

MIDCOAST COMMUNITY COUNCIL
P.O. BOX 126
MONTARA, CA 94037
January 19, 1990

Honorable Board of Supervisors
San Mateo County
Hall of Justice and Records
Redwood City, CA 94063

Dear Supervisor:

I would like to clarify three points regarding our letter to you of January 8, 1990, concerning the rezoning of Princeton. First of all, although the intent of the recently formed Midcoast Community Council is indeed to provide the citizens of the unincorporated midcoast with a larger voice in San Mateo County government, at this early time we make no claim as to the percentage of voters that we represent.

Secondly, it is not our intent to delay the Princeton rezoning review process. We merely requested that the decision-making meeting be held on the Coast during evening hours so that coastal residents could have the maximum opportunity to express their views directly to you. Also to facilitate our participation, we are planning to discuss the Princeton plan in detail with members of the Princeton Citizens Advisory Committee, who as you know played an important role in developing the plan.

Third, we were not objecting to the entire plan, only certain aspects of the plan.

We would also like to acknowledge the frustration felt by both the County and the proponents of the rezoning plan at our relatively late entry into the process. However, there are two principle reasons for this. The first, and most obvious, is that the Midcoast Community Council has only recently formed. The second, is that a number of recent events including approval of the Pillar Point Harbor Village has stimulated many citizens of the area to become increasingly concerned with the future of the midcoast.

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Dear Supervisor:

The Midcoast Community Council was recently formed to provide the residents of El Granada, Montara, Moss Beach, and Princeton with a larger voice in San Mateo County decisions. Clause 6 of our adopted charter states that the Council will "seek to preserve the rural-small town character of the community by protecting the existence of agricultural lands, supporting the retention of a Greenbelt around urban areas of the County, maintaining the coastal protections afforded by the County Local Coastal Plan and Measure A, and seeking to control growth in a manner which is consistent with the present character of the Community." The Council finds the proposed Princeton Plan in direct violation of our charter and has asked me to convey our concerns to you.

The proposed amendments to the Princeton CCR permit uses which directly contradict Section 11.4 of the LCP. These objectionable uses include but are not limited to:

1. Administrative, Research and Professional Offices.
2. Finance, Insurance, Real Estate and other Business offices.
3. Resort Facilities.
4. Indoor Theaters
5. Nightclubs with Entertainment.
6. Indoor Exercise and Leisure facilities
7. Electronic Game Amusement Arcades.

These new uses subvert rather than preserve the character of our community and will add to an already intolerable traffic problem. The Planning Commission's efforts to mitigate traffic are entirely inadequate. No matter what measures are taken at the corner of Capistrano and Highway 1, any additional traffic will still add to the bottleneck which occurs between the RV park and Miramar due to inadequate beach access. This bottleneck currently causes traffic to back up both north and south of the intersection of Capistrano

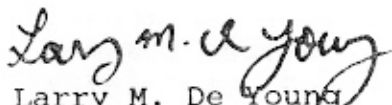
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and 1 and the proposed new uses along with the approved Harbor Village Plan will exacerbate the backup regardless of mitigation.

We are also concerned by the decrease in the square footage allotted to marine and fishing related use. This change will further subvert the character of the community.

We request that the Planning Commission and Board defer any new decisions on this matter until a full hearing can be scheduled on the Coast during the evening hours.

Sincerely,



Larry M. De Young
Midcoast Community Council

cc. San Mateo County Planning Commission, Press