

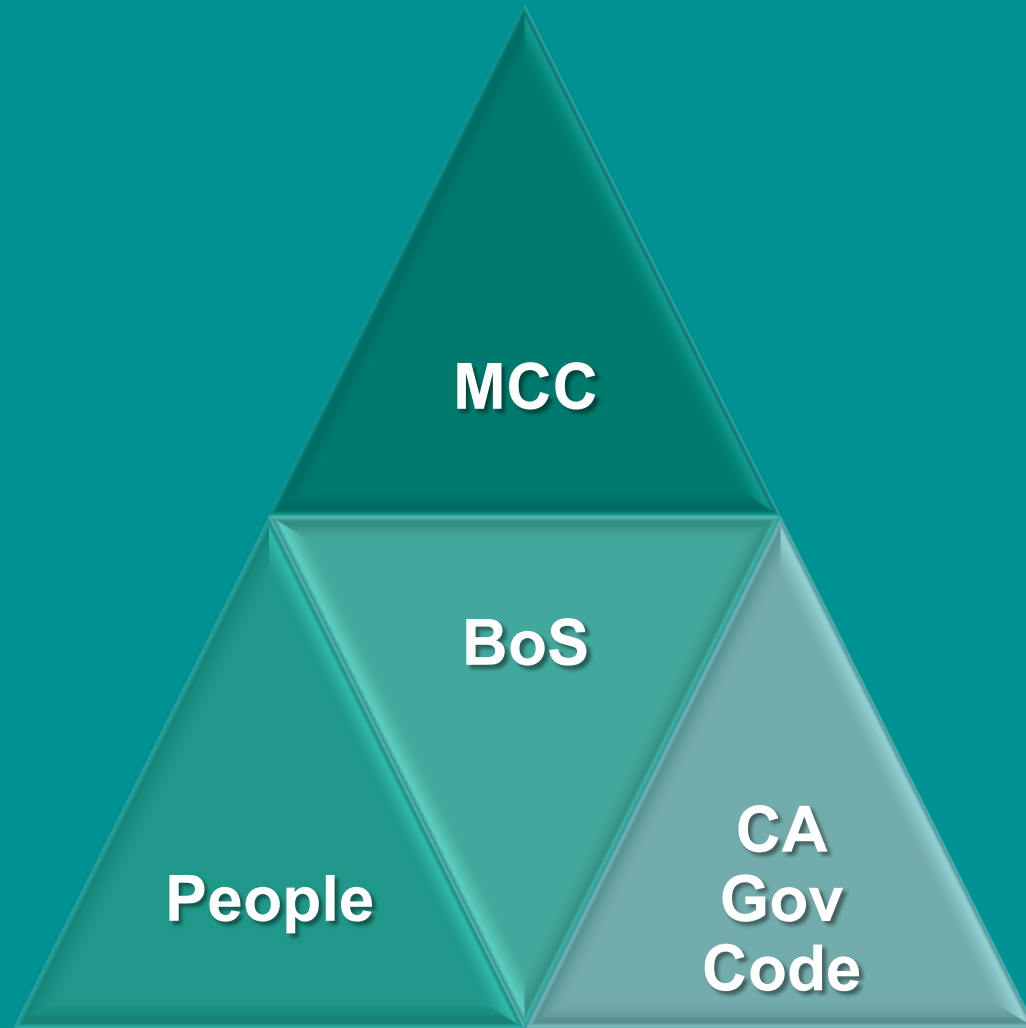


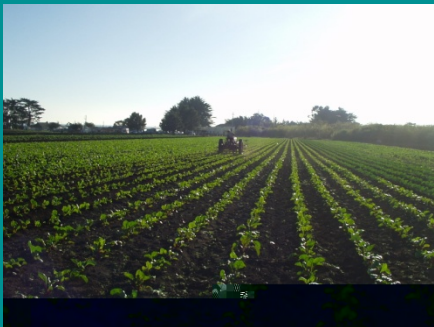
# Purpose and Function



## Midcoast Community Council

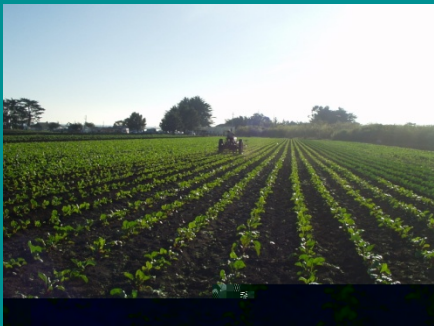
# Overview





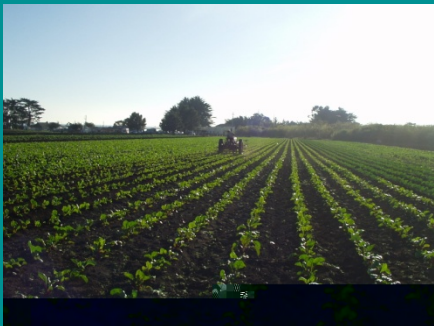
# History

- Twenty years ago Coastside Residents organized against a large development project in Princeton (Harbor Fishing Mall).
- The community was fed up with the county unfairly forcing unwanted projects into the MidCoast.
- At issue were the usual list of grievances: size, views, LCP compliance, viability.



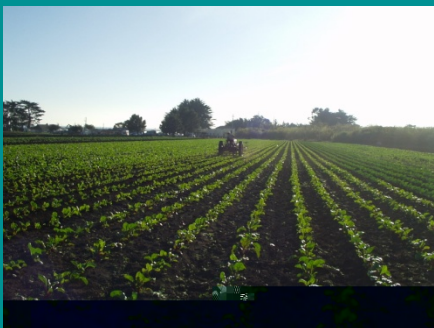
# Fast Forward

- We know how things turned out
  - The Mall was Built (Opened in 2007)
  - Still Less than Half Filled
  - Few Jobs
  - Hotel Occupancy Tax Nil
- And 20 years later we have a similar project following the same path and



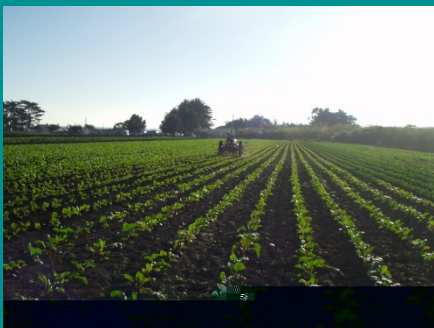
# Community Wish List

- Local Representation Needed
- Central Point for Information
- Keep the BoS Appraised of Local Issues
- County Departments Watch Dog
- Safe Guard the Community  
“Look & Feel”



## Time Line

- 1989 – Community Council Charter
- 1991 – Board of Supervisors Resolution 55042
- 1991 – Passage of Measure B and Election of First Council
- 1992 – Adoption of the Mid-Coast Community Council Bylaws



# Community Charter

## CHARTER OF THE PRINCETON, EL GRANADA, MOSS BEACH, MONTARA COMMUNITY COUNCIL

This Community Council shall be created to serve the following purposes:

1. To provide the Community with a more effective means to express its views to the County of San Mateo and other governmental agencies on matters of concern to the Community.
2. To contribute to the Community's awareness of issues of public import by providing a forum for discussions, and sponsoring meetings, discussions, and other events which will contribute to the general welfare, knowledge and awareness of the Community regarding such issues.
3. To provide a vehicle for exploring the feasibility and merits of incorporation of the urban and rural lands in the Community into a town or city;
4. To assist the Community in developing and expressing a long-range vision of the Community which meets the desires of its residents for an improved quality of life, protection of the environment, and sound economic planning for growth.
5. To assist the many associations, organizations and ad hoc groups of Community citizens who seek to communicate with the County of San Mateo and other governmental agencies about matters of great public interest in bringing their issues before the Community and in representing the Community before such governmental bodies; and
6. To 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.

[http://mcc.sanmateo.org/pdf/Summary\\_History\\_of\\_the\\_Organization\\_of\\_the\\_MCC.pdf](http://mcc.sanmateo.org/pdf/Summary_History_of_the_Organization_of_the_MCC.pdf)



# Community Charter Talking Points



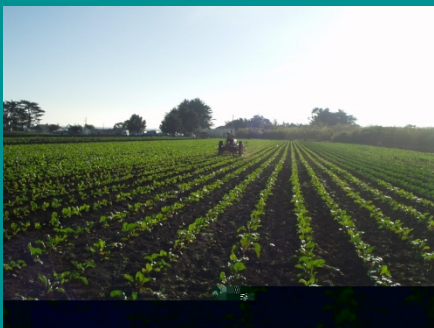
1. Express its views to the County
2. Raise public awareness of local issues
3. Explore the feasibility of incorporation
4. Develop a long range vision of the Community



5. Assist Citizens and groups to communicate with the County and other government agencies
6. Preserve the rural, small-town character of the Community







# SMC Resolution 55042

RESOLUTION NO. 55042

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

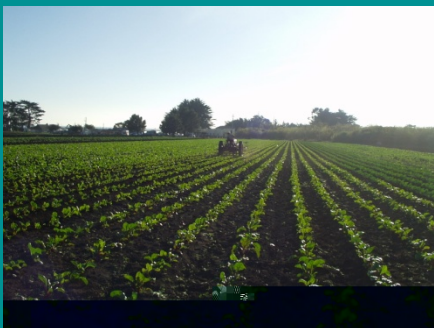
\* \* \* \* \*

RESOLUTION ESTABLISHING THE  
MIDCOAST COMMUNITY COUNCIL

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, pursuant to California Government Code §31010, the Board of Supervisors may by resolution establish and provide funds for a municipal advisory council for an unincorporated area in the County to advise the Board on such matters which relate to that unincorporated area, including but not limited to advice on matters of public health, safety, welfare, public works and planning; and

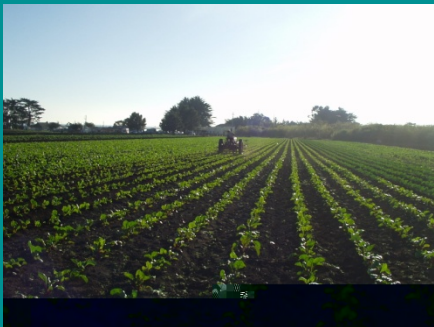
[http://mcc.sanmateo.org/pdf/BoS\\_Resolution\\_55042\\_Creating\\_MCC.pdf](http://mcc.sanmateo.org/pdf/BoS_Resolution_55042_Creating_MCC.pdf)



# SMC Resolution 55042

## Reasoning

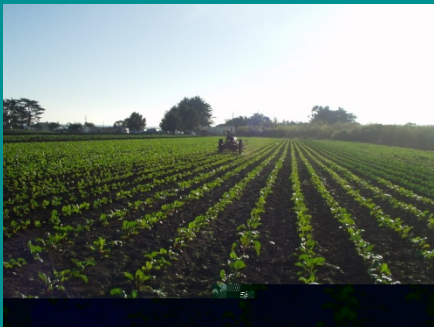
- Are neighboring communities with a strong sense of identity and common problems,
- Are located at such a distance from the County seat that citizens cannot easily take part in decisions affecting their community,
- Desire a channel which ties the community to its county government and provides systematically for communication and influence between them, and
- Desire a vehicle for exploring the feasibility and merits of governmental organization alternatives, such as incorporation and annexation;



# SMC Resolution 55042

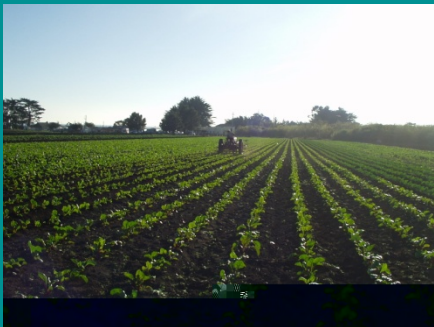
## Talking Points

- 3. The MCC is established to advise the SMC BoS on matters including, but not limited to, public health, safety, welfare, public works and planning which affect the Midcoast.
- 4. The MCC shall hold regular meetings to provide a forum for community concerns. The Council may conduct surveys, determine community positions, disseminate information to and from county departments, serve as a liaison for county services, commission studies and reports and develop community support for County activities and County support for community activities.
- 5. All meetings of the MCC shall be open and public and be subject to all requirements of the Brown Act, Government Code §§ 54950 et seq.



## CA Gov Code 31010 “MAC”

- BoS by resolution may establish a municipal advisory council for any unincorporated area
- To advise the board on matters related to that area
- Unless the BoS specifically provides to the contrary, a MAC may represent the community to any state, county, city, special district or school district, agency or commission, or any other organization on any matter concerning the community.



# OPINION

4A

Half Moon Bay Review

Wednesday, Oct. 30, 1991

## Yes to Mid-Coast Council

Voters in the unincorporated coastal area north of Half Moon Bay have an opportunity that doesn't come along very often. They have a chance to build, from the ground up, an advisory council to speak for them before the San Mateo County Board of Supervisors.

Mid-Coast voters should heartily ratify Measure B — which will create the Mid-Coast Community Council as a Municipal Advisory Council — when they go to the polls on Tuesday.

San Mateo County supervisors are elected at large by all of the county's voters. With the bulk of the votes over the hill, the supervisors spend most of their time and energy working for constituents there — in spite of the fact that much of the room for **rapid** growth is on the Coastside.

The Mid-Coast Community Council will make sure that residents in the communities of El Granada, Moss Beach, Montara, Princeton and Miramar can finally get the county's undivided attention. The council will also go far to keep Mid-Coast residents better informed about issues that will affect their lives.

Interest in the seven posts on the inaugural council is extremely high, with 14 candidates seeking election to the board.

The pool of candidates is among the most impressive we have seen; there are people from all walks of life and every political persuasion. We don't exaggerate when we say that even if these council members were chosen by lot, the Mid-Coast would be assured stellar representation.

Still, we'll make recommendations, based on

a desire to see a judicious mix of talents and philosophies. We urge Mid-Coast voters to elect:

■ Robert M. Brown of El Granada, who serves as the planning director for the City of San Mateo. Brown would bring his land-use planning expertise and a crystal clear vision of the Mid-Coast's future.

■ Sally Campbell of Moss Beach is a graphics consultant who's already proved herself to be an able advocate, successfully lobbying supervisors to retain Coastside services when the budget ax loomed.

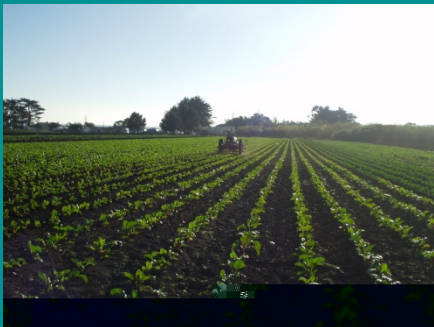
■ Kit Dove of El Granada. This longtime Coastside political activist has a firm grasp of the political landscape and the key issues. He offers many thoughtful ideas for addressing them.

■ Jack Givens of El Granada. A management analyst, Givens would help represent business interests while recognizing the importance of diversity. He's a former president of the local Chamber of Commerce.

■ Bill Kehoe of Moss Beach. A systems analyst, the tenacious and cerebral Kehoe is a font of common sense and innovation. He's been involved in the council's formative stages.

■ Bill Mahar of Montara, a Realtor. This affable and energetic community activist has much to offer, from both business and residential perspectives. He knows the market well.

■ Angela Meyer of Moss Beach, a county deputy probation officer. Meyer is uniquely qualified to help the fledgling council define social needs. She's also bilingual and wants to help give voice to the Latino community.

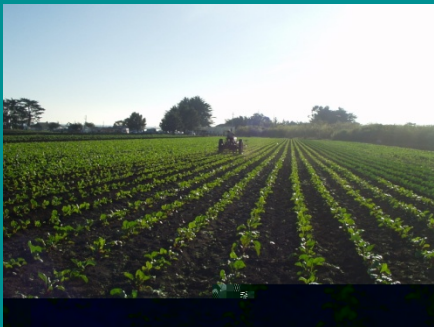


# HMB Review Talking Points

- With the bulk of the votes over the hill, the supervisors spend most of their time working for constituents there, in spite of the fact that much of the county growth is on the coastside.
- Voters have a chance to build a council to speak for them before the SMC BoS.
- The MCC will make sure the communities can finally get the county's undivided attention.



# Measure B – Nov 5, 1991



ARGUMENTS IN SUPPORT OF OR IN OPPOSITION TO THE PROPOSED LAWS ARE THE OPINIONS OF THE AUTHORS

## MIDCOAST COMMUNITY COUNCIL

### MEASURE B

“Shall a seven (7) member Midcoast Community Council be established to advise the San Mateo County Board of Supervisors on matters including, but not limited to, public health, safety, welfare, public works and planning which affect the unincorporated areas of Montara, Moss Beach, El Granada, Miramar and Princeton?”

#### IMPARTIAL ANALYSIS MEASURE B

State law authorizes the Board of Supervisors to establish a municipal advisory council for any unincorporated area in the County. The law also authorizes the Board of Supervisors to submit the establishment of the council to the voters.

This measure would authorize the creation of a seven member advisory council, to be called the “Midcoast Community Council”, for the unincorporated areas of Montara, Moss Beach, El Granada, Miramar and Princeton.

The council would advise the San Mateo County Board of Supervisors on matters including, but not limited to, public health, safety, welfare, public works and planning which affect the unincorporated areas of Montara, Moss Beach, El Granada, Miramar and Princeton. The members of the council would be elected. Councilmembers would be elected for four year terms. However, of the seven members initially elected, the three receiving the highest number of votes shall serve for four years and the remaining four shall serve for only two years.

A “yes” vote on this measure would authorize the creation of the seven member Midcoast Community Council.

A “no” vote on this measure would not allow for the creation of the Midcoast Community Council.

#### How Can You Help?

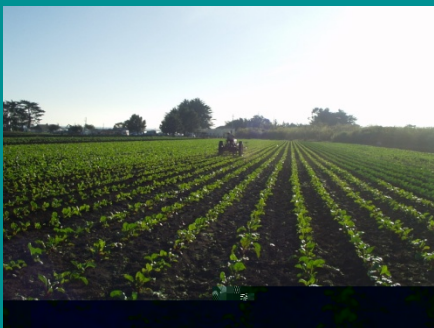
**By voting YES for Measure B! By directly electing seven (7) of your “Mid-Coast” neighbors as your MAC representative.**

/s/ Nancy Hansen	August 20, 1991
/s/ Donald F. Guluzzy	August 20, 1991
/s/ Jerry Carter	August 20, 1991
/s/ Cynthia Koepf	August 20, 1991

#### REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE B

The Argument in Favor of Measure B uncovers many reasons for voting **NO** on the Measure.

They state if you vote to establish the Midcoast Community Council

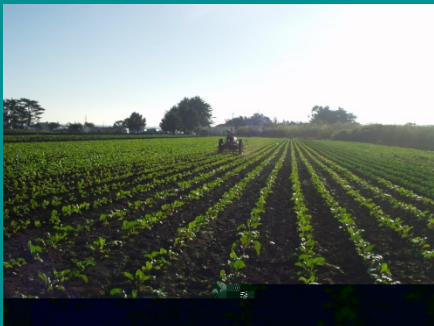


## Measure B Talking Points

- Advise the SMC BoS and their governmental agencies about local coastal issues.
- Conduct surveys, determine community positions, disseminate information to and from County departments and develop community support and/or opposition for county programs and policies.
- Serve as a public policy forum



# MCC Elected By 68% Voters



**Mid-Coast Community Council**

**Measure B**

To Ratify Mid-Coast Community Council  
As A Municipal Advisory Committee

Yes  1,106      No  525

**Council Seats**

Ayers      Brown      Meyer      Campbell

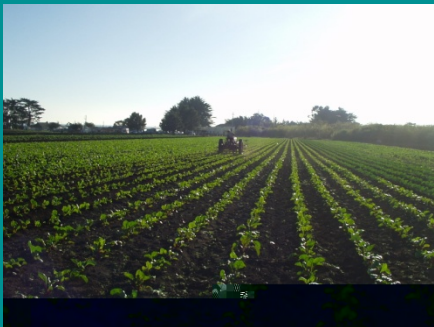
Dove      Marsh      Bledsoe

<input checked="" type="checkbox"/> Ayers	759	<input checked="" type="checkbox"/> Bledsoe	510	<input type="checkbox"/> Mahar	335
<input checked="" type="checkbox"/> Brown	727	<input type="checkbox"/> Kampe	461	<input type="checkbox"/> Briody	281
<input checked="" type="checkbox"/> Meyer	649	<input type="checkbox"/> Givens	443	<input type="checkbox"/> Hatcher	214
<input checked="" type="checkbox"/> Campbell	612	<input type="checkbox"/> Goldthorpe	419	<input type="checkbox"/> Eppes	192
<input checked="" type="checkbox"/> Dove	603	<input type="checkbox"/> Kehoe	389	<input type="checkbox"/> Graham	130
<input checked="" type="checkbox"/> Marsh	564	<input type="checkbox"/> Ptacek	370		



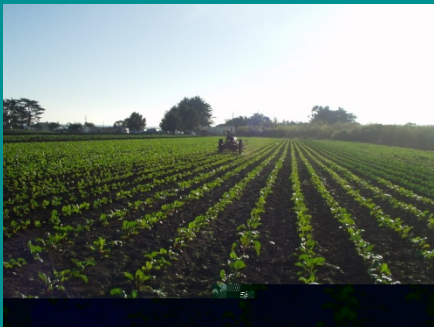
# MCC Bylaws - Purpose

- Provide the Community with a means to express its views to the County
- Contribute to the Community's awareness of issues of public import
- Seek to preserve the rural small-town character of the Area



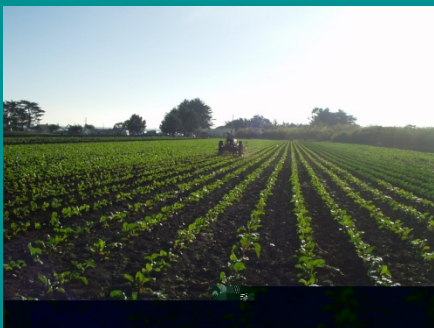
# MCC Bylaws – Purpose

- Assist the Community in developing a long range vision
- Assist organizations and individuals communicate with the County on matters of public interest
- Provide a vehicle for exploring the feasibility of governmental organization alternatives



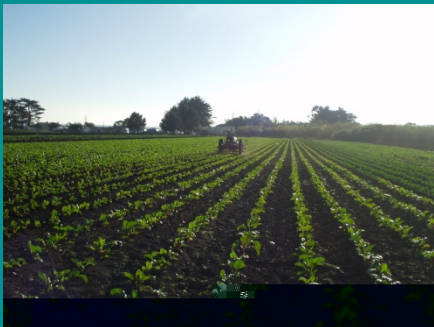
# MCC Bylaws - Functions

- To advise the Board of Supervisors on such matters which relate to the Area concerning services which are or may be provided to the Area by San Mateo County or other local governmental agencies
- Unless the Board of Supervisors specifically provides to the contrary, to represent the Community to any state, county, city, special district or school district, agency or commission, or any other organization on any matter concerning the Community.



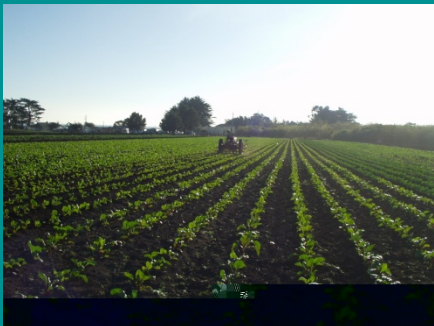
# Brown Act

- CAL. GOV. CODE § 54950 : California Code - Section 54950.
- In enacting this chapter, the Legislature finds and declares that the public commissions, boards and councils and the other public agencies in this State exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that their deliberations be conducted openly.



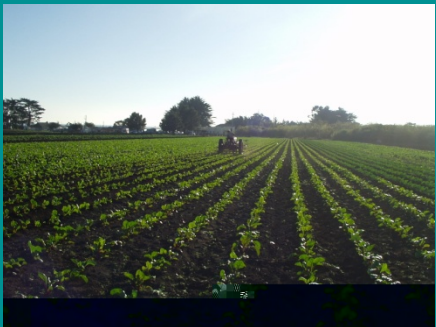
## Brown Act (cont.)

- The people of this State do not yield their sovereignty to the agencies which serve them. The people, in delegating authority, do not give their public servants the right to decide what is good for the people to know and what is not good for them to know. The people insist on remaining informed so that they may retain control over the instruments they have created.



# Summary

- The MCC's purpose and function goes beyond just "advising the BoS"
- The MCC represents the entire community of the unincorporated Midcoast to any agency on Midcoast matters.
- The MCC has a duty to see that County business in the Midcoast is conducted in an open and fair manor.



# Background





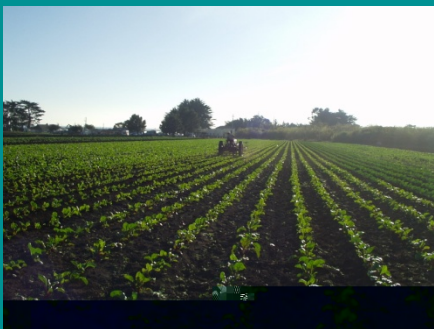
## MCC Purpose - 1

To provide the Community with a more effective means to express its views to the County of San Mateo and other governmental agencies on matters of concern to the Community;



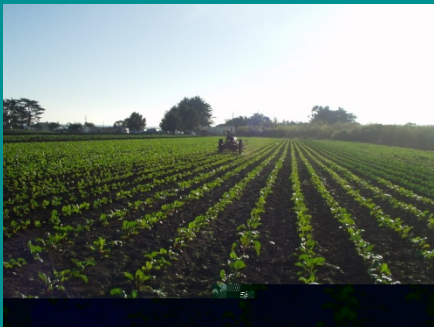
## MCC Purpose - 2

To contribute to the Community's awareness of issues of public import by providing a forum for discussions, and sponsoring meetings, discussions, and other events which will contribute to the general welfare, knowledge and awareness of the Community regarding such issues;



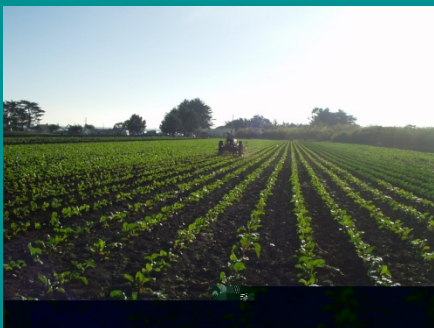
## MCC Purpose - 3

To seek to preserve the rural small-town character of the Area by protecting the existence of agricultural lands, commercial fishing activities and the natural marine environment; supporting the retention of a greenbelt around urban areas of the County of San Mateo; maintaining the coastal protections afforded by the County Local Coastal Plan and Measure A (1986), and seeking to manage growth in a manner which is consistent with the present character of the Area ;



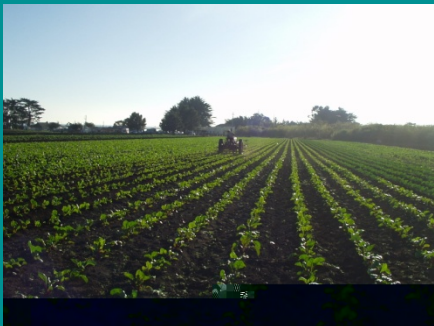
## MCC Purpose - 4

To assist the Community in developing and expressing a long range vision of the Community which meets the goals of its residents for an improved quality of life, protection of the environment, and sound economic planning;



## MCC Purpose - 5

To assist the many associations, organizations, ad hoc groups and individuals of the Community, who seek to communicate with the County of San Mateo and other governmental agencies about matters of public interest, in bringing issues before the Community and in representing the Community before such governmental bodies; and



## MCC Purpose - 6

To provide a vehicle for exploring the feasibility and merits of governmental organization alternatives, including but not limited to incorporation or annexation.



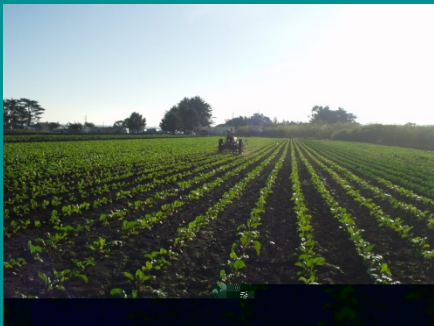
# SMC Environmental Services Agency on Harbor Fishing Mall



- *“This project has gone through a full environmental review, with all required Planning approvals obtained. The project was designed to address both the need for visitor-serving facilities in that area of the Coast, and to bolster the economic vitality for the Midcoast.” SMC BoS 5/2005”*



- [http://www.co.sanmateo.ca.us/bos.dir/BosAgendas/agendas2005/Agenda20050524/20050524\\_m\\_6.htm](http://www.co.sanmateo.ca.us/bos.dir/BosAgendas/agendas2005/Agenda20050524/20050524_m_6.htm)



# The Mall & Hotel Today

