

ISSUE 2  
April 1990

# VIEWS

COASTAL

Take One  
FREE

THE NEWSLETTER FOR THE UNINCORPORATED COMMUNITIES  
OF MONTARA, MOSS BEACH, EL GRANADA AND PRINCETON

## Princeton Rezoning Meeting will bring issue to the Coast

On April 24 the San Mateo County Board of Supervisors will hold a hearing on the Coastsiders about the upcoming rezoning of Princeton-by-the-Sea. To help to clarify the issue for interested Coastsiders, the April 12 meeting of the Mid-Coast Community Council focused on the rezoning. The audience of about 60 was given a brief overview of the over 150 page proposal, which would amend the current zoning of the area. Presentations followed by residents taking supporting and opposing sides of the rezoning proposal as it currently stands. The discussion was then opened to questions and comments from the audience.

Bill Mahar summarized the four part document, which has been in the works for 3 to 4 years. The proposal consists of an analysis of the amendments to current zoning, a series of letters between the County planning staff and legal council, a declaration that states the possible negative effects of the proposal on Princeton, and a report of the traffic impact to Princeton.

Under the current zoning, Princeton zoning is divided into three areas. The Coastsiders Commercial and Recreation zone (CCR) primarily consists of Capistrano Road to Highway One, and allows for visitor and recreation oriented business. The marine or MAR zone, which is most of the area west of Broadway, is restricted to marine-oriented business, boat yards, hauling-out facilities, and light industry. There is also an

airport overlay area which restricts buildings under the flight path to the half Moon Bay Airport to low occupancy buildings such as warehouses.

In 1987 the Princeton Advisory Council, composed of Princeton residents and property owners, began meeting with the county planning staff to work out amendments to the current zoning. The amendments were aimed at allowing more flexibility for building in the Princeton area, since the zoning as it stands is so restrictive a homeowner could not even rebuild his or her house if it burned down, since this would not be considered marine-oriented building.

The proposed amendments focus on expanding the zoning limits of the CCR, and increasing the uses allowed for property within the MAR. The commercial area would be expanded to the west of its current boundaries, the airport overlay zone is enlarged, and the types of building and uses for property within the MAR are increased.

Kit Dove spoke in opposition to the rezoning amendments as they now stand, but stated he is not altogether opposed to rezoning Princeton, since the current zoning has been overly restrictive to residents. His main opposition focuses on what he perceives as a possible loss of Princeton as a working fishing village under the new zoning, an

**Plan to attend the Princeton Rezoning Meeting with the San Mateo County Board of Supervisors on April 24, 6 P.M. at the Coastsiders Community Center in Half Moon Bay.**

**Your voice counts!**

influx of business and building that would be inappropriate to the Princeton area, and the burden of increased traffic to Princeton and Highway One. Mr. Dove also expressed a lack



# Professor Gives Enlightening Talk on Governmental Issues

BY GINA HOLMES

**W**hat options do the unincorporated areas of the Coastsides have to help strengthen our voice in local issues? Is it inevitable that we must become part of Half Moon Bay? Can we remain unincorporated, and still have a say in how the area develops? Can we form our own town or towns, separate from Half Moon Bay? These are questions being asked more and more in the unincorporated areas, as we see growth and development on the horizon, and wonder if we will be left behind, mute, in a cloud of skip loader dust.

One of the guest speakers at the March 8 meeting of the Mid-Coast Community Council came to help us focus on what forms of government are available to the unincorporated Coastsides. Dr. Alvin D. Sokolow, Professor of Political Science at U.C. Davis, and author of the book "Options for Unincorporated Communities" spoke on six major considerations on which an unincorporated area must focus when discussing changes in local government. The area must consider what problems have provoked a desire for a change in the way the area is governed; it must compare what governing options are available; it must decide if it is practical or possible to incorporate as a city; it must weigh the pros and cons of annexation, creation of a special district, or formation of an informal governing body.

The first consideration when exploring the issue of change is what sort of problems exist that make the residents here want a change. The problems can range from a desire to improve local services or local finances, to setting up a more organized system of accountability than the present system of government. Dr. Sokolow stated that a region may feel that it "lacks a voice in decisions affecting it," or that "no one cares about its interests or listens to its opinions." The community may also feel that its values are being threatened under the current system, or "by another jurisdiction [such as a near-by city] moving in on its territory."

Dr. Sokolow went on to present what options are available to alter local government in an unincorporated area. In the case of the Coastsides, the five options are incorporation, formation of a special district, annexation to Half Moon Bay, informal government (especially a Municipal Advisory Council), or formation of a new city which would include Half Moon Bay and the other Coastsides towns. There are, of course, pros and cons to how appropriate each option is for our area, and how much local power each option would provide.

The first two options — incorporation and special district formation — provide high potential for gaining power on a local level, but are less likely to be suitable options for the unincorporated Coastsides, as Dr. Sokolow pointed out later in his talk. Incorporation means forming a city, while special district formation deals with providing

specific services to a specific area. Examples of special districts on the Coastsides include the Granada Sanitary District.

Incorporation can provide the greatest range of services, has the ability to acquire and spend funds, has policing powers, a wide range of legal powers, and can provide revenue from a variety of sources. It is the highest degree of self-government a community can attain. The special district, on the other hand, has limited, specific services, limited legal powers, some policing powers, and limited revenue sources.

The third option is annexation to Half Moon Bay. Annexation means that specific areas of the unincorporated Coastsides would become part of Half Moon Bay. Annexation has roughly the same advantages as incorporation. It has, however, the important addition of a wider revenue base, and distribution of revenue to a wider area to provide protection and services. It would also mean entering in to an established system, which may be seen as an advantage or not, depending on how much one admires Half Moon Bay's current system. In the cases of either incorporation or annexation, fees for providing additional services would be likely.

A somewhat different alternative to incorporation and annexation would be the formation of one large town encompassing Half Moon Bay and the towns north. The difference would seem to be mainly one of appearance — rather than the unincorporated areas "joining" Half Moon Bay, all towns would join each other on what might seem more equal footing. Financially, the impact would still be felt most strongly in the unincorporated areas.

Forming an informal body that focuses on the unincorporated Coastsides is the fifth option currently available. While it is probably the most feasible option, there are also serious limits to what it may mean in terms of stronger representation to the County of San Mateo. A Municipal Advisory Council, or MAC, is a representative group in an area that acts as an advisor to the official governing body, in our case the County. A MAC for the unincorporated Coastsides may serve only as advisors, and would not provide services, would not have legal or policing powers, and would not collect revenues. It may, however, set up a relationship with the County whereby it is informed of impending legislation and development in its area, and acts as an official mouthpiece of the community.

To establish a Municipal Advisory Council, a proposal must be made by either the interested community, the district supervisor, or both. The Supervisors must then pass a resolution that spells out the boundaries and duties of the MAC, how many members the council will contain, and what the selection process of the members will be. The members may be either elected or appointed. The funding to



## LOCAL ISSUES

BY CAROL WARE

Following is a list of a few major issues facing each and every coastside resident. Please review, become informed and GET INVOLVED! Our coastside needs your participation.

**AGRICULTURAL RURAL AREA -** Zoning of SM County rural lands could be changed to allow more development if approval is made to transfer density credits. May 2 Planning Commission Meeting. Letters need to be written to the SM County Board of Supervisors and Planning Commission. Contact Lennie Roberts - 854-04499 for more info.

**PRINCETON REZONING -** Princeton Advisory Council, a group of Princeton residents and businesspeople have been working with SM County since 1987 to expand the uses to which the land in the Princeton area can be used. SM County Board of Supervisors'

public hearing April 24 - 6pm - at the HMB Coastside Community Center.

**MONTARA STATE BEACH PARKING LOT -** 160 auto and 4 bus slot parking lot with a mobile food concession stand was approved by the SM County Planning Commission March 28. The state will charge \$3/car to use Montara Beach. An appeal has been made stating parking lot should be scaled down in size.

**OFFSHORE OIL DRILLING -** The Bush administration failed to ban drilling in the new Monterey Bay Marine Sanctuary. Bush has also suppressed the task force report and is waiting to make a decision on drilling. Letters desperately needed to be written to President Bush, Congresswoman Barbara Boxer, Assemblyman Ted Lempert. Contact Dorothy Torres for addresses and more info.

**APANOLIO CANYON DUMP SITE PROPOSAL -** Browning-Ferris Industries, the Houston-based waste disposal giant plans to start filling

Apanolia Canyon (2 miles north of hwy 92 and about 3 miles east of HMB) with garbage. This landfill has potential to destroy irreplaceable wetlands, riparian habitat and an ecological complex of great diversity.

**PILLAR POINT HARBOR VILLAGE DEVELOPMENT -** the 84-room and 11-apartment hotel, 280-seat restaurant and 60-seat bar, shopping mall and parking lot to be built on about seven acres at Capistrano Road and Hwy 1 was approved by the Coastal Commission with a 7-5 vote for the project. Concerned Citizens of the Coastside is in a legal battle to fight the project. A booth will be at the Earthday April 22 celebration and April 29 from noon to 3pm there is a Concert for The Harbor Defense Fund. Location is at the Montara Lighthouse. For more info contact Larry DeYoung 726-5346.

**WAVECREST REDEVELOPMENT AGENCY -** Three land use alternatives are being considered for the property north of Ocean Colony and south

---

*(Continued from Page 2)* keep a MAC working would come entirely from voluntary, not taxed, sources.

So what do we do with this information? The Charter of the Mid-Coast Community Council states that the Council was formed "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," as well as "to preserve the rural, small-town character of the community." The residents of El Granada, Princeton, Moss Beach, and Montara need to decide which of the above options best serve our needs for the future of the Coastside.

The immediate future is unlikely to include incorporation of the area north of Half Moon Bay as a separate city. While incorporation would insure much greater power to approve or deny coastal developments, as the area now exists, there is not a large enough tax base to support the services and protection a city needs. The small business districts of each town simply could not provide the needed revenue, although the upcoming rezoning of Princeton may change that (see Princeton Rezoning, page 1). This leaves us in the uncomfortable catch-22 position of not having enough business for a tax base to form a city, so that we can prevent a possible wholesale invasion of not altogether desirable businesses.

Those who disagree with the governing philosophy and direction of the city of Half Moon Bay do not favor annexation. If the entire Coastside from El Granada to

Montara were annexed to Half Moon Bay, however, its population would be almost doubled, which could in turn mean a dramatic change in election results. On the other hand, many don't want to join a town that does not share their vision of the future.

According to Peter Banning, a LAFCo representative who also spoke at the March 8 meeting, the current recommendation of the Local Agency Formation Commission (LAFCo) is the option of the not-Half-Moon-Bay city that encompasses the whole Mid-Coast. He cautioned, however, that the commission does not see this in the near future, but rather as an evolutionary process as the area develops in the coming years.

As for formation of a special district, so many already exist in the Mid-Coast area that Dr. Sokolow expressed some doubt that one more would have much political clout with the County. A Municipal Advisory Council is a viable option, but does not finally have political power to support or oppose County decisions. As Supervisor Anna Eshoo admitted herself, the recommendation of a MAC does not mean that the County will vote with the recommendation.

An overall feeling of neglect by the County of San Mateo has provided us with some momentum to organize, and to demand a greater say in what happens in our back yards. Now is the time for the residents of the unincorporated Coastside to decide how their voice will be heard. •



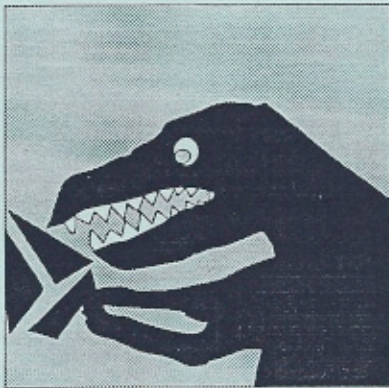
(Continued from Page 3) of Arletta Park. The project consists of various uses of the land from golf courses to houses and to preservation of the open space and bluffs. The projects

**COME AND ENJOY**  
**The Jo Johannsen Band & Hoi Polloi**  
**CONCERT FOR THE**  
**HARBOR DEFENSE**  
**FUND**

Point Montara Lighthouse  
 Sunday, April 29, 1990  
 Noon to 3 PM.

Tickets \$5 in Advance; \$8 at the Door

"This (project) is the descent of Godzilla on Princeton" -Gary Giacomini  
 Calif. Coastal Commission



We need your support to stop the mammoth Westinghouse Harbor Village development at Princeton-by-the-Sea. We believe the project (hotel, shopping mall, restaurant, etc.) violates the San Mateo County Local Coastal Plan and that, if it goes through, it will blot out forever the scenic harbor view and the small town character of Princeton and set a precedent for uncontrolled growth throughout the Coastside.

Buy your tickets at:

- COASTAL AFFAIR HOUSE
- KETCH JOANNE REST & HARBOR BAR, PILLAR POINT
- HMB BEAUTY SUPPLY & SALON, 409 MAIN ST, HMB
- HACIENDA BEAUTY SALON, 519 MAIN ST, HMB
- HEALING MOON HEALTH FOODS, 523 MAIN ST., HMB

for more ticket information call 726-9504 & leave message

Parking is limited. Please carpool or park on west side of Highway 1 and walk to the lighthouse. Thank You!

have gone to an EIR consultant with the citizens advisory committee participating. The draft EIR is slated for May and the final in August. All meetings are open to the public held every 1st and 3rd Tuesday at the HMB Community Center. For more info contact Debbie Ruddock 726-7837.

**ADDITIONAL DEVELOPMENTS** - \* Cowell-Torello Ranch, a 3,166 acre piece of land across Hwy 1 from the HMB airport may have plans to be developed into golf courses, hotels and housing. \* An 824-acre tract, owned by McComas subsidiary, south of Pacifica - and bisected by the proposed HWY 1 Devil's Slide bypass may be developed. \* Cassinelli Ranch, an 862-acre farm south of HMB has been repeatedly sold and optioned subject to rumors of annexation, golf and housing. \* The Crummer property, a 5,500-acre ranch near Pescadero has been touted as a potential site for a major resort.

So with all this information in mind, We cannot afford to sit back and let others plan our future. The coastside is the last of the open-space communities. **GET INVOLVED IN YOUR COMMUNITY IN WHICH YOU CHOSE TO LIVE...BRING YOUR IDEAS AND GET INVOLVED WITH PLANNING AND PRESERVING THE COASTSIDE. JOIN US!!!**

**Please help us produce**  
**Coastal Views**  
**the newsletter for MidCoast**  
**Community Council**  
 send donations to:

MidCoast Community Council  
 c/o Mel Dolmartz  
 P.O. Box 207  
 El Granada CA 94018



- Pick up Locations:**
- Half Moon Bay Library
  - Neighborhood Mart, Montara
  - Coastal Affair, Montara
  - Old Princeton Landing
  - Coastside Market, Moss Beach
  - El Granada Hardware
  - El Granada Market