PUBLIC COMMENTS

Subject:  June 17, 2021 Zoning Hearing Officer Agenda, Item #2: PLN2020-00448 Coastal Development Permit and Certificate of Compliance (Type B) to legalize a 7,070 sq. ft. parcel at 779 San Carlos Avenue, El Granada

As Chair of the Sierra Club Loma Prieta Chapter's Coastal Issues Committee I am writing to incorporate as our own the concerns as raised by Green Foothills in their letter of June 13, 2021 (attached).

Additionally, we wish to raise the issue of consistency with San Mateo County's Local Coastal Program (LCP), namely:

1. 7.9  Permitted Uses in Riparian Corridors
2. 7.12  Permitted Uses in Buffer Zones
3. 7.16  Permitted Uses in Wetlands
4. 7.19  Permitted Uses in Buffer Zones

in none of which is the drawing or recording of parcel lot lines listed as being permitted. A case in point would be the Pacific Ridge subdivision in Half Moon Bay - whose LCP has similar permitted uses - in which the Coastal Commission disallowed the drawing of lot lines within the creeks or buffer zones as not meeting the definition of permitted uses.

We look forward to participating in the meeting tomorrow.

Regards,

Mike Ferreira

Executive Committee Member & Coastal Issues Chair

Sierra Club Loma Prieta Chapter