

**Minutes of the Regular & Special Meeting  
City of Half Moon Bay City Council  
April 5, 2005**

The City Council convened in Special Session at the hour of 7:00 p.m. with **Councilmembers Ferreira, Fraser, Gorn, and Vice Mayor Taylor** present. **Mayor Grady** was absent.

**RECESS TO CLOSED SESSION — 7:00 P.M.**

- **Pursuant to Government Code Section 54956.9 — Conference with Legal Counsel — Existing Litigation** —Wavecrest Village LLC v. City of Half Moon Bay; CIV No. 435208.
- **Pursuant to Government Code Section 54956.9 — Conference With Legal Counsel — Existing Litigation** — Ailanto Properties, Inc. v. City of Half Moon Bay (Ailanto I) California Court of Appeal, First Appellate District Case No. A098920; — Ailanto Properties, Inc. v. City of Half Moon Bay & California Coastal Commission (Ailanto II) San Mateo County Superior Court Case No. 416540; Ailanto Properties, Inc. v. City of Half Moon Bay (Ailanto III) San Mateo County Superior Court Case No. 422561.
- **Pursuant To Government Code Section 54956.9 (b) – Conference With Legal Counsel – Anticipated Litigation – Significant Exposure To Litigation (One Case).**
- **Pursuant To Government Code Section 54957.6—Conference With Labor Negotiator—City Manager**—Police Officers’ Association; Management/Confidential; International Union of Operating Engineers Stationary Local 39; AFL-CIO; Police Management and Unrepresented Employees.
- **Pursuant To Government Code Section 54956.8 — Conference With Property Negotiators.** *Property: 3072 Cabrillo Highway, APN 048-094-020. City Property Negotiators: City Manager and City Attorney. Negotiating Parties: City of Half Moon Bay & Kenneth Coverdell. Price and Terms of Payment: Under Negotiation.*
- Pursuant to Government Code Section 54956.8 – Conference With Property Negotiators. **Property: APN APN-048-136-140; 065-044-150; 065-045-060; and 065-206-020. City Property Negotiators: City Manager. Negotiating Parties: City of Half Moon Bay and County of San Mateo.**

The City Council convened in Regular Session at 7:30 p.m.

**City Attorney Lindgren** announced that during Closed Session direction had been given but no action had been taken.

**ROLL CALL:**

**PLEDGE OF ALLEGIANCE:**

**MAYOR’S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE:**

None.

**PROCLAMATIONS AND PRESENTATIONS:**

**Vice Mayor Taylor** presented a proclamation to Sid McCausland acknowledging his service to the City of Half Moon Bay.

**Mr. McCausland** thanked the City Council, City staff and the community for their support and assistance.

**Interim City Clerk Smith** swore in **Councilmember Gorn**, reciting the oath of office.

A short refreshment break was called at 7:50 p.m.

**ORAL COMMUNICATIONS:**

None.

**CITY COUNCIL REPORTS:**

**Councilmember Fraser** said she attended Farm Day on April 1, 2005 and award recipients were Peter Marchi, David Cline and Vic Tigerman.

**COUNCIL PRIORITY STATUS REPORTS FROM STAFF:**

**City Manager Ryan** provided an update on recent Community Park meetings and activities.

**Public Works Director Nagengast** provided a Highway 92 status report.

**City Attorney Lindgren** provided an update on the Mobile Home Park ordinance.

**Planning Director Liebster** provided an update on the LCP process.

**CONSENT CALENDAR:**

1. **Waive Reading of Ordinances and Resolutions**
2. **Request for City to Waive Fees for the Annual IDES Chamarita Festival**
3. **Request for City to Waive Fees for the Mosquito Awareness Week**
4. **Authorize the City Manager to Execute a Professional Services Agreement with PSOMAS, for On-Call Engineering Services Related to Sanitary Sewer, Storm Drain and Other Various Engineering Projects.**
5. **Authorize City Manager to Execute a Professional Services Agreement with Wilson Engineering, for On-Call Civil and Traffic Engineering Services**
6. **City of Half Moon Bay Disadvantaged Business Enterprise (DBE) Program and Goals for Federally Funded Projects.**
7. **(PULLED FOR SEPARATE CONSIDERATION)**
8. **Authorization for Extension to Professional Services Agreement with IEDA, Inc. for Meeting and Conferring with Recognized Employee Organizations.**
9. **(PULLED FOR SEPARATE CONSIDERATION)**

10. **(PULLED FOR SEPARATE CONSIDERATION)**
11. **Approve Warrants Reports Dated March 10, 2005 in the Amount of \$616,155.00 and March 23, 2005 in the Amount of \$230,891.02.**
12. **Approve City Council Minutes of March 15, 2005.**

A motion was made by **Councilmember Fraser** to approve the Consent Calendar, with the exception of **Items 7, 9 and 10**, which were pulled for separate consideration. The motion was seconded by **Councilmember Ferreira** and upon a roll call vote, the motion carried by a vote of 4-0, with **Mayor Grady** absent.

7. **Appeal of the Planning Commission's Decision of January 13, 2005 to Deny Application PDP-71-02, a Request to Amend a Previously Approved Coastal Development Permit, PDP-75-99. The Amendment Would Allow an Intensification of Use, Adding a Drive-through Restaurant at the Existing Alliance Gas Station and Convenience Store Located at 120 San Mateo Road, in Half Moon Bay (APN 056-220-100).**

This item was pulled for separate consideration.

This item was pulled so that **Councilmember Gorn** could abstain from voting, as he was not a Councilmember when the appeal was originally discussed. A motion was made by **Councilmember Ferreira** to adopt the resolution and approve the appeal and reverse the decision made by the Planning Commission. The motion was seconded by **Councilmember Fraser** and upon a voice vote the motion carried by a vote of 3-0, with **Councilmember Gorn** abstaining and **Mayor Grady** absent. The City Council acknowledged that they had received an errata sheet during the meeting and that the motion included the information received on that errata sheet.

9. **Information and Resolution of Support for the Half Moon Bay Water Summit Scheduled for April 29, 2005.**

This item was pulled for separate consideration.

**Councilmember Ferreira** said he pulled this item in order to provide information regarding what action other agencies are taking on this matter.

A motion was made by **Councilmember Ferreira** to approve the resolution. The motion was seconded by **Councilmember Fraser** and upon a voice vote, the motion carried by a vote of 4-0, with **Mayor Grady** absent.

10. **Support for the Maritime "Around the Horn" Transportation History Resolution.**

This item was pulled for separate consideration.

**Councilmember Fraser** introduced **Ricardo Gaudino, Director of the California Maritime Center Research Group**, the requestor of the resolution.

**Ricardo Gaudino** thanked the City Council for taking this important step and stated that should Half Moon Bay approve this resolution, it will be first city in the state of California to do so.

A motion was made by **Councilmember Fraser** to adopt the resolution. The motion was seconded by **Councilmember Ferreira** and upon a voice vote, the motion carried by a vote of 4-0, with **Mayor Grady** absent.

## **STAFF REPORTS AND RESOLUTIONS**

- 13. Granting the Conversion of a Priority Water Service for Non-priority Use to Serve the Properties at 2905 Alameda Avenue, 211 Washington Boulevard, 405 Washington Boulevard, and 500 Washington Boulevard to Replace Failed Wells and Provide the County of San Mateo with a Commitment to Restore Failed Well Allocations.**

**City Manager Ryan** presented the staff report.

**Councilmember Ferreira** made a motion to approve the resolution converting a priority water service for non-priority use to serve the properties at 2905 Alameda Avenue, 211 Washington Boulevard, 405 Washington Boulevard and 500 Washington Boulevard to replace failed wells, and approve the resolution providing the County of San Mateo with a commitment to restore failed well allocations. **Councilmember Fraser** seconded the motion and upon a voice vote, the motion carried by a vote of 4-0, with **Mayor Grady** absent.

- 14. Permanent Skate Board Park**

**City Manager Ryan** presented the staff report.

**Ed Watkins, Friends of the Boys and Girls Club**, said he was seeking City support of constructing a permanent skateboard park in its current location adjacent to Cunha School.

Discussion ensued between the City Council and staff.

**Naomi Patridge**, 487 Laurel, asked the City Council to support the conceptual proposal.

A motion was made by **Councilmember Ferreira** to authorize staff to work with the friends of the Girls and Boys Club on a conceptual proposal. The motion was seconded by **Councilmember Fraser** and upon a voice vote, the motion carried by a vote of 4-0, with **Mayor Grady** absent.

- 15. PDP-88-04 Resolution of Intention to Amend the City of Half Moon Bay's Local Coastal Program Regarding Policies in Chapters 2,3,6,9 and 10 and Related Ordinances and Continued Discussion of Workshop Topics, Including Discussion of Measure D of 1999.**

**Planning Director Liebster** presented the staff report.

**Planning Director Liebster** reviewed maps with the City Council.

**Planning Consultant Wendy Lama** provided a summary of key points included in the chapters and ordinances.

Extensive discussion ensued between the City Council and staff.

**City Attorney Lindgren** suggested that the resolution language be changed to reflect the City's Council direction to the Planning Commission that action be taken within two Planning Commission meetings.

A motion was made by **Councilmember Ferreira** to adopt the Resolution of Intention to Amend the City of Half Moon Bay's Local Coastal Program Regarding Policies in Chapters 2,3,6,9 and 10 and Related Ordinances, amended to reflect the timing language suggested by **City Attorney Lindgren**. The motion was seconded by **Councilmember Fraser** and upon a voice vote, the motion carried by a vote of 4-0, with Mayor Grady absent.

**INTERAGENCY:**

**Councilmember Ferreira** said that the budget from Sewer Authority Mid-Coastside would be coming soon.

**ADJOURNMENT:**

A motion was made by **Councilmember Fraser** to adjourn at 10:10 p.m. The motion was seconded by **Councilmember Ferreira** and upon a voice vote, the motion carried by a vote of 4-0, with **Mayor Grady** absent.

Respectfully submitted:

---

Siobhan Smith  
Interim City Clerk

Approved:

---

Jim Grady  
Mayor