

# Midcoast Community Council

An elected Municipal Advisory Council to the San Mateo County Board of Supervisors

Serving 12,000 coastal residents

Post Office Box 248, Moss Beach, CA 94038-0248 <http://mcc.sanmateo.org>

## Agenda for Planning and Zoning Committee and Special Meeting\*

**Monday, November 14, 2011, 7:00 p.m.**

Seton Medical Center Coastside, Marine Boulevard & Etheldore, Moss Beach  
(Take Highway 1 to Marine Boulevard and follow hospital signs uphill)

\*\*\* MCC attendees must park in upper parking lot per hospital policy \*\*\*

### Council Members

Len Erickson  
Chair  
400-3175

Bill Kehoe  
Vice-Chair  
728-7255

Neil Merrilees  
Secretary  
728-3813

David Vespremi  
Treasurer  
(415) 710-7837

Bob Kline  
302-1028

Deborah Lardie  
728-7172

Leonard Woren  
726-9647

Committees  
Planning & Zoning

Upcoming  
Meeting Dates  
-- December 14

### **Call to Order. 7:00PM**

### **Council/Committee member self-introductions / Determination of quorum**

- 1. Community Forum / Announcements (see note on last page) 7:00 pm.**
- 2. Consent Agenda 7:10 pm.**
  - a. Approval of minutes from October 24, 2011 P&Z Committee**
- 3. Regular Agenda – The Council/Committee may vote to take action on any of the following items:**
  - a. Consideration of actions to be taken by the MidCoast Community Council regarding 263 Nevada Moss Beach property (PLN2010-00251) on the Zoning Hearing Thursday November 17, 2011. (Kehoe) 7:15 pm.**
  - b. Consideration of actions to be taken by the MidCoast Community Council regarding 165 and 175 Airport Street property (PLN2001-00553) on the San Mateo County Board of Supervisors Agenda for Tuesday November 15, 2011. (Lardie) ) 7:45 pm.**
  - c. Consideration of actions to be taken by the MidCoast Community Council regarding Magellan property (Location not given by County) (PLN2010-00255) on meeting. (Lardie) ) 8:15 pm.**
  - d. Consideration of actions to be taken by the MidCoast Community Council regarding Cell Tower permit for 1400 Main St., Montara (PLN2002-00471). (Lardie) ) 8:30 pm.**
  - e. Status Update on BoS meeting on November 3, 2011 for Magellan and Alameda Avenues (PLN2008-0038 & PLN2009-00358) “Hodge Property”. (Kehoe) 8:40 pm.**
  - f. Review and Discussion on Planning and Zoning Committee**
    - i. Define the process for review of Planning Applications (Elizabeth Vespremi/Kathryn Slater-Carter) 8:50 pm.**
    - ii. Decide on a strategy to work with the Planning Department on how the Planning Application information flow will take place. (Elizabeth Vespremi/Kathryn Slater-Carter) 9:20 pm**
    - iii. Discuss a P&Z Tracking System and Escalation Process (David Vespremi/Bill Kehoe) 9:50 pm.**
- 4. Correspondence and upcoming items 10:00 pm**
- 5. Adjournment: 10:10 pm**

NOTE: The Committee/Council reserves the right to re-order the agenda. All indicated start times are estimates. See note on last page.

**\*Special Meeting noticed in case there is a quorum of MCC members in attendance wishing to comment.**

To receive agendas via email, subscribe to the Google Group "MCC-Agendas" here:  
<http://groups.google.com/group/mcc-agendas?hl=en>

**Agenda item notes:**

**1. Board of Supervisors Report** – Reports from Andrew Berthelson representing Supervisor Rich Gordon's office on County activities of interest, with questions and comments from the members of the Council and the public. Estimated Start: 7:35 p.m.

**2. Community Forum** -- The public is invited to speak on any topic not on the agenda. The Council, however, can take no action if the item is not on the Regular Agenda. *Due to Brown Act requirements, Council members may respond to questions and ask for clarification of comments, but may not otherwise discuss items not on the agenda. Specific topics which come up may be placed on a future agenda for Council discussion / action.* Estimated Start: 7:40 p.m. If necessary, Community Forum may be interrupted for the first item of Regular Business and continued later in the meeting.

**3. Consent Agenda** – The Council generally approves Consent Agenda items as a group, without discussion, but upon request any item may be moved to the Regular Agenda for discussion. If any Council member or any member of the public requests discussion of an item on the Consent Agenda, it will be removed from Consent and held for discussion. Depending on time considerations, such discussion may take place immediately following approval of the remaining Consent Agenda items, or may be moved to follow the Regular Agenda.

You may contact Midcoast Community Council members at their telephone numbers listed on the front of this agenda; please call between 9:00 a.m. and 8:00 p.m. You may reach individual Council members via their email addresses listed on the Council's web site, or all members at once by sending email via the web form at <http://mcc.sanmateo.org/councilmembers.php>

County projects are generally heard by the Zoning Hearing Officer on the first or third Thursday of each month. Contact the Zoning Hearing Secretary at 650-363-1862 for further details, or the specific Project Planner.

County projects and appeals may be heard by the Planning Commission, which usually meets on the second and fourth Wednesday of each month, in the Board of Supervisors Chambers. Letters should be addressed: Planning Commission, County Government Center, 455 County Center, 2<sup>nd</sup> Floor, Mail Drop PLN122, Redwood City, CA 94063. The Commission Secretary can be reached at 650-363-1859 or by facsimile at 650-363-4849.

County projects may be appealed to the Board of Supervisors, which meets on Tuesday each week (with some meetings omitted), in the Board of Supervisors Chambers. Letters to the Board should be addressed: Board of Supervisors, Hall of Justice and Records, 400 County Center, Redwood City, CA 94063. Board agendas and individual Supervisor contact information is available at the County's Web site, <http://www.co.sanmateo.ca.us> -> Departments -> Board of Supervisors

Future Planning and Zoning Meeting dates and Tentative schedule of upcoming agenda items:

**TBD**