

MIDCOAST COMMUNITY COUNCIL

P.O. BOX 64

MOSS BEACH, CA 94038

August 22, 1995

Honorable Ted Lempert  
President, Board of Supervisors  
County of San Mateo  
County Government Center  
Redwood City, CA 94063

Re: Coastal Protection Initiative

Dear President Lempert,

We support the general intentions of the Coastal Protection Initiative though we have comments about a number of the sections. It is our intent to forward these comments in groupings consistent with the Planning Commission schedule.

At the last Planning Commission meeting it became apparent that there are changes being made in the Coastal Protection Initiative. We strongly recommend that any changes should be kept simple and straightforward. Any exceptions or additions should be specific and not open to interpretation or exemption.

We have specific recommendations on each of the following points for the rural zone. Our recommendations on the items specific to the urban area will be presented after September 13, 1995.

\* Revising calculation of maximum density bonus in the rural Coastal Zone.

The Midcoast Council supports this with the following provisos:

We think that it is important to retain the "coastal dependent visitor serving commercial" language for the MidCoast area;

We would recommend that this be expanded to include the MidCoast urban areas between Highway 1 and the ocean.

\* Requiring one density credit per 5000 sq. ft. in the rural Coastal Zone.

Making one density credit equal to a fixed size, in this case 5000 sq. ft., is a difficult concept to wholeheartedly endorse. We do understand the general intent. So, at this time, we support this section, with the following provisos:

The transfer of density credits needs more controlling language and permanent enforcement capability;

We must establish a local design and development review process for approval of any project that involves the transfer of density credits or the request for any exception to this policy.

\* Requirement for a separate on-site water source for non-agricultural parcels in the rural Coastal Zone.

The MidCoast Council supports this.

This will serve to ensure that new development will not burden scarce community water resources by removing water availability from urban areas to serve rural areas intended to have large lots. We are concerned that the County limits its consideration of this point to new subdivided parcels. We strongly recommend that the definition of land division should be expanded to include any reconfiguration of parcels whether by merger, lot line adjustment, land division or parcel legalization.

Since there is an absence of an enforced minimum lot size in the rural residential area one consequence of this additional definition would be to more nearly approach the LCP minimum residential development site size.

\* Eliminating the lot consolidation density bonus in the rural Coastal Zone.

The MidCoast Council supports this.

Very Truly Yours,

Kathryn V. Slater-Carter  
Planning and Zoning subcommittee

  
James Marsh  
Chair,  
Midcoast Community Council

cc Planning Commission  
George Bergman

Coastal Protection Initiative  
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