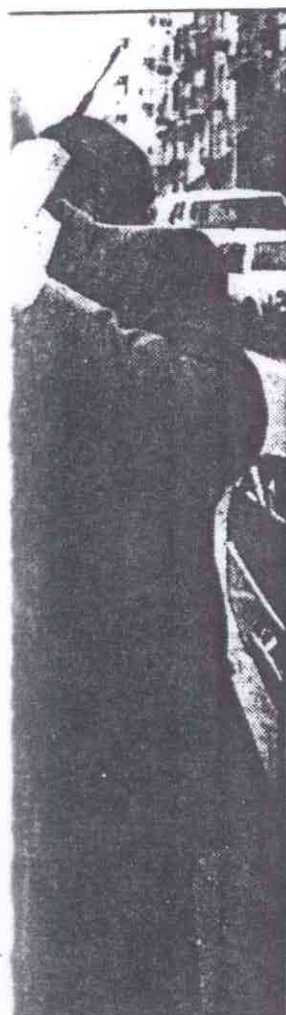


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Big Pillar Point project draws local opposition

Neighbors want shopping mall, lighthouse deleted

By Stanton Samuelson
OF THE EXAMINER STAFF

REDWOOD CITY — Coastside residents fuming over plans for a \$20 million resort complex at Pillar Point Harbor are trying to persuade county supervisors to block the project.

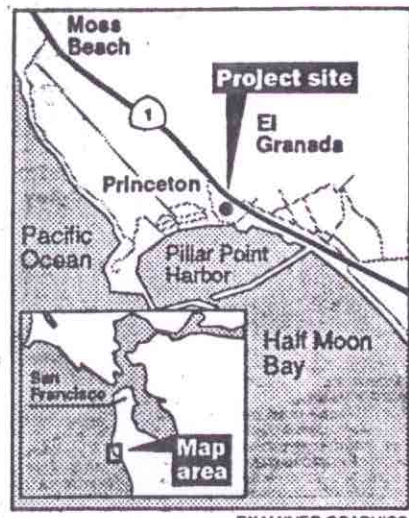
"I think we have a chance, but what kind, I just don't know," said Larry De Young, chairman of the citizen group seeking a greatly scaled-down plan when the San Mateo County Board of Supervisors meets Tuesday. "If we lose, then we'll go to the (California) Coastal Commission and then to the courts."

At a supervisors' meeting last month, hundreds of residents crowded the Coastsides Community Center in Half Moon Bay to complain that the project would cause monstrous traffic jams and block views of the ocean.

Pillar Point Properties Inc., the developer, has opposed cutting back the 7-acre complex, which it says "will enhance the character of Princeton Harbor and offer a diverse array of amenities to the ... coastal traveler."

Plans call for a large restaurant, a 95-room hotel, a mall with up to 25 small shops and a lighthouse.

"Our project is fully compatible with all of the ordinances and regulations," says George Auld, vice president of Pillar Point Properties. "In 2½ years of discussions and planning, we've made certain that we're in full compliance with



EXAMINER GRAPHICS

the county's coastal plan." Auld, who said there was no reason to reduce the project's size, added: "Even allowing appeals (by opponents) to the Coastal Commission, there's a good chance we could start construction by mid-summer."

He promised that the planned 75-foot light, also a major source of controversy, would be a "subtle landmark" in keeping with the coastal development act. He said the project would eventually become a tourist attraction.

Auld said studies showed that the harbor village, to be built at Highway 1 and Capistrano Road, would result in about 150 full-time jobs and produce \$1.3 million annually in tax revenue.

Opponents aren't convinced. "We want the lighthouse and mall deleted, although we wouldn't oppose shops in the hotel," De Young said. "There are already enough shops in downtown Half Moon Bay. As for the lighthouse, the harbor is already a landmark, so adding a tacky lighthouse would

only tend to cheapen the area. We don't want to become another Fisherman's Wharf."

The mall would block vistas of the ocean, and traffic would worsen emergency access, he said.

"As now proposed," De Young said, "the project will only tend to Carmelize the area, and our citizens won't tolerate it."

De Young also chided the developer, a subsidiary of Westinghouse Communities Inc., "for not even trying to consult with residents living near the site. We're moderate people, but it's things like that that makes people become radicalized."

While supervisors would not predict the outcome of Tuesday's meeting, a source who requested anonymity said late last week, "It looks like a 4-1 vote in favor of the developer."

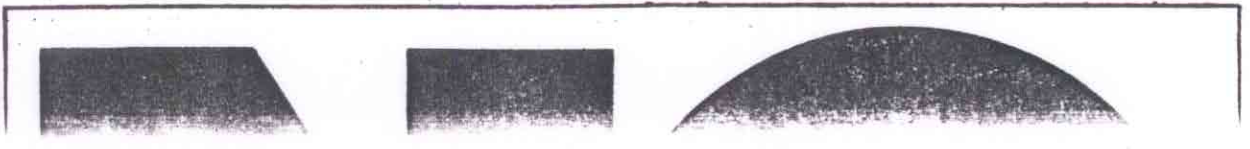
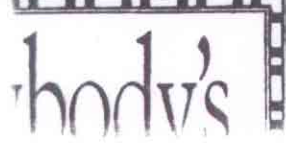
Ex-KKK chief lags in GOP caucus vote

ASSOCIATED PRESS

NEW ORLEANS — State Sen. Ben Bagert easily outdistanced state Rep. David Duke and Secretary of State Fox McKeithen in GOP caucuses across Louisiana, giving him a boost in his bid to oppose incumbent U.S. Sen. Bennett Johnson.

Bagert won 383, or 70 percent, of the 544 delegates selected at 14 caucuses Saturday.

Duke, a former Ku Klux Klan leader whose election to the legislature last year was opposed by national Republican Party leaders, won 27 delegates. McKeithen won 25, and 109 of the delegates were uncommitted.



Opinion

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Half Moon Bay Review

Wednesday, December 6, 1989

Approve smaller project

Harbor Village has merit, but in scaled-down form

A planned development near Pillar Point Harbor is inappropriately large for the area, and is incompatible with the flavor of Pillar Point, one of the state's last working, commercial harbors.

A three-story, 95-unit hotel, 280-seat restaurant and a glass-enclosed shopping mall would be topped off with a 75-foot replica of a lighthouse.

We advocate a smaller hotel with adjoining restaurant, and full disclosure of the development company's plans for the remainder of the undeveloped site. We urge the San Mateo County Board of Supervisors to meet Coastside residents halfway by approving a scaled-down project.

The appalling fake lighthouse and nearby shopping area is too commercial for the rustic Coastside, which boasts two authentic lighthouses that helped guide vessels away from the treacherous rocky shore. The project conjures images of San Francisco's Pier 39. As proposed, the development is too theatrical, in stark contrast with the reality of daily life at a working harbor.

Westinghouse, the property owner, has provided detailed schematics of the proposed Pillar Point Harbor Village, to be located on a nine-acre vacant lot near Highway 1 and Capistrano Road. But the company has not detailed what it plans to do with the remaining 15 acres of the parcel not included in Harbor Village plans.

The addition of another hotel and restaurant's tax revenues and jobs would be welcome, as would the increased tourist dollars that many Coastside businesses would share.

A group in opposition to the project, Concerned Citizens of the Coastside, has stressed that it has nothing against commercial development but opposes only the Harbor Village's size, which will block views and generate traffic woes in the area.

Residents choose to live on the coast precisely because of its rural character, open spaces and harbor views, half of which will be obscured by this project. The coast is thankfully void of enclosed shopping malls and three-story hotels.

If the supervisors embrace the suggestions for scaling down the project, the land's developers win and the Coastside wins. We urge the supervisors to heed the thoughtful compromises that citizens have offered.

State Coastal Commission Orders Review of Pillar Point Project

By Bill Workman
Chronicle Peninsula Bureau

Opponents of a major resort proposed for Pillar Point Harbor in San Mateo County have been given a boost by the California Coastal Commission, which has ordered a review of the controversial \$20 million project.

"It's a great victory for us," said a surprised and elated Larry DeYoung of Concerned Coastside Citizens, the environmental group that led opposition to the development.

The commission voted 5 to 4 Tuesday to take jurisdiction over a permit for the controversial Pillar Point Harbor Village project.

The project was approved earlier by the San Mateo County Planning Commission and by county supervisors. If the state commission had not ordered a review, the development would have proceeded as planned.

The commission, which had a

majority of pro-development commissioners attending Tuesday's meeting in San Francisco, was expected to deny the appeal of environmentalists — and approve construction of the New England motif hotel-shopping complex that has angered a number of San Mateo seaside residents.

Instead, the resort plan got entangled in the latest display of polit-

ical intrigue that has shadowed the Coastal Commission in recent years as development and environmental forces jockeyed for its control.

Thomas Gwyn cast the deciding vote on the panel's ruling that a "substantial issue" was raised by opponents of the harbor plan. Gwyn was appointed to the commission just last Friday by Assembly Speaker Willie Brown and, surprisingly,

was elected Tuesday as commission chairman at his first meeting.

Opponents of the development had complained — and the commission's staff agreed in a report last week — that construction of a 96-room hotel, a 280-seat restaurant, a bar, shops and a huge parking lot at the site would violate the county's local coastal plan. The project is three miles north of Half Moon Bay near Princeton-by-the-Sea.

Residents have also charged that the project will substantially

block scenic views of the harbor from Highway 1.

The commission has ordered a full hearing on the controversial development for its next meeting in March in Marina del Rey.

Gwyn's election as the commission's new chairman impressed at least one San Mateo County official. "It was really something to watch. This guy walks in the door — and 15 minutes later, he's the new chairman," said San Mateo Planning Director Paul Koenig.

Some environmental lobbyists, who had wanted Brown to appoint former Assemblyman Victor Calvo to the commission, said they are uncertain about Gwyn and the effect his appointment may have on the commission.

Gwyn, an assistant chancellor at the University of California at San Francisco and a onetime legislative consultant with little experience in coastal issues, was picked chairman by largely pro-development commissioners. He has, however, a few environmental credentials as a member of both the Sierra Club and the San Francisco Planning and Urban Research Council.