

Environmental Services Agency
Planning and Building Division

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Planning Division • 415/363-4161 • FAX 363-4849

Building Inspection Section • 415/363-4601 • FAX 363-4849

County of San Mateo

Mail Drop 55RC1-00 • 590 Hamilton Street, 2nd Floor • Redwood City • California 94063

Director of Environmental Services
Paul M. Koenig

Planning Administrator
Terry L. Burnes

Please respond back to me as to whether the proposed language is acceptable. I would appreciate the opportunity to review your final draft before you forward it to the County for further action.

Sincerely,
May 26, 1995

Joe Fitting
P.O. Box 370796
Montara, CA 94037

Dear Mr. Fitting:

SUBJECT: Planning Staff Review/Comments on View and Solar Access Ordinance

Staff suggests revised language for the following two ordinance sections:

SECTION 1. TITLE. . . . The ordinance applies to the unincorporated Mid-Coast area of San Mateo County including:
(1) all urban areas located west of the Urban/Rural Boundary and
(2) the rural residential area located east of the Urban/Rural Boundary, as shown on the attached map.

(We can ask our Graphics Section to produce a map that better delineates the affected area, similar to the map I have attached.)

SECTION 10. RETROACTIVITY. This ordinance does not apply to the restoration of views or sunlight lost due to trees that existed at their height attained prior to the passage of this ordinance.

One question we still have is how tree height "prior to passage of this ordinance" would be documented?

In addition to his comments in his letter to you dated May 25, 1995, Michael Murphy indicated that his office would like to retain the option to comment further upon the final language of these two sections. Also, as you know, Mr. Murphy is considering whether this ordinance should first be heard by the Planning Commission before going to the Board of Supervisors.

Joe Fitting
May 26, 1995
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Please respond back to me as to whether or not the proposed language is acceptable. I would appreciate the opportunity to preview your final draft before you forward it to the County for further action.

Sincerely,



David Holbrook
Planner

DJH:bbb - DJHF0918.ABN

Attachment

cc: Michael Murphy, Deputy County Counsel
Matt Greenberg, Aide to Supervisor Lempert
Bill Rozar, Development Review Manager
Jim Marsh, President, Mid-Coast Community Council