

**Minutes of the Regular & Special Meeting of the  
Half Moon Bay City Council  
May 16, 2006**

**SPECIAL MEETING OF THE CITY COUNCIL**

The City Council convened in Special Session at the Adcock Community/Senior Center at the hour of 7:00 p.m. with **Councilmembers Gorn, McClung, Patridge** and **Mayor Fraser** present. Pursuant to Government Code Section 54953(b) (3), **Councilmember Grady** participated in the Special Meeting by Audio Teleconferencing, located and posted at:

**2716 Hardies Road  
Gibsonia, PA 15044  
(724) 444-3068**

**Recess to Closed Session:**

- **Pursuant to Government Code Section 45957.6 – 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 54956.9 – Conference with Legal Counsel – Existing Litigation** – Yamagiwa v. City of Half Moon Bay, Cal. Court of Appeal, First App. District, Case No. A1000999
- **Pursuant to Government Code Section 54956.9 – Conference With Legal Counsel – Existing Litigation** —Saso Crnugelj-Gale and Verna Gale v. Members of City Council of the City of Half Moon Bay et al; San Mateo Superior Court Case No. 449378
- **Pursuant to Government Code Section 54956.9 – Conference With Legal Counsel – Existing Litigation** —Paoli v. City of Half Moon Bay; San Mateo Superior Court Action No. 449585
- **Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiator, City Manager** – Property: APN's 056-081-370; 056-081-380 056-081-390. Negotiating Parties: City of Half Moon Bay & Foley. Price and Terms of Payment : Under Negotiation

**CONVENE REGULAR MEETING**

The City Council convened in Regular Session at the hour of 7:30 p.m. with **Councilmembers Gorn, McClung, and Patridge** and **Mayor Fraser** present. **Councilmember Grady** was absent.

## PLEDGE OF ALLEGIANCE

### PROCLAMATIONS AND PRESENTATIONS:

- **Caltrans Presentation**

City Staff and Caltrans Staff provided an update on the Devil's Slide Repair Schedule

**Mayor Fraser** opened Public Comment at 7:55 p.m.

**Vince Williams, 741 Etheldore, Moss Beach**, said this project is taking too much time and costs too much. He had questions regarding the possibility of opening the road for one-way traffic during the repairs.

**Mike Concel, no address provided**, suggested that an alternate road be built on the coast.

**Chad Hooker, no address provided**, had questions regarding the technical aspects of the repairs.

**Kathy Steger, 147 Escalona, El Granada**, asked if there was any way to limit trucks on Highway 92 at commute times.

**Brian Dantes, no address provided**, had suggestions regarding traffic control.

**Kevin Lansing, 359 Filbert**, asked if there is a CDP requirement for installation of a new traffic signal.

- **Half Moon Bay Library**

Representatives from Group 4 Architecture Research & Planning provided an overview of the library design proposal.

### COUNCIL PRIORITY STATUS REPORTS FROM STAFF:

**City Manager Auker** provided an update on the budget adoption process. She also announced that a meeting will be held in the Oak Park area to discuss the park plans with the neighborhood.

**Planning Director Liebster** said that the Code Enforcement Subcommittee will be meeting this week.

**City Attorney Lindgren** announced that during Closed Session the City Council received information and provided direction regarding labor negotiations, Yamagiwa v. City of Half Moon Bay & Gale v. City of Half Moon Bay. The matters

of Paoli v. City of Half Moon Bay and purchase of real property were continued to after the conclusion of the Regular Meeting.

**Public Works Director Nagengast** reported that the emergency work at the Train Depot is nearly complete. He also said that sidewalk work was completed at Strawflower Center.

**ORAL COMMUNICATIONS:**

**Lucy Lopez, 531 Terrace Avenue**, submitted a petition stating opposition to installing a traffic signal at Terrace Avenue.

**Bob Clinton, 515 Terrace Avenue**, spoke in opposition of installing a traffic signal at Terrace Avenue,

**Jerry Steinberg, 591 Terrace Avenue**, spoke in opposition of installing a traffic signal at Terrace Avenue.

**Les Deman, 517 Ruisseau Francais**, spoke regarding the long term traffic needs of the coast.

**Sofia Freer, no address provided**, requested that Item #15 be moved up on the agenda.

**Gino Monteiro, 435 Kehoe Avenue**, asked for an update on ditch cleanup.

**Half Moon Bay Police Sgt. John Sanchez** spoke regarding the Special Olympics program and the upcoming "Tip a Cop" event.

**George Muteff, 408 Redondo Beach Road**, spoke regarding the Terrace Avenue petition submitted and said that this item should be agendized for City Council discussion. He also asked if the new start time for City Council meetings could be suspended while Devil's Slide is closed.

**CITY COUNCIL REPORTS:**

**Councilmember McClung** spoke regarding the Solar Home Tour.

**Mayor Fraser** said she attended the S.A.M. 30<sup>th</sup> Anniversary event. She also urged her fellow Councilmembers to be diligent in attending agency meetings that they are assigned to.

**CONSENT CALENDAR:**

1. **Waive Reading of Ordinances and Resolutions**
2. **Planning Director Issued Permit Items May 16-May 31, 2006**

3. **Approve City Council Minutes for the Meeting of April 18, 2006**
4. **Approve Warrant Reports Dated April 28, 2006 in the Amount of \$14,993.97 and May 3, 2006 in the Amount of \$122,797.49**
5. **Acknowledging the Withdrawal of Appeal of the Planning Commission's Condition of Approval for PDP-057-05, an Approved Coastal Development Permit, and Height Exception, to Construct a One-story Single-family Residence on a Vacant Lot with Associated Infrastructure Improvements Located at 12 Ventura Street (APN 048-091-540) (Taylor)**
6. **June 6, 2006 Gubernatorial Election Information**
7. **Cancellation of July 4, 2006 City Council Meeting**
8. **Acceptance of Work for Construction of Public Improvements on Kelly Avenue and Jenna Lane**
9. **Determination of a Public Convenience and Necessity for an Alcohol License, 225 S. Cabrillo Highway #130C (Shoreline Station)-Riace Deli, Wine Sales and Tasting Room (Francesco and Concettini Carruba); APN 056-150-250; PDP 032-06**
10. **Execute Memorandum of Understanding (MOU) Between the City of Half Moon Bay and the Police Management Association for the Period of July 1, 2005 to June 30, 2009.**

Motion by **McClung/Gorn** to the approve Consent Calendar as presented. Upon a roll call vote, the motion carried 4-0 with **Councilmember Grady** absent.

**11. Sister City Request for Funding in the Amount of \$6000.00**

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

**Barbara Von Glahn** and **Nancy Evans** of the Sister City Committee provided information on the program and requested that the City Council grant their request for funding.

Discussion ensued between the City Council.

Motion by **McClung/Gorn** to approve the Sister City request for funding in the amount of \$6000.00. Upon a roll call vote, the motion carried 4-0 with **Councilmember Grady** absent.

**12. Determination by the City Council to Review the Planning Commission Final Action of the 2006 Measure A Ratification**

**Planning Director Liebster** and **Assistant Planner Schaan** presented the staff report.

Discussion ensued between the Councilmembers.

**Mayor Fraser** opened Public Comment at 9:56 p.m.

**Jack McCarthy, no address provided**, stated his opinion that two of the applications merit more attention and asked the City Council further discuss the matter.

**Kevin Lansing, 359 Filbert**, said he disagrees on the infill status of two of the applications.

**Mayor Fraser** closed Public Comment at 10:00 p.m.

**Motion by Patridge/McClung** to review the Planning Commission's action to ratify the 2006 Measure A allocation list as presented by staff. Upon a voice vote, the motion carried by a vote of 4-0 with **Councilmember Grady** absent

Motion by **Patridge/McClung** to approve the 2006 Measure A allocation list as ratified by the Planning Commission with the findings and evidence provided in the draft resolution and allocation list contained in Exhibit A of the staff report. Upon a voice vote, the motion carried 4-0 with **Councilmember Grady** absent.

A break was called at 10:25 p.m.

The meeting was reconvened at 10:35 p.m.

**13. Determination by the City Council to Review the Planning Commission Final Action of the 2006 Measure A Ratification (ADDENDUM)**

**Planning Director Liebster** and **Assistant Planner Schaan** presented the staff report.

Motion by **Patridge/McClung** to waive the owner occupancy requirement for the 2006 Measure A ratification and direct staff to bring this back as a consent calendar item at the next City Council meeting. Upon a voice vote the motion carried 4-0 with **Councilmember Grady** absent.

**14. City Council Direction to Planning Commissioners**

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

**Mayor Fraser** opened Public Comment at 10:50 p.m.

**Ozzie Monteiro**, 808 Monte Vista Lane, stated his opposition to Resolution P-20-00.

**Dale Dunham, 513 Ruisseau Francais**, spoke regarding Resolution P-20-00, stating his opposition to it.

**Doug Snow, 272 Main Street**, spoke regarding the resolution of intent process and asked that the issue be returned to the Planning Commission for discussion.

**George Muteff**, spoke regarding Resolutions P-19-00 and P-20-00, stating that they should be rescinded.

**Patric Jonnson, 431 Kehoe**, said that this is an ongoing issue and the City should resolve it.

Discussion ensued between the City Council and staff.

The City Council consensus was that the sign ordinance, net area and the makeup of the Architectural Review Committee are items of most importance at this time.

**15. Request for Waiver of Story Pole Requirement for PDP-103-04, a New Three Story Mixed-Use Building Located at the Corner of Main Street and Kelly Avenue (APN's 056-166-050/070)**

**Assistant Planner Schaan** presented the staff report.

**Chad Hooker, applicant**, explained his reasons for requesting the waiver and discussed his proposed alternatives to the full story pole requirement.

Discussion ensued between the City Council and staff.

**Motion by McClung/Patridge** to waive the story pole requirement for PDP-103-04 with the modifications proposed by the applicant and the further condition that if the Planning Commission requires additional modifications the applicant will comply. Upon a voice vote, the motion carried 4-0 with **Councilmember Grady** absent.

**16. Continue Discussion of Landscaping and Xeriscaping Conditions**

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

Discussion ensued between the City Council and staff.

The City Council directed staff to change the condition to be consistent with the current language of the resolution and forward the resolution to the Planning Commission for further review (upon completion of other priority items.)

**ADJOURN REGULAR MEETING OF THE CITY COUNCIL**

Motion by **McClung/Patridge** to adjourn the Regular Meeting. Upon a voice vote the motion carried 4-0 with **Councilmember Grady** absent and the Regular Meeting was adjourned at 11:54 p.m.

**CONVENE MEETING OF THE COMMUNITY DEVELOPMENT AGENCY**

The Community Development Agency Meeting was convened at 11:54 p.m.

- 17. Authorize Resolution Forgiving \$969,386.90 of Community Development Agency Loans and Transferring \$23,764.69 of Agency Assets to the City's General Fund as Reimbursement for Services**

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

Motion by **Patridge/Gorn** to authorize the resolution forgiving \$969,386.90 of the Community Development Agency loans and transferring \$23,764.60 of agency assets to the City's General Fund as reimbursement for services. Upon a roll call vote, the motion carried 4-0 with **Councilmember Grady** absent.

**ADJOURNMENT:**

Motion by **Patridge/McClung** to adjourn to Closed Session. Upon a voice vote, the motion carried 4-0 with **Councilmember Grady** absent and the Community Development Agency meeting was adjourned at 12:02 a.m.

Respectfully Submitted:

Approved:

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Siobhan Smith  
City Clerk

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Marina Fraser  
Mayor