of the Local Coastal Program policies are available from the County for \$10. It can also be reviewed or downloaded, free, with an Adobe Acrobat reader by visiting the County Planning Department web site at the following URL: [http://www.co.sanmateo.ca.us/planning/pdf/lcp\\_1098.pdf](http://www.co.sanmateo.ca.us/planning/pdf/lcp_1098.pdf). Copies of the Mid-Coast Local Coastal Program Update Project Study Area Handbook are available from the Midcoast Community Council. Contact us at [mcc@sanmateo.org](mailto:mcc@sanmateo.org).