

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

An elected Municipal Advisory Council of the San Mateo County Board of Supervisors  
Serving 12,000 Coastal Residents

August 15, 2001

Terry Burnes, Planning Administrator  
Mail Drop PLN 122  
455 County Center, 2nd Floor  
Redwood City, Ca 94063

Dear Terry,

On March 27, 2001, the Board of Supervisors acted on five items of community concern regarding building and development issues in the MidCoast. I have attached a copy of your correspondence to MCC Chair Laura Stein for your reference. Items 2 and 3 required further review by the Council. We have set up meetings with members of the building community and have cooperatively developed these suggestions to resolve the two remaining issues referenced above.

A meeting was held on April 18 attended by April Vargas, MCC Secretary, Karen Wilson, MCC Planning and Zoning Committee member, Dennis Doherty, MCC Planning and Zoning Committee member, and builders Joe Guntren, Austin Harkin, Paul McGregor, Tom McCaffrey, Pat Powers, Gumaro Serrano and two of his colleagues.

Regarding item 2, informing the MCC Planning and Zoning Committee of major revisions to plans or applications for single, conforming residential projects and allowing three additional weeks for Committee comments, there was a lack of consensus on how to proceed. Builders were concerned that such subsequent reviews by the Committee would add to the time required for plan approval and there was concern over what would constitute a "major change." P and Z Committee members were concerned that some plans, after being changed substantially, were not subject to final public review. Because the MidCoast Design Review Committee is set to begin its operations within the next several months, it was decided that reviews of project changes can be routed through Design Review. This will eliminate the need for County Planning to institute a new policy and receive Board approval for a procedure which will become the responsibility of the Design Review Committee in the near future.

Regarding item 3, providing a written reminder to follow street parking and noise regulations, there was consensus that a more vigorous approach is required. Rather than just a letter, it is proposed that a sign be posted on each job site, specifying the project details and containing noise and traffic restrictions for all job sites. In addition, contact information will be contained on the sign so that interested parties can obtain more information about the project underway. Admonitions against the removal of the sign will also be included. The sign will remain posted until the project has been completed. A template of the sign, designed by Mr. Doherty and revised with the assistance of Mr. Guntren, has been included for your consideration.

The builders request that this sign be placed within the County right-of-way to allow it to be easily read by passersby and to discourage trespassing onto construction sites. There is concern that sites are frequently entered illegally, causing increased threat to public safety and increased liability for the builders.

We believe that the procedures outlined above will improve communication between contractors, neighborhood residents and County planners. Adoption of these recommendations will help to inform subcontractors from outside the area of San Mateo County's construction restrictions and encourage compliance. The combined effect of these actions may very well reduce the number of permit appeals.

We appreciate the County's interest and cooperation and are hopeful that our suggestions will be adopted as quickly as possible.

Please contact me with any questions or comments.

Sincerely,

Laura Stein, Chair  
MidCoast Community Council  
650-712-0225

cc: Supervisor Richard Gordon  
Environmental Services Agency Director Marcia Raines