

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

Mr. Jeff Merz
Project Planner
SMC Planning and Building Division
Inter-Office Mail No. PLN122
County Government Center
Redwood City, CA 94063

Subject: CDP97-0029, Project at Mirada and Coronado in Miramar

Dear Mr. Merz:

At our July 23, 1997 meeting, the MCCC voted to reject the subject project by a 4-3 vote. Later that week Paul Perkovic visited the Miramar site with representatives of our Planning and Zoning Sub-Committee and unofficially changed his vote from pro to con. Thus, we now stand 5-2 against for future discussions. Seeing the property and scale first hand changed his mind.

The core reason behind the vote was our strong disapproval of all variances in our Coastal area. It was felt that it was inappropriate to choose between good and bad variances. Allowing this variance would cut down significantly on the view corridor down this street and adversely affect those properties eastward of this property. Approving this variance will lead to the assumption of acceptability of future variances.

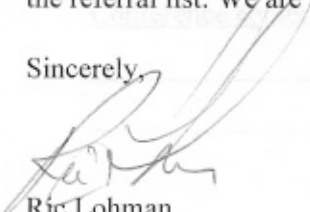
Two other negative aspects arose in our discussions. The first was the tendency of moving from visitor serving projects with a small caretaker unit to three-story residences with a form of business below. It is felt that we are looking for excuses to have homes on the coast that would be unbuildable without a business underneath. We have seen a trend toward 'warehouses' or generic open spaces underneath with no plans for what the business or visitor-serving aspect will be. The tendency is build the residences and find some use for the buildings later. There is no requirement to have a business on the lower floors, and we see the possibility of these being used for owner storage, etc. Approving this style of construction without real plans for use is a poor way to develop the most desirable areas of our Coastside. The recent spate of these in Princeton Harbor is a good example.

The second negative aspect is that of a developer purchasing a sub-standard lot, spending money for development plans, and then coming to the County for approval. Included in the arguments for approval is the aspect of financial ruin if the project is not approved. We feel this is a form of blackmail that should not be condoned. Possibly the SMC Board of Realtors could be asked to stress with potential buyers that variance approvals are not automatic in the County and that tentative approval should be reached before purchasing sub-standard property.

There were many arguments in favor of the property. These included the excellent design, public access, and bringing business income to the Coastside. Bringing in business without increasing traffic is a goal we support. If this project had been situated on a standard lot, it would have had the Unanimous support of our Council.

We will assume that this project will not be approved in its current configuration and layout. If this project is to be sent to the Zoning officer with a recommendation for approval, beside contact us immediately. Thank you for including us on the referral list. We are looking forward to working with you on future projects.

Sincerely,


Ric Lohman
Chair

copies: Richard Gordon
Geoffrey Amthor