

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

Mr. Bill Rozar
Development Review Manager
Environmental Services Agency, County of San Mateo
Planning and Building Division
Mail Drop 55RC1-00, 590 Hamilton Street - 2nd Floor
Redwood City, CA 94063

October 11, 1995

Subject: Zoning Text Amendment ZTA 94-0011


Dear Mr. Rozar:

The intent of our original letter of July 27, 1995 (attached) was misunderstood by your organization.

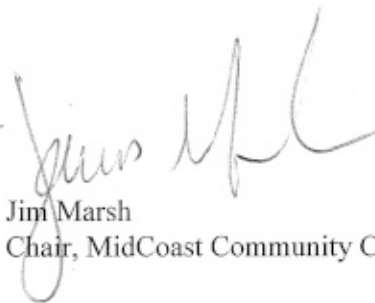
We did not give our unconditional support to this amendment as cited in a recent meeting of the Planning Commission. Our most serious concern is with the last sentence of the General Provisions part of Section 6531 which appears to allow exceptions to all the restrictions listed in the beginning of this paragraph.

We have further concerns about the notification radius and short appeal period as mentioned in our prior letter.

We again request a visit from you or an individual from your organization to explain the apparent ambiguities in this amendment. We ask that action on this amendment be held until after the hearings on the Coastal Protection Initiative (CPI). The CPI deals with many of these same issues and should be the overriding document.



Elizabeth Vespremi
Chairman, Planning and Zoning Subcommittee



Jim Marsh
Chair, MidCoast Community Council

attach : Letter dated July 27, 1995
file : Home Improvement Exemption
: 95-29

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Mr. Bill Rozar
Development Review Manager
Environmental Services Agency, County of San Mateo
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Mail Drop 55RC1-00, 590 Hamilton Street - 2nd Floor
Redwood City, CA 94063

July 27, 1995

Subject: Zoning Text Amendment ZTA 94-0011 - Pre

Dear Mr. Rozar:

We, the MidCoast Community Council, wish to applaud any efforts by the Planning Commission to streamline the process for approval of small housing additions to existing residential structures. We also applaud many of the concepts listed in Section 6531, General Provisions which specify certain limits to any such additions. We feel that requiring the owner to occupy the residence for five years and only receive one HIE are also sensible.

We have concerns, however, with the last sentence of this paragraph which appears to re-open the possibility of exceptions for height, additional stories, and square footage additions greater than 300 square feet after they were specifically denied in the first part of this paragraph. We do not understand how these additions could be made without a visible change to the exterior shape of the unit. Our concern is that this will lead to arbitrary interpretations which will weaken the Zoning regulations.

Under Section 6532. Procedure , we would agree with optional hearing principles, but we would like to see the notification radius kept at 500 feet. Since notifications need only be mailed 7 days before the final decision is made , many people could miss the process entirely if they are away on business or vacation.

We have a final general concern that we are at this moment working with the Board of Supervisors on the wording for the legislation which is to replace the Coastal Protection Initiative. Many of the provisions of this Zoning Text Amendment are specifically addressed in this legislative process. We would hope that this amendment would be held until that legislation is passed, thereby eliminating direct conflicts of precedence. We request that you visit at one of our regular or committee meetings to explain these ambiguities. Thank you.

Jim Marsh
Chairman, MCCC

Elizabeth Vespremi
Chairman, Planning and Zoning Subcommittee