

Minutes  
Mid-Coast Community Council Meeting  
April 12, 1990

Attendance: Aprox. 60

Moderator: Nancy Hansen

Speakers: Bill Mahar; Kit Dove; Lynn English, Mike Williams, and other members of the Princeton Advisory Council

Meeting was called to order by Nancy Hansen at 7:10 PM at the El Granada Mobile Home Park All Purpose room. She announced that the purpose of the evenings meeting was to give the community a better idea of the Princeton Rezoning Proposal before the 4/24 meeting of the San Mateo Co. Board of Supervisors.

NH announced the format for the discussion to be: A summary of the proposal by Bill Mahar; An opponent view by Kit Dove; A proponent view by Helen English & Mike Williams; Rebutal by each side; Q & A period; Summary by each side.

Bill Mahar presented a summary of the 150 page poposal, and gave a brief history of the evolution of the proposal as an ammendment to previous zoning of the Princeton area. (summary may be found in attached article)

Kit Dove spoke as an opponent of the ammendments, though he objected to the title "opponent" per se, since he is not wholly opposed to the rezoning. (summary of KD discussion in following article)

Helen English & Mike Williams presented the proponent view regarding the rezoning. (summary of discussing in following article)

Wanyne \_\_\_\_\_ presented a rebuttal to KDs opposing argument, during which he summed up the previous proponent view and history of the rezoning proposal. He concluded with a statement that he believed under the new zoning Princeton would remain a working harbor facility and protect the creek & marsh areas.

Kit Dove presented a rebuttal to the proponent arguments of HE & MW. He concluded that the definitions of comtable uses within the rezoned area were too broad, and that he was skeptical a working fishing village could be maintained under rezoning, and by the hierarchy set up to decide what was a "comtable use" of the area.

Ms. Hansen opened the discussion up to a Q & A from the audience to the presenteres of their choice.

Mr. Dove asked for a point of order to NH. He proposed that each question should be answered by both a proponent and opponent. The order was seconded by \_\_\_\_\_, and carried.

A question & answer period followed. An audience member asked if the discussion would be better served by a less rigid Q & A, and requested a general discussion/forum format be introduced. With no objections, the suggestion carried.

Discussion was terminated at 9:10, and summations were offered by opponent and proponent.

General announcements were made for community activities.

The meeting was adjourned at 9:20 pm (?) by Nancy Hansen.

(the Q & A portion of the meeting is availabyle form Gina Holmes if needed)

## Princeton Rezoning

On April 24 the San Mateo County Board of Supervisors will hold a hearing on the Coastside about the upcoming rezoning of Princeton-by-the-Sea. To help 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 the 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 Coastside Commercial and Recreation zone (CCR) primarily consists of Capistano 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 re-build his or her home 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 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 of confidence in the process that would control inappropriate building in Princeton. He questioned how long a rural quality or working fishing village could be maintained when under the new zoning property uses would include building banks, doctors offices, or fast food restaurants.

Mike Williams and Lynn English spoke in favor of the rezoning. While they stated that some of the allowed uses for the area under the new zoning would not be appropriate, they reminded the audience that Princeton is designated as an urban area under the Local Coastal Plan, and they expressed a confidence that the built-in safeguards to the amendments would restrict incompatible uses. The goal in rezoning, they stated, is to achieve a compatible mix of uses for a working waterfront and a visitor serving area. They see Princeton and its business revenue as the financial key to the independence of the

Mid-Coast from the County in the future. They further believe the rezoning will provide the trade and services needed to maintain a commercial fishing fleet and a visitors area, while allowing for protection of the rural quality of Princeton.

The issue will be decided following the April 24 meeting of the County Board of Supervisors. If you would like to attend, or to express your opinion to the County, the meeting will be at the Coastside Community Center on Kelly at 6:00 PM.