



San Mateo County Association of REALTORS®

RESPONSE + EXHIBITS TO LETTER

to 1/19/05

THE OFFICE

02220

DISTRICT

As an advocate for affordable housing, the protection of private property rights, and REALTORS®, the San Mateo County Association of REALTORS® (SAMCAR) would like to submit our comments on the Midcoast Local Coastal Plan Update.

SAMCAR has been an active participant in the Midcoast Local Coastal Plan update since the inception of the update process with the community workshops, through the San Mateo County Planning Commission, and now in the final stages of public hearings as the Midcoast Local Coastal Plan process comes before the San Mateo County Board of Supervisors.

While SAMCAR's experience throughout the community workshops could be described as positive, we did experience some difficulties in the public hearing process as the update progressed through the Planning Commission. We have summarized our concerns with the process below. Also, outlined below are our comments on the recommended actions from the San Mateo County Planning Commission regarding the tasks of the update process for the Midcoast Local Coastal Plan.

Problems with Public Hearing Process

At the onset of the Planning Commission's public hearings, SAMCAR submitted a comprehensive comment letter regarding tasks where there may have been impacts on REALTORS® and private property rights to the Planning Commission based on the report summary of the community workshops submitted to the Planning Commission. Our Association also sent several follow-up comment letters reiterating SAMCAR's position on specific tasks placed on the agenda, such as proposed house size restrictions and sensitive habitats, when time permitted.

Although the Planning staff was consistently inclusive and responsive to the comments submitted by our Association throughout the community workshops, a significant shortfall in notification occurred as the update went through the Planning Commission. While SAMCAR

