

ELECTION 2005  
SAN MATEO COUNTY TIMES  
AUGUST 13, 2005

# City sharpshooter retires from council

By Malaika Fraley

STAFF WRITER

BELMONT — Dave Bauer, the straight-talking City Council maverick often at odds with the rest of the board, announced Friday that he's not running for re-election.

Bauer made the decision just hours before the filing deadline. Councilman George Metropulos is also stepping down, leaving Coralin Feierbach the only incumbent in the race that includes three challengers so far.

Challengers have until 5 p.m. Wednesday to qualify for the race. The deadline was extended because the two eligible incumbents are out.

Bauer, elected to the council in 2001, said he's not running again for reasons pertaining to his health and family.

His mother died a month ago, and his father is in poor health. And his own health is suffering from what he described as "extremely high blood pressure, even with medication."

"Dealing with my mom's death has kicked the daylight out of me. I'm having a hard time staying focused, it's whacko," said Bauer, an insurance agent and father of three. "My blood pressure had been high, but now there's too many things draining me.

"Certainly one of stressors for me is city council, some of



BAUER

the personalities who sit on it and the issues we're dealing with," said Bauer, who bickered at Monday night's council meeting with Coralin Feierbach over her open space initiative on the November ballot.

Bauer said he almost joined the race because he felt like he had finally made his way around the learning curve. He represents the city on several executive boards, and enjoys working with other cities' council members and local legislators.

"I think I'm getting good at what I'm doing, even though this group of individuals tries to marginalize my impact," he said.

When asked if he plans to make another bid for the council in the future, Bauer said, "You bet your booties. I look at this as just a hiatus."

Staff writer Malaika Fraley is a general assignment reporter who also covers Belmont, Foster City and San Carlos. Contact her at (650) 348-4377 or by e-mail at [mfraley@sanmateocountytimes.com](mailto:mfraley@sanmateocountytimes.com).

## ► BELMONT

### City Council

There are council seats on the ballot, and only one incumbent in the race. Councilmen George Metropulos and Dave Bauer are stepping down, which extends the nomination filing deadline in Belmont to Wednesday.

Candidates: Bill Dickenson, Coralin Feierbach (incumbent), Rick J. Frautschi, Warren Lieberman.

### Belmont-Redwood Shores Elementary District

The Board of Trustees has three seats and three candidates.

Candidates: Jennifer Benelli, Karen Clancy (incumbent), Eric Shrader (incumbent).

ELECTION 2005  
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## BELMONT

# Frautschi exits from City Council race

■ Measure F deals with open space; Measure C would fund new school

**By Malaika Fraley**

STAFF WRITER

BELMONT — Planning Commissioner Rick Frautschi has dropped out of the City Council race, leaving voters in November with three candidates for three seats.

Frautschi, a retired administrative assistant and amateur genealogy researcher, withdrew his nomination papers on Wednesday less than a half-hour before the filing deadline.

Frautschi could not be

reached Thursday for comment.

Still in the race are incumbent Councilwoman Coralin Feierbach, Planning Commissioner Bill Dickenson and outgoing Finance Commissioner Warren Lieberman.

Councilmen Dave Bauer and George Metropulos announced last week they would not be defending their seats.

Bauer said Thursday that it's unlikely the City Council will cancel the election because that would eliminate the possibility of write-in candidates.

In any case, Belmont voters still have a reason to go to the polls Nov. 8.

## Election '05

In addition to state propositions on the ballot, there are two local measures.

Measure F, requiring a majority vote, asks voters to approve an open-space ordinance that would require voter approval any time developers want to exceed density limits in hillside areas.

Measure C is a \$25 million bond measure floated by the Belmont-Redwood Shores School District to build a neighborhood school in Redwood Shores that would alleviate overcrowding at Sandpiper Elementary.

There's also the district's school board race, which features three candidates running for three seats.

Incumbent Karen Leong Clancy is defending her seat, as is appointed incumbent Eric Shrader. Trustee Sharon Thompson is stepping down. Parent and teacher Jennifer Benelli is the only non-incumbent in the race.

Staff writer Malaika Fraley is a general assignment reporter who also covers Belmont, Foster City and San Carlos. Contact her at (650) 348-4377 or by e-mail at [mfraley@sanmateocountytimes.com](mailto:mfraley@sanmateocountytimes.com).

# Councilman declines re-election

■ Incumbent says he'll support Feierbach but not Bauer

By Malaika Fraley  
STAFF WRITER

BELMONT — The proverbial pre-election mud-slinging began Tuesday after Councilman George Metropulos announced he is not running for re-election and that he and the rest of the council — minus Dave Bauer — would be supporting incumbent Coralin Feierbach and two challengers in the race.

"I couldn't care less," Bauer

## Election '05

### BELMONT

said of news that his fellow council members won't support him should he run. Bauer said he's waiting for the Friday candidate filing deadline to make his decision.

"I've been on the end of 4-1 votes. They're trying to stack the council with a bunch of people like-minded with Feierbach and (Mayor Dave) Warden, which I think is a big mistake," Bauer said.



METROPULOS



BAUER



FEIERBACH

The seats held by Bauer, Metropulos and Feierbach are up for grabs on Nov. 8. Feierbach has qualified for the race, as have Planning Commissioners Bill Dickenson and

Rick Frautschi. Finance Commission Chairman Warren Lieberman said he plans to file his nomination papers later this week.

Metropulos, Mayor Dave

Warden, Vice-Mayor Phil Mathewson and Feierbach met Dickenson at City Hall Tuesday after Dickenson filed his nomination papers and announced their support for him and Frautschi.

It was there that Metropulos, who was elected four years ago, said he is stepping down.

"There's some personal, some professional reasons," Metropulos said.

He said he had planned to run because he was worried there wouldn't be enough can-

Please see **CITY**, Local 2

## In past year, Belmont has lost 4 key officials

► **CITY**, from Local 1

didates, but changed his mind when Dickenson and Frautschi tossed in their hats.

In addition to being the Planning Commission chairman, Dickenson is the president of the Sterling Downs Neighborhood Association. Frautschi sits on the commission and is a community volunteer whose efforts earned him an award from the Chamber of Commerce last year.

"They both have very proven track records for many years," Metropulos said. "I think these guys really have their sights set and can bring something to the city."

Metropulos did not comment on Bauer one way or the other but said Feierbach deserved time to finish her goals on the council.

"I am not endorsing Coralin (Feierbach),

and not supporting Dickenson," Bauer said. "I think Feierbach is a mistake for this city, repeating mistakes she caused the city in her last term."

Bauer criticized Feierbach, a member of the fire authority board, for her role in the pending dissolution of the South County Fire Protection Authority and the departure of several city department heads.

In the past year, Belmont has lost its city manager, assistant city manager, city attorney and community development director. Longtime Parks and Recreation Director Karl Middlestadt is retiring Friday.

Interim City Manger Jack Crist is at the helm while the city looks for a replacement for Jere Kersnar, whom the council fired behind closed doors last summer. Bauer said former Assistant City Manager Dan Rich would have made a good replacement, but he left to be Sunnyvale's top dog after

the council put an "insulting offer" on the table, according to Bauer.

Feierbach said Wednesday that four out of five council members voted to dissolve the fire department shared with San Carlos.

They had no choice but to look to other cities for services, she said, because the department was running out of money.

Regarding Bauer's comments about departed department heads, Feierbach said the law prohibits Bauer and her from discussing closed-session employment issues.

She noted that Rich left to work for a bigger city in a county where he lives, and the council was happy to see him succeed.

Lieberman, who has sat on the Finance Commission for five years, said his choice not to run is not because of disapproval of the current council, but rather because he thinks his strong background in finance would benefit the city.

*the council  
Chairman Dickenson  
August 1st, 2005*

Election - 2005  
Examiner/Independent  
Aug 16, 2005

## ELECTION WATCH

# Election deadline passes

## Some races extended to Wednesday

BY KATE WILLIAMSON AND EDWARD CARPENTER

Staff Writers

**BURLINGAME** — The political races began early this summer, but the serious contenders have now been winnowed from the maybe-campaigners.

Friday was the final day for candidates for San Mateo County's city councils, school district boards and special administrative districts to file 20 valid signatures of local, registered voters and thereby confirm their candidacy.

That is, except for government bodies where an incumbent has dropped out of the race, giving candidates until Wednesday to file. Such is the case in San Carlos, where long-time councilmembers Don Eaton and Mike King decided not to seek re-election.

Two residents, Len Materman and Reobert Grassilli, pulled papers late Friday. Councilman Matt Gro-

cott has officially thrown his hat into the race for one of the three contestable seats. Planning Commissioner Alex Phillips, Parks and Recreation Commissioner Brad Lewis and former councilman John Hoffman have also turned in papers.

That race will impact not only the future of San Carlos, but of Belmont. The two cities are in the process of dissolving their South County Fire Authority partnership, but several candidates for each race said they'd like to see South County continue.

Belmont's approved candidates include incumbent Coralin Feierbach and newcomers William Dickenson and Rick Frautschi. Because councilman George Metropulos will not seek re-election, candidates will have until Wednesday. Incumbent Dave Bauer and challenger Warren Lieberman have taken out paperwork.

Hotly contested Burlingame has at least one fence sitter in Dan Andersen, who has announced his candidacy but hasn't yet submitted his paperwork. Six qualified candidates have turned in paperwork for three four-year seats: Paul Prendiville, Rosalie O'Mahony, Cathy Baylock, Ann Keighran, John Root

and Gene Condon. Candidates have until Wednesday to file, since Mayor Joe Galligan chose not to seek reelection. Two people, Donald Lembi and Russ Cohen, qualified to run for a vacant two-year term. City Clerk Doris Mortensen is running unopposed for her position.

Mayor Jeff Ira, Councilmembers Jim Hartnett and Diane Howard are all trying to keep their seats in Redwood City. Councilwoman Alicia Aguirre is running to fill the remainder of her term (it was Ira Ruskin's seat). Planning Commission chair Hillary Paulson is a challenger, along with Adrian Brandt.

In San Bruno, Larry Franzella and Michael Salazar have completed nomination papers for mayor. Qualified council candidates include incumbents Chris Pallas and Ken Ibarra, and challengers Rico Medina, Scott Buschman, Stephan Pieraldi and last-minute filer Bradley Forcier. Jo Ann Graf's signatures were being verified over the weekend.

City Clerk Ed Simon is not seeking re-election, and both Carol Bonner and Joyce Fritz have qualified to run for the office. Linda Freitas will run unopposed for treasurer.

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# Councilman bows out of Belmont race

By Dana Yates  
DAILY JOURNAL STAFF

Belmont Councilman George Metropulos will not run for a second term in office and announced yesterday he is supporting incumbent Coralin Feierbach and Planning Commissioners Bill Dickenson and Rick Frautschi for the council's three available seats.

The three seats are currently held by Metropulos, Feierbach and Dave Bauer. Both Feierbach and Bauer have pulled nomination papers. Feierbach formalized her candidacy by filing the paperwork with the city clerk last week. Bauer has until Friday to file his paperwork.

Dickenson held a small press conference yesterday



George Metropulos

## RACE

Continued from page 1

morning after filing his nomination papers with the city clerk. He was flanked by Frautschi and four of the five council members. Bauer was not invited.

Both Feierbach and Bauer make no secret of their bitter relationship.

The relationship between Feierbach and Bauer took a turn for the worse during a June 2003 special election, in which Bauer supported Feierbach rival George Burgess. Mayor Dave Warden threw his support behind Feierbach. After the bitter race, the council decided to call off the November regular election which would require Feierbach to run again. The appointment angered some residents who had hoped for a contested race.

Since then, Bauer regularly casts the council's minority vote on most issues.

Dickenson said he wanted to build consensus and "not bring a negative attitude and game playing" to the council.

Dickenson, 38, is a hotel and restaurant consultant who was raised in Belmont. He is married and is planning to start a family.

A couple of years ago, Dickenson made a failed bid for City Council. Since then, he took smaller leadership roles in the city. He is president of the Sterling Downs Neighborhood Association and serves on the Planning Commission. He also served as the co-chair of the Urban Design Committee and the chair of the Permit Efficiency Task Force.

Both Dickenson and Frautschi give credit to most of the current council for acting as mentors and helping navigate the two through the often complicated world of city politics.

Frautschi, 53, is a former oncology and trauma nurse at the University of California at San Francisco. He moved to Belmont 11 years ago and lives in the Central Neighborhood. He is currently

serving his second term on the Planning Commission.

Initially cagey about whether he would run, Frautschi said a two-week vacation gave him time to realize he wanted a seat on the council. It seems like a natural progression, he said.

Mayor Warden and Councilman Phil Mathewson said they fully supported all three candidates. Metropulos said he was "happy and honored" to see Feierbach pursue another term and the two challengers decide to run.

Metropulos isn't planning on going anywhere. Combining council obligations and his job teaching at Carlmont High School demanded too much time.

"When you have it in you, it's hard to stay away," Metropulos said. "But when you do something, you have to give it 100 percent."

Metropulos will continue to work at Carlmont High School and volunteer in the community, he said.



Coralin Feierbach



Bill Dickenson



Dave Bauer



Rick Frautschi

Dana Yates can be reached by e-mail: [dana@smdailyjournal.com](mailto:dana@smdailyjournal.com) or by phone: (650) 344-5200 ext. 106. What do you think of this story? Send a letter to the editor: [letters@smdailyjournal.com](mailto:letters@smdailyjournal.com)

*clerk's office  
daily Journal  
8/12/05*

*election  
San Mateo Daily News  
August 9, 05*

## Council member to run again

After several weeks of uncertainty, Belmont City Council member Coralin Feierbach yesterday filed papers for candidacy, confirming that she plans to run for another term.

Feierbach, who was elected in June 2003 to a partial term vacated by City Clerk Terri Cook, had previously said she was uncertain if she would run again, given the ugliness of the

last election. Planning Commission member Rick Frautschi also reportedly took out papers this week to run for the fall election, in which three seats are being contested.

Incumbents George Metropulos and Dave Bauer and Planning Commission member Bill Dickenson have also taken out papers in the race.

# Councilman declines run

## Belmont's Bauer not seeking re-election

By Dana Yates  
DAILY JOURNAL STAFF

After a year of personal struggles and quarrels at City Hall, Belmont Councilman Dave Bauer will not file papers today seeking another term.

Instead, he will throw his support behind Belmont Finance Commission Chair Warren Lieberman, who plans to file his nomination papers today.

The decision comes after a host of family issues made him realize his priorities. It's also fueled by



Dave Bauer

hostility on the council that's grown worse since Bauer was accused of leaking confidential information about a former city manager to the press a year ago. He denies the accusations and instead insists Mayor Dave Warden and Councilwoman Coralin Feierbach are responsible.

"It's impacted the reputation of the city and reinforced the negative image of Belmont," he said.

The constant tension between Bauer and his colleagues — which almost resulted in a fist fight last year — isn't his main reason for leaving. Bauer, 54, was forced to deal with two aging parents this year. His mother died last month and his father suffers from ongoing

See BAUER, Page 39

# BAUER

Continued from page 1

illnesses. A year of hospital visits made Bauer realize his family must be his first priority. The stress of it all also put Bauer himself in the hospital for a day.

Both Warden and Feierbach say the council will be better without Bauer.

Warden said he's not surprised by the decision because Bauer didn't seem happy on the council. However, if Bauer did run, Warden said he'd "definitely make it a top priority" to see him defeated.

The two men barely speak to each other since they almost came to blows last year at an annual fair. The situation was diffused when San Mateo County Supervisor Jerry Hill stepped in, Bauer said.

The bitter relationship between Bauer, Warden and Feierbach stems from a June, 2003 special election, in

which Bauer supported Feierbach rival George Burgess. Warden threw his support behind Feierbach. After the bitter race, the council called off the November regular election because only two candidates, Warden and Phil Mathewson, announced intentions to run.

It worsened when information from a closed session council meeting was leaked to a columnist last August. The column described a negative performance evaluation of then City Manager Jere Kersnar. Following the meeting, Kersnar left the city. Bauer openly criticized the council's decision in the column. It was assumed he leaked the information. Bauer insists he did not leak the information and only told two people about the meeting — his wife and campaign manager.

"I feel he disclosed confidential information at least two times. For that reason alone, I feel good that he's not running," Feierbach said yesterday.

The council threatened censure and Bauer was forced to hire legal

representation. The rest of the council never followed through on its threat, but Bauer still owes himself \$5,000 he had to borrow from his campaign coffers to pay legal fees.

Bauer was openly critical of the council decision to separate from San Carlos in fire services and an open space initiative proposed by Feierbach.

If passed by voters in November, the initiative would make current density requirement in the Belmont hills law. Only a future vote of the public could change it. Feierbach said it's something she's been aiming to do for 30 years.

Bauer thinks her proposal is "the height of arrogance" because it assumes future councils, or the people who elect them, won't be smart enough to decide what's best for the city. Instead, Bauer said, she is trying to impose her own views on future generations that may not agree.

"It's dictatorial and damn near fascist," he said.

Feierbach makes no secret of her feelings about Bauer, but said she

tries to contain them at public meetings. It's something Bauer doesn't do, she said.

"Mr. Bauer, in a way, has been his own worst enemy," Feierbach said.

Council feuds aside, Bauer has been asked by his family not to run again. Last year, his daughters asked him not to run again because they could sense the tension in his attitude. In April, he had shoulder surgery. Since then, Bauer has lost his mother to a long-term illness, continues to care for his ailing father and is dealing with his own health problems.

In July, while Bauer's mother was in the hospital, he drove himself to the emergency room for chest pains. Doctors kept him overnight for observation. Moments after being released the next day, Bauer received a phone call from nurses at the same hospital about his mother's drastic decline in health. She died days later.

The following week he prepared for the funeral. He pulled nomination papers when he returned, but had no intention on filing for candidacy, he

said.

He's happy to support 48-year-old Lieberman, a president of a management consulting firm specializing in product pricing. Lieberman moved to Belmont in 1995 and has served on the Finance Commission since 2000. He decided to run because he wants to do more to give back to his community, he said yesterday.

As for Bauer, he's not done with politics.

"I really get jazzed by this. I get a sense of value and exhilaration from making a positive impact ... and preventing negative impacts," Bauer said. "Depending on who's running, I'd look at state Assembly or San Mateo County Board of Supervisors."

Dana Yates can be reached by e-mail: [dana@smdailyjournal.com](mailto:dana@smdailyjournal.com) or by phone: (650) 344-5200 ext. 106. What do you think of this story? Send a letter to the editor: [letters@smdailyjournal.com](mailto:letters@smdailyjournal.com)

Belmont Daily Journal  
- 8/12 - 05

*Election  
SM Daily News  
8/18/05*

## Candidate out in last hour

BY DAVID SMITH  
DAILY NEWS STAFF WRITER

With a half-hour to spare on the extended filing deadline, Planning Commission member Rick Frautschi pulled out of the race, saying he trusts the other three candidates.

"I think all three of them have the city's interests at heart," Frautschi said. "I like them all."

Belmont City Clerk Terri Cook's final roster stands at three candidates: incumbent Coraline Feierbach, Planning Commission member Bill Dickenson and Belmont Finance Commission member Warren Lieberman. There are three seats available.

Nobody influenced Frautschi's decision to exit the race at the last moment, he said, adding that he entered the race because he thought it would just be him, Feierbach and Dickenson, both of whom have worked with Frautschi on the Planning Commission.

Frautschi said he would continue his efforts on the Planning Commission and also focus on passing the Open Space Initiative, which would send any proposed changes to the current hillside zoning plan to the voters.

The initiative would not tighten any existing zoning laws but would make it harder to change or make exceptions to them.

Feierbach, an incumbent who brought the initiative forward, received the backing last week of outgoing council member George Metropulos, whose announcement excluded then-candidate and incumbent David Bauer. Bauer then opted out of a re-election bid because of a tough year that included family illnesses and strained relations with other council members.

Belmont Mayor Dave Warden and Vice Mayor Phil Mathewson had endorsed the bids of Feierbach, Dickenson and Frautschi for the three available seats.

## Candidate opts out, nullifies Belmont race

DAILY JOURNAL STAFF REPORT

Belmont Planning Commissioner Rick Frautschi pulled out of the City Council race last night leaving three candidates for three seats.

His decision will likely mean that the city will once again have either an uncontested election or a canceled election. Three seats are up for re-election. Councilwoman Coraline Feierbach is running again while councilmen Dave Bauer and George Metropulos opted out of the race. Metropulos cited a heavy work load and Bauer — often at odds with the rest of the council — said he wanted to focus on his family.



**Rick Frautschi**

Finance Commission Chair Warren Lieberman and Planning Commissioner Bill Dickerson will likely be sworn in without a campaign after the November election.

"I think the three people running are really good," Frautschi said, who added he would consider a run for council in the future.

Lieberman was backed by Bauer and Dickerson was backed by the other four members of the council.

*Daily Journal  
8/18/05*

Election '05

# Voters will decide about hillside plans

■ Measure F asks if Belmont City Council should have final say on development

By Rebekah Gordon

STAFF WRITER

BELMONT — This city treasures its open space in the Western Hills and San Juan Canyon, and come Nov. 8, voters will decide whether they or the City Council should have the final say on any development plans that would exceed existing zoning laws there.

"In the last 10 years, the citizens of Belmont have tried to protect these areas," City Councilwoman Coralin Feierbach said.

She is spearheading the effort to vote "yes" on Measure F — which would put any amendments to the existing Hillside Residential and Open Space

(HRO) District zoning ordinances to increase the maximum allowed density in these two areas — to the voters for approval.

Voter approval would not be required for development proposals that meet the current HRO standard, or for amendments that decrease development allowances.

But when voter approval is required, the proponents of any amendments would have to pay for the associated costs of placing the matter on the ballot.

If Measure F fails, the decision to amend HRO ordinances to allow for increased density development would continue to rest with the City Council.

## Argument for Measure F

Feierbach got the idea for the measure after seeing on the news that Milpitas had implemented a similar one. She has garnered the support of three other council members to put it on the ballot. Councilman David Bauer was the lone holdout.

The thinking behind it, she said, is that no one knows what the whims of future council members will be.

The approval of three council members is currently required for an ordinance amendment. If someone wanted to build 30 homes on a parcel of land instead of

five, Feierbach said, "then there's nothing stopping it — nothing. (The council) can change the zoning to accommodate."

"The people should have the power to increase the density beyond what it is now," she said. "A new council can come in someday and do what they want, and that is the dangerous part."

What Measure F doesn't do, Feierbach said, is stop development from happening.

"Essentially this is a developer's choice," she said. "They could subscribe according to our own ordinances."

The Measure F committee has raised \$1,140, \$600 from Feierbach herself.

## History

HRO zoning ordinances were established in 1989 and 1991 to address San Juan Hills and Western Hills' environmental conditions such as unstable hillsides, steep slopes, rock outcroppings and creeks.

To protect people from the hazards those conditions present, the ordinances decrease residential density allowances as slopes increase, encourage clustering of homes to reduce roadway and driveway grading, and encourage the voluntary merger of lots to regulate home size.

The ordinances also specify the number of dwellings allowed per acre, minimum lot

sizes, and floor area ratios depending on lot slope.

## The opposition

Warren Gibson, the former chair of the San Juan Canyon Preservation Trust and former member of the Planning Commission, is leading the opposition.

His concerns start with the "law of unintended consequences," he said. A situation could arise, he said, where all parties involved like a proposal for increased development, but voters reject it.

"Elections are a bad way to address complex land-use issues," he said. "It bypasses expertise that we have in the city of Belmont."

Putting a development ordinance change to a vote reduces it to "sound bites and yard signs," he said, and strongly favors wealthy developers and landowners who can afford to wage extensive campaigns.

It's also confrontational and rigid, he said. "The landowners feel like they're getting kicked in the groin again by people who won't even talk to them," Gibson said.

He'd like to see deed restrictions as an alternative.

"I don't think it's either necessary or sufficient," Gibson said about the measure. "Because without it, these things can still be changed. Tying the hands of future councils is problematic."

ELECTION 2005  
SAN MATEO TIMES  
OCT. 20, 2005

# Open space initiative hinges on council race

## Initiative would limit growth in Belmont's hills, councilwoman concerned about spending money on a special election

By Dana Yates  
DAILY JOURNAL STAFF



**Coralin  
Feierbach**

A proposal to place an initiative protecting Belmont's hillside on November's ballot could come down to dollar signs Tuesday night. The City Council is set to discuss a proposal by Councilwoman Coralin Feierbach to forever limit hillside development at its regular meeting. The initiative would require voters to approve any future

proposal to change the city's current hillside density ordinance. It's Feierbach's hope to protect the hillside from any future councils that might be pro-development. Even if her idea gains the support

from the rest of the council, it may have a hard time earning a spot on the ballot. Placing the initiative alone on the ballot will likely cost up to \$24,000, said City Clerk Terri Cook. A council election alone costs \$24,000, and the initiative would cost an extra \$10,000 if placed on the same ballot as the election. The question now is whether there will even be a council election. Dave Bauer, George Metropulos and Feierbach are all up for re-election.

With election season less than a month away, none will say for sure whether they're planning to run and no challengers have made any announcement either. Without a contested race, the city has the authority to cancel the election and appoint people to the seats. Councilman Phil Mathewson, who served on the Planning Commission with Feierbach, said he hasn't heard any specific arguments against the proposal and hasn't

decided if he'll support placing it on the November ballot. Bauer said he could not support the initiative since it could limit the role of future planning commissions and city councils. "I would not be anxious to spend \$10,000 to put this kind of intrusive and controlling item in the ballot," Bauer said.

See SPACE, Page 29

## SPACE

Continued from page 1

Both Feierbach and Bauer — who make no secret of their bitter relationship — have indicated they'll take out candidacy forms when election season opens July 15. They have not said if they'll submit them for the election by the Aug. 12 deadline. Metropulos has not indicated his

plans and did not return a phone call Friday afternoon.

The relationship between Feierbach and Bauer took a turn for the worse during a June, 2003 special election, in which Bauer supported Feierbach's rival George Burgess. Mayor Dave Warden threw his support behind Feierbach. After the bitter race, the council decided to call off the November regular election which would have required Feierbach to run again. The appointment angered some residents who had

hoped for a contested race.

Since then, Bauer has regularly casts the council's minority vote on most issues.

The council will meet 7:30 p.m. Tuesday in the Council Chambers at City Hall, 1 Twin Pines Lane.

Dana Yates can be reached by e-mail: [dana@smdailyjournal.com](mailto:dana@smdailyjournal.com) or by phone: (650) 344-5200 ext. 106. What do you think of this story? Send a letter to the editor: [letters@smdailyjournal.com](mailto:letters@smdailyjournal.com).

*Clayley Journal  
June 25, 05*

Election '05

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What Measure F doesn't do, Feierbach said, is stop development from happening.

"Essentially this is a developer's choice," she said.

"They could subscribe according to our own ordinances."

The Measure F committee has raised \$1,140, \$600 from Feierbach herself.

## History

HRO zoning ordinances were established in 1989 and 1991 to address San Juan Hills and Western Hills' environmental conditions such as unstable hillsides, steep slopes, rock outcroppings and creeks.

To protect people from the hazards those conditions present, the ordinances decrease residential density allowances as slopes increase, encourage clustering of homes to reduce roadway and driveway grading, and encourage the voluntary merger of lots to regulate home size.

The ordinances also specify the number of dwellings allowed per acre, minimum lot

sizes, and floor area ratios depending on lot slope.

## The opposition

Warren Gibson, the former chair of the San Juan Canyon Preservation Trust and former member of the Planning Commission, is leading the opposition.

His concerns start with the "law of unintended consequences," he said. A situation could arise, he said, where all parties involved like a proposal for increased development, but voters reject it.

"Elections are a bad way to address complex land-use issues," he said. "It bypasses expertise that we have in the city of Belmont."

Putting a development ordinance change to a vote reduces it to "sound bites and yard signs," he said, and strongly favors wealthy developers and landowners who can afford to wage extensive campaigns.

It's also confrontational and rigid, he said. "The landowners feel like they're getting kicked in the groin again by people who won't even talk to them," Gibson said.

He'd like to see deed restrictions as an alternative.

"I don't think it's either necessary or sufficient," Gibson said about the measure. "Because without it, these things can still be changed. Tying the hands of future councils is problematic."

ELECTION 2005  
SAN MATEO TIMES  
OCT. 20, 2005

*Election - SM Times  
Nov 9, 05*

**COUNCIL RACES** (note pre-  
cincts, incumbent with an (i) and  
2/3rds vote if needed for ap-  
proval):

**Belmont City Council**

19 of 19 precincts reporting

**Three seats**

|                             |                |
|-----------------------------|----------------|
| Bill Dickenson .....        | 3,564 - 31.99% |
| Coralin Feierbach (i) ..... | 3,801 - 34.12% |
| Warren Lieberman .....      | 3,776 - 33.89% |