

**MINUTES OF THE  
REGULAR & SPECIAL  
MEETING  
OF THE  
HALF MOON BAY CITY COUNCIL**

**MAY 3, 2005**

The City Council convened in Special Session at 6:30 p.m.

**RECESS TO CLOSED SESSION**

- 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 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: APN 048-270-070 and 048-270-080, South of Sewer Plant Road. City Property Negotiators: City Manager and City Attorney. Negotiating Parties: City of Half Moon Bay & Peninsula Humane Society. Price and Terms of Payment: Under Negotiation.**
- **Pursuant to Government Code Section 54956.9—Conference with Legal Counsel—Existing Litigation—Yamagiwa v. City of Half Moon Bay, Cal. Court of Appeal, First App. Dist., Case No. A1000999.**
- **Pursuant To Government Code Section 54956.9 (b) – Conference With Legal Counsel – Anticipated Litigation – Significant Exposure To Litigation (Two Cases).**

**CONVENE REGULAR MEETING/PLEDGE OF ALLEGIANCE**

The Regular City Council meeting was convened at the hour of 7:35 p.m., with **Councilmembers Ferreira, Fraser, Gorn, Taylor and Mayor Grady** in attendance.

**Mayor Grady** announced that in Closed Session information was received and direction was given, but no action was taken.

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

**None.**

**PROCLAMATIONS AND PRESENTATIONS:**

**None.**

**ORAL COMMUNICATIONS:**

**Brenda Donald, Representing Save Our Shores**

Addressed the City Council regarding the gull problem at Venice Beach, the Stormwater Runoff Program and Snapshot Date at San Gregorio.

**Gary Von Glahn, Representing the Sister City Program**

Provided a brief history of the Sister City Organization, and thanked the City for their financial support. He announced the Sister City Committee's intentions to rename the program the "Rollie Wright Memorial Student Exchange Program."

**Wayne Womer, 211 Washington Blvd.**

Thanked the City for their assistance in his failed well problem.

**Mike Mayer, 213 Miramontes Avenue**

Addressed the City Council regarding the street parking permits program in Half Moon Bay.

**Les Demon, Frenchman's Creek Homeowner**

Asked the City Council to reconsider the placement of speed humps in the Frenchman's Creek neighborhood.

**Dale Dunham, Frenchman's Creek Homeowner**

Asked the City Council to reconsider the placement of speed humps in the Frenchman's Creek neighborhood.

**CITY COUNCIL REPORTS**

**Councilmember Ferreira** reported that the Emergency Services Council adopted their annual budget. He further reported that he attended the Water Summit and that the Sewer Authority Mid-coastside had a workshop on sewer laterals.

**Councilmember Fraser** said she attended the Library JPA meeting. She also attended a Medians Committee meeting and asked that a presentation from the Committee be agendized for the first City Council meeting in June.

Mayor Grady asked that the issue of campaign finance reform be agendized for a future meeting.

**COUNCIL PRIORITY STATUS REPORTS FROM STAFF**

**City Manager Ryan** provided a status report on the Community Park and LCP update. She stated that she also attended the Water Summit.

**Public Works Director Nagengast** provided an update on the Highway 92 project.

**CONSENT CALENDAR**

- |                          |  |
|--------------------------|--|
| <b>1. Administration</b> | <b>Waive Reading of Ordinances &amp; Resolutions</b>   |
| <b>2. Administration</b> | <b>Approve Warrant Report Dated April 22, 2005 in the Amount of \$237,998.02</b>   |
| <b>3. Planning</b>       | <b>Determination by the City Council to Review the Planning Commission Final Action of the 2005 Measure A Ratification</b> |

**4. Administration                      Approve City Council Minutes for the Meetings of March 28, 2005 and April 19, 2005**

A motion was made by **Councilmember Fraser** to approve the Consent Calendar as submitted. The motion was seconded by **Councilmember Ferreira**, and upon a roll call vote the motion carried by a vote of 5-0.

**ORDINANCES AND PUBLIC HEARINGS**

**5. Planning                              Public Hearing and Discussion of City Council Public Review Draft, as Proposed Amendments to the City of Half Moon Bay Local Coastal Program/General Plan Update**

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

**Discussion ensued between the City Council and staff.**

**Mayor Grady opened Public Comment at 8:40 p.m.**

**Jimmy Benjamin, 400 Pilarcitos**, speaking as an individual and not as a representative of the Planning Commission.

He urged the City Council to continue the process of updating the LCP as scheduled.

**Naomi Patridge, 487 Laurel**

Expressed her concern regarding the accuracy of the maps presented, and asked for a timeline to receive responses to questions asked by the public.

**Ozzie Monteiro, 808 Monte Vista Lane**

Addressed the City Council regarding buffer zones and asked them to please keep ditches as a priority.

**Patric Jonnsen, 431 Kehoe**

Expressed his concerns regarding constructed wetlands and buffer zones.

**Beth McClellan Alvarez, 780 Frenchman's Creek Road**

Expressed her concerns regarding agricultural definitions in the LCP.

**Jan Grey, 224 Amesport Landing**

Asked the City Council to revise the definition of ESHA's in the LCP.

**Bob Mitton, San Mateo County Realtors Association (SAMCAR)**

Addressed the City Council regarding the Public Works chapter of the LCP and traffic mitigation standards.

**Gloria Clark, 904 Pilarcitos, SAMCAR**

Stated her opposition to a lottery system for Measure D allocations and had questions relating to infill properties and zoning.

**George Mazingo, SAMCAR**

Addressed the City Council regarding undevelopable lots according to the current draft of the LCP.

**Michon Coleman, SAMCAR**

Addressed the City Council regarding constructed wetlands.

**Judy Taylor, SAMCAR**

Expressed her concerns relating to the volume of documents and the short time between meetings to review those documents. She also stated her objection to using a lottery for Measure D allocations.

**Mike Kimsey, Vice President of Half Moon Bay Open Trust**

Provided his opinion regarding wetlands language contained in the draft document.

**K.C. Kelly, 780 Frenchman's Creek**

Urged the City Council to consider the agricultural needs of the community.

**Chris Mickelsen, CCWD Board President**

Asked the City Council to prioritize the implementation of Measure D and said that the speed of the LCP process made it difficult for people to digest all the material.

**John Mueller, 925 Miramontes**

Urged the City Council to be flexible regarding policies relating to water issues.

**George Muteff, 408 Redondo Beach Road**

Stated his opinion regarding the LCP update and property rights. He asked that the City Council consider bringing approval of the document to the voters in November.

**Steve Skinner, 314 Metzgar**

Expressed his support for the ongoing LCP update process.

**Kevin Lansing, 359 Filbert, speaking as an individual and not as a representative of the Planning Commission**

Expressed his disagreement with the suggestion that the LCP update process be slowed down.

**Anne Carey, property owner in Half Moon Bay**

Said that Measure D shouldn't be discussed until the phasing policy has been determined and analyzed.

**Jack McCarthy, 824 Railroad Avenue, speaking as an individual and not as a representative of the Planning Commission**

Urged the City Council to continue the LCP update process as scheduled.

**Terry Gosset, 193 Reef Point, Moss Beach**

Expressed his disappointment in the LCP update process thus far. He said many questions have been asked without receiving responses.

**George Muteff, 408 Redondo Beach Road**

Stated his objection to the "threatened and unique" language with regards to Section 3.

**Mayor Grady** closed Public Comment at 9:50 p.m.

Discussion ensued between the City Council and staff, with the City Council reviewing the proposed changes and providing input to the Planning Director.

**STAFF REPORTS AND RESOLUTIONS**

**6. Public Works**

**Presentation of Sewer Authority Mid-Coastside Administration, Treatment and Collection Draft Budget for Fiscal Year 2005-06**

Approved Minutes  
May 3, 2005

**Public Works Director Nagengast** presented the staff report.

Discussion ensued between the City Council and staff.

**Jack Foley of Sewer Authority Mid-Coastside** was in attendance to answer any questions the City Council had.

Further discussion ensued between the City Council and staff.

A motion was made by **Councilmember Ferreira** to bring back two resolutions at the next City Council meeting approving the General Budget and the Collection System budget. The motion was seconded by **Councilmember Taylor** and upon a roll call vote, the motion carried by a vote of 4-1, with **Mayor Grady** voting no.

## INTERAGENCY

## ADJOURNMENT

A motion was made by **Councilmember Ferreira** and seconded by **Councilmember Fraser** to adjourn the meeting at 11:35 p.m. Upon a voice vote, the motion carried by a vote of 5-0.

Respectfully submitted:

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Siobhan Smith  
Interim City Clerk

Approved:

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Jim Grady, Mayor