

Jim

MIDCOAST COMMUNITY COUNCIL
P.O. BOX 64
MOSS BEACH, CA 94038

May 13, 1995

Mr. Paul Koenig
Planning Department
County of San Mateo
County Government Center
Redwood City, CA 94063

re: Rural Resource Management (RM) land use designation, 5 acre minimum

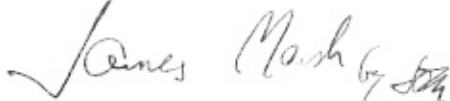
Dear Mr. Koenig,

Attached you will find a copy of a short report from the MidCoast Community Council's (MCCC) Planning and Zoning Subcommittee which addresses the issue of lot line adjustments in the RM zoning area. The MCCC supports the recommendations contained in this report, and asks that the County do the following:

1. Cease approving simple lot line adjustments in the rural RM area that combine 25' x 100' parcels into inconsistently sized "larger" parcels.
2. Utilize the subdivision review process when zoning and density changes are requested, enforcing all appropriate hearing processes, etc. This is proper, since a new subdivision is essentially what is being requested.
3. Work closely with the MCCC on all matters pertaining to project requests within the RM area. Specifically, we would like to have sufficient notice to allow us to review all such projects before they go to either the Planning Commission or the Board of Supervisors.

We thank you for your support, and are available to work with you and the rest of the Planning Department. We also invite both you and Mr. Terry Burnes to an upcoming Council meeting to discuss this topic, which is of great concern to all midcoast residents. Please contact me at your earliest convenience to schedule your attendance, which will allow us to reserve adequate time on our agenda; I can be reached in the evening at 415-726-3589.

Sincerely,



James Marsh
Chair, MidCoast Community Council

cc: The Honorable Ted Lempert, Supervisor
encl: Planning and Zoning Subcommittee report, 5/10/95

To: Midcoast Community Council 5 / 10 / 95
 From: Planning and Zoning Subcommittee
 Re: To replace "lot line adjustment" practice in the rural RM zoned area

Rural RM = open space preservation Land Use designation and Resource Management Zoning with density restriction (5 acre min.)

The present method the planning staff is using in the RM zoning area is a simple lot line adjustment to combine 25' parcels into undefined size "larger" parcels which brings urban size parcels and densities to the rural area.

It seems that the planners neglected to work with the subdivision method, which was created to increase density changes and has much more stringent evaluation rules (re: notification hearing process etc.) We advise the Council to ask the County to develop an acceptable method for permit processing for this special area, or to enforce the present Land Use and Low Density Zoning designation. All of this affects a large area and with the County's present method we will see a substantial change on the Montara/Moss Beach highlands with all the mounting water and septic problems.