

File

MIDCOAST COMMUNITY COUNCIL

P.O. BOX 64

MOSS BEACH, CA 94038

4/10/96

City of Half Moon Bay
City Council
City Hall 501 Main Street
P.O Box 338
Half Moon Bay, CA 94019

Dear Mayor Ruddock and Council members:

At our last regularly scheduled meeting of 4/10/96, the MidCoast Community Council reviewed and discussed the Marchant sales trailer proposal for Phase I. Informative reports were given by both the MCCC members who were in attendance at the 3/28 HMB planning commission meeting and by HMB City Council member Coleman, your liaison to the MCCC.

After a lengthy discussion by the council members and the public, a motion was made and carried 6 to 0 to oppose the permit of the sales trailer. Given the divisive and negative nature of the many public comments reported at your planning commission 3/28 meeting as well as our 4/10 meeting, and in conjunction with the close 3 to 2 vote by the planning commission, we feel that this approved land use permit (UP-02-96) is controversial, confusing and warrants further discussion

We ask that the HMB City Council review and reject use permit (UP-02-96).

This action by the MCCC council is based on the following issues;

First and foremost, a real estate sales office is not an approved use of the land zoned C-VS (Visitor-serving commercial). Furthermore, in the memo from council member Coleman to Mr. Wollenberg, dated 4/5/96, this approved use permit is in direct conflict with HMB zoning code. Planning Commissioner Sullivan also noted the referred section 18.07 as a conflict of use.

There is no community support for the proposed sales trailer and the Phase I project in general. The community most impacted here on the Coastside, El Granada, had no substantive voice in this lengthy process.

The claims of a potential financial crisis if the permit is not granted is irrelevant to the permit process.

The establishment of a presence (the sales trailer) on the adjacent properties is the "agenda" in the hopes to set precedent in facilitating the approval of the Phase II proposal.

I would like to thank you, Mayor Ruddock as well as Council member Coleman for your foresight to look beyond paper lines and perceive our commonality and the need for shared information. Our communities are linked by our shared resources and shared fate. This proposal is a perfect example of the need for integrated community planning for the coast. By your appointment of council member Coleman as your liaison to the MCCC, never have the two councils been as strongly linked. The possibility of integrated coastal planning is within our grasp.

Finally, given the murky history of this Marchant project, with the alleged benefits, waivers and concession already granted, and the now quite obvious visual blight this project has created, the MCCC strongly opposes the practice of grandfathering old permits which do not meet current policies and communities standards. This project should serve as stellar example why the proposed grandfather provision being considered for the LCP amendments by the Board of Supervisors **not** be included and should be struck down.

Most respectfully,

Joe Fitting
MidCoast Community Council

Chris McComb
Chair, MidCoast Community Council