

# MIDCOAST COMMUNITY COUNCIL

## YOUR VOICE

### The Midcoast Community Council . . . Who Are We?

The Midcoast Community Council (MCC) was formally confirmed November 8, 1991, in a General Election in which voters approved the formation of the MCC including the election of seven local residents to Council seats. The MCC's main purpose is to increase the representation for the communities of Princeton, El Granada, Moss Beach, Montara, and Miramar to the County government located in Redwood City.

The MCC holds regular meetings the second and fourth Wednesdays of each month, 7:00pm at the St. Catherine Hospital Fireside Room. We encourage and welcome everyone to participate in our meetings and in all community concerns.

The philosophy of the Midcoast Community

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### CALENDAR

#### MCC Meeting Schedule

**March 20 Annual Retreat**  
10am-4pm  
Montara Light House

**April 14**—Development Value/Benefit methods  
Recap of 3/20/93 Retreat

<b>April 28</b>	<b>May 19</b>
<b>May 12</b>	<b>June 9</b>

**All MCC meetings are held at St. Catherine's Hospital Community Room at 7:00pm.**  
Check your post office and other community locations for copies of the agenda.

### Moss Beach Traffic Signal

by Angela Meyer

The Midcoast Community Council is in the midst of conducting a survey of Midcoast residents to determine if a traffic signal is wanted at the intersection of California Avenue and Highway One. When you find a bright gold flyer at your doorstep,

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### Letter from the President

by Nadia Bledsoe

It was a good first year! That was our consensus at our December meeting at which Midcoast Community Council members reminisced about 1991, summarized achievements and expressed our goals for the MCC for 1993. The first year of

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### COUNCIL MEMBERS

Nadia Bledsoe, Chair  
728-3363

Angela Meyer, Vice-chair  
728-7504

Susan Ayers  
726-5199

Robert Brown  
726-7836

Sally Campbell  
728-8005

Kit Dove  
726-3752

James Marsh  
726-3589

Call us anytime  
with your ideas



### YOUR VOICE

February, 1993  
Volume I, Number 1  
published quarterly  
by the Midcoast  
Community Council

© MCC 1993  
desktop published at  
New Leaf Press,  
El Granada

## Letter from the President

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MCC's existence brought us many challenges, and an opportunity to learn more about coastside issues. More importantly, we brought coastside residents together to work on strategies for maintaining the high quality of life provided in our communities. One example was an agenda item on noise stemming from Half Moon Bay Airport; seventy-five people gathered to work out a solution. The debate was acrimonious at times, but ultimately, a subcommittee was formed to work on a long-term solution.

Nancy Hansen, a resident of El Granada, attended our 1992 assessment meeting. Nancy was instrumental in working with then Supervisor Anna Eshoo to secure a place on the ballot for the measure establishing the MCC. After hearing each member speak on future goals, she observed that the common thread in our expressed goals was the need for community outreach. Bob Brown wants to make expanded recreation opportunities on the coast his priority for 1993, and Angela Meyer wants to focus on outreach to the Hispanic members of our community. For my part, I would like to gather people together to establish an annual fund-raising "fun-run" as a way for coastsiders to come together to support the MCC.

As in 1992, it seems our plate

will be full in 1993. And without you, the community, we are nothing! We are gratified at how many follow our meetings on MCTV, so why not join us at the meeting and add to the discussion? Without a doubt, our most stimulating meetings have been oriented towards specific issues—Montara street design, plans to reopen Orval Street in Moss Beach, the idea to explore forming a landscape and lighting district with Half Moon Bay to provide recreation were just a few.

Our finances for MCC are meager. Our greatest riches lie in the talents, skills and concerns of our community members. Candidate forums the MCC held last year revealed your interest in traffic capacity on Highway 92; the MCC has a Highway Safety Subcommittee. Our Land Use Subcommittee addresses the appropriateness of proposed projects. Huge involvement by residents adjacent to the proposed Mirada Beach RV park resulted in at least a temporary abandonment of that project. This newsletter was produced and distributed by a committee of volunteers. We definitely need volunteers to work on fund-raising.

We know you are out there, we don't know how to reach you. Please call one of the MCC members or attend our

next meeting. Any contribution of time or services of any amount are appreciated and welcomed. Together we can maintain the high quality of life we enjoy on our spot on the coast. □

*A Special Thanks to ...*

*Mary Hobbs,  
her volunteers and  
MCTV  
for videotaping  
Council meetings*

*Worth Noting ...*

**AGENDA MAILINGS:**  
If you would like to receive copies of the agenda for MCC meetings, send us your self-stamped, self-addressed envelopes. Sorry, no checks or cash please, since we cannot charge for our meeting agenda.

**Name this Newsletter!**

**It's a contest!  
We know there's  
a better name—**

**Send your suggestions  
to the MCC office,  
and win a year's free  
subscription!**

## Moss Beach Traffic Signal

*continued from page one*

please read it and fill it out, and mail it back to us.

After some preliminary studies, CalTrans staffers have concluded that the traffic volume at the intersection warrants a signal. According to officials from CalTrans and San Mateo County Public Works, no light will be installed unless there is strong support for it in the community. Funding for the project (\$300,000) has been budgeted by the State and County.

The survey is being conducted at MCC expense with the help of volunteers, who have been distributing the flyers at homes in Moss Beach. The flyers are also available at Midcoast post offices.

*Special thanks to volunteers Priscilla Weston, Ted Kaye, Chuck Coggeshall and Kim Baughman for their help with the traffic signal survey.*

### MCC Volunteers:

*Margret Chiavini,  
Beverly Garrity, Lee  
Haskell, Nancy Hansen,  
Cynthia Koepf, Bill  
Kehoe, Jerry Laster, Bob  
Ptacek, David  
Spiselman,  
Jennifer Celestre*

## COMMUNITY CURRENTS

Partial listing of activities occurring in the MidCoast. Please keep us informed so we can spread the news.



### Public Works

County DPW 363-1422  
Street Paving in Montara: meeting in early April

### County Government

**Density Credits Transfer:** goes to the Board of Supervisors in Early March

**Airport Golf Course:** Report is due in mid March

**Fitzgerald Marine Reserve:** goes to the Board of Supervisors in early April

### Local Districts:

**Granada Sanitary:** SAM Plant Expansion & funding

**Montara Sanitary:** SAM Plant Expansion & funding

## Who Are We?

*continued from page one*

Council (MCC) is centered around public interaction, public awareness, and outreach to Coastsiders; as we consider the numerous issues affecting various County agencies—planning, public works, sheriff, legal, airport, health, harbor, zoning, and building. Currently, the MCC encompasses a population of over 12,000 residents who desire a voice with the San Mateo Board of Supervisors on Coastside matters. Our area is experiencing rapid population growth which brings controversial pressures for housing and development adding to the many concerns of the current residents.

Our charge is to serve the San Mateo Board of Supervisors by representing the Coastside population. To effectively serve, the MCC needs visibility and public awareness generated so far by the MCC meetings open to public attendance and broadcasted on **Cable TV MCTV Channel 6** (dates and times published weekly in *The Beachcomber*. Watch the MCC on TV, or better yet, attend the meetings. All are welcome.



## PHONE NUMBERS

HMB Fire Protection	726-5213
Montara Fire	728-3022
St. Catherine's Hospital	728-5521
Sherriff	911
HMB Police	726-2022
Highway Patrol	557-1094
Board of Supervisors	363-4123
Airport	726-1203
Cal Trans	510-286-4578
Harbor District	726-4723
Midcoast CC Jim Marsh	726-3589
Pescadero MAC	

# LETTERS

What is the County Transfer of Density Credit Program About?

[excerpted from Mary Hobbs, Sierra Club letter]

Density Credits (DC) are a way to decide how much development can take place on a parcel of land in the rural area. Basically, one DC is one house. DC's can be calculated based on the size of the parcel and topography of the land. Their use is spelled out in the Local Coastal Plan, General Plan, and zoning regulations. Bonus DC's can be earned if parcels are combined or water impoundments are built.

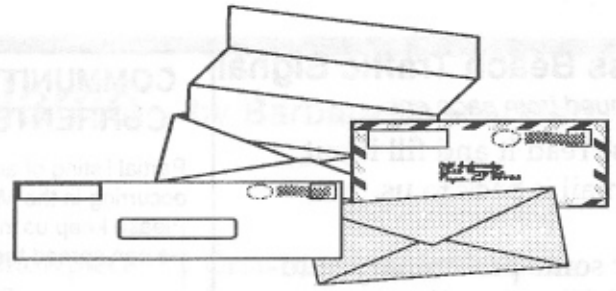
Under the proposed change: a *Sending* parcel contains one (or more) of the following ten characteristics: Prime Ag land, 100 yr flood plain, sensitive habitat, landslide susceptibility, slope > 50%, active faults, scenic road corridors, remote lands, ridgelines, lack of water. ...There is no limit on how much of the parcel needs to meet any requirement: a 10' by 10' piece of land, a steep slope anywhere on a large parcel.

A *Receiving* parcel is any parcel in the rural area... if they contain appropriate sites... for the transferred density credits. ...Up to 4 DCs could be transferred to any one parcel (which could be as small as 5 - 10 acres).

The Planning Commission will send this to the Board of Supervisors (probably on 3/9).

A Transfer of Density Credit program is not needed. The program does not meet its stated goals, all of which are already met with current regulations anyway. It is a waste of county money, as it would be expensive to develop and to manage on an ongoing basis. The program would benefit current landowners while driving up the cost of the land. It is basically a "board game" to get around the restraints of zoning, and should be rejected before any more county time money is wasted.

*At the 2/10/93 meeting, the MCC voted against these changes.*



Dear Council Members,

Re: Density Credit Transfers

1. I would like to urge you to propose hearings on the density credit issue in the proposed recipient communities by county. Were the considered communities even given an opportunity to be heard when this was initially acted upon? Was any consideration given to the impact on the recipient communities?—any studies done?

2. If there are to be transfers (hopefully not), they should be done on a ratio basis to all unincorporated areas of the county (i.e. Emerald Hills, etc.). I as well as others in Midcoast communities do not want the Midcoast to become a dumping ground for the county.

Viola Schuetrum 2/17/92

## Write to Us!

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

Letters are subject to condensation. They must include signature, valid mailing address and telephone number.

# How El Granada Got Its Name

by Barbara VanderWerf

Some time ago, I set out to understand why El Granada is not a typical-Main Street small town, and why residents value the town so deeply. I spoke with many people, and nearly every conversation turned to one question: Why was the town called El Granada? Those who knew Spanish pointed out that if *granada* meant pomegranate, it required the article *la*. If *granada* referred to the city in Spain, it needed no *el*.

So, why was the town called El Granada?

Actually, the official name is Granada—after the Spanish city. Granada was registered as a tract on November 18, 1907, with the County of San Mateo by its owner, Shore Line Investment Company. The “El” was added by the United States Post Office Department in January of 1909. The County of San Mateo still records property titles in the tract book for Granada—but sends property tax bills to the post office in El Granada, ZIP code 94018.

The confusion between “Granada” and “El Granada” was not the first problem with names Shore Line Investment faced. The tract’s original name was Balboa. In 1905, Shore Line Investment hired landscape architect Daniel H. Burnham to

design Balboa as a showpiece town on the Ocean Shore Railway. The railroad, hoping to link San Francisco and Santa Cruz, featured the distinctively shaped town on early route maps. But in 1907, when Shore Line tried to register the tract with the county of San Mateo, someone pointed out that the name Balboa was already claimed by a beach town south of Los Angeles. Balboa had opened in 1905 and Shore Line didn’t notice.

Shore Line changed the name of the tract to Granada and put it on the market in 1908. Lots sold quickly; optimistic buyer spoke of building houses. To serve the promising community, the U.S. Post Office Department decided to open a post office. Two men applied for the job of postmaster: George Croydon applied to be postmaster of “Granada,” and Francis Roberts applied to be postmaster of “El Granada” taking the name from the tract’s first commercial building, Hotel El Granada, where the post office would be located. Francis Roberts got the job thereby naming the post office.

No one knows why the hotel owner chose the name El

Granada, or whether Shore Line Investment protested the erroneous post office name for its prized tract. But residents continued to call their town Granada. The local newspaper continued to write about “Granada News.” The time schedules of the Ocean Shore Railway continued to list the three Granada stops as North Granada, Granada and South Granada. Even today, old-timers telling the old stories talk of them as happening in “Granada.”

Over the years, the post office name won out. Nowadays, everyone calls the town “El Granada.” Avenue Granada preserves the official name of the town while El Granada Boulevard, a latecomer in the 1960’s, when the tract was extended, bears the post office name.

{from *Granada, A Synonym for Paradise: The Ocean Shore Railroad Years*}

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Self-Mailer: Please fold in thirds so that address panel is on the outside. Staple, stamp and mail.

Midcoast Community Council  
PO BOX 64  
Moss Beach, CA 94038



Place  
Stamp  
Here

**COMMUNITY FEEDBACK**

Tell us what you think the most important issues are so we can better serve you.

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*Subscribe to the MCC Newsletter . . .*

The Midcoast Community Council is operating on donations in the form of volunteers and financial contributions from you. We need your support and welcome your contributions. Please fill in the form below and return to Midcoast Community Council, PO Box 64, Moss Beach, CA 94083.

- \$15 basic subscription     \$50 sponsor     \$10 seniors/students  
 additional contributions of any amount welcome

NAME \_\_\_\_\_ PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_

*If you can volunteer your time/services, please list what you would like to do:* \_\_\_\_\_  
\_\_\_\_\_

Midcoast Community Council  
PO BOX 64  
Moss Beach, CA 94038

POSTAGE