

4/14/97

El Granada Waterfront Task Force
Comments from Community Caucus
April 7, 1997

Reactions to Guiding Principles

- New uses must address social issues as well, e.g., impact on neighbors
- Preserve recreational fishing facilities/harbor
- Define such words such as "views", "waterfront" and "working harbor"
- Make sure promises are kept by developers
- What about the infrastructure needed for new development?
- Keep Half Moon Bay out of El Granada
- Water shortages are a reality
- Land is privately owned. Need to go after public ownership
- Nothing on the waterfront that does not have to be on the waterfront
- Impact of new homes on schools
- Rewrite the principles to say "no development"
- Stay consistent with current zoning -- no building on the west side
- Reflect the General Plan designation as "community park"
- Don't base development on financial structure
- Preserve recreational opportunities and schools for youth
- Keep the small community feel
- Find a way to keep these principles intact as this moves forward
- Will we be forced to become a city to support new development with a tax base?
- How can you both build anything new and preserve views as they are?

- A local group is looking into open space preservation
- The community is at cross-purposes with the task force
- Don't rezone for higher use. We should be tightening things up.
- Existing planning documents are a hodge-podge. The community plan is our working plan.
- Open space is the highest value
- It is ridiculous to negotiate over land that cannot be developed
- People bought their property with an understanding of their development limits
- The community is simply not in favor of new development on the waterfront

How to stop development

- Hire a land use planner and an attorney to look at open space possibilities
- Send a petition to the Board of Supervisors
- People in the community need to be willing to chip in (with money)
- Find individual property owners who are sympathetic to preserving open space to donate land or sell at a reasonable price. Identify key parcels to purchase for open space in order to discourage more elaborate development.
- Undertake a new coastal protection initiative
- Insist that count zoning be upheld
- Get the entire county to help pay to preserve the coastal properties
- Encourage the Mid-Peninsula Regional Open Space District to expand to the coast
- Work with the Peninsula Open Space Trust
- Get the Board of Supervisors to put an initiative on the ballot
- Annex to Half Moon Bay
- Push for an extended moratorium on development from the Board of Supervisors