



Half Moon Bay General Plan and LCP Update

General Plan Advisory Committee Meeting #7

537 Kelly Avenue, Half Moon Bay, CA 94019

September 3, 2015 | 6:30pm

Meeting Notes

Materials for this meeting can be found at www.planhmb.org/general-plan-library.html.

Project Overview:

Project Status and Schedule

- The GPAC reviewed the overall project schedule and current status which is transitioning into policy development.

Community Engagement Update

- Staff presented a summary of the community engagement activities from May – September 2013 which centered on the following:
 - Neighborhood Listening Sessions (13)
 - Building Block Open Houses (2)
 - Building Block Workshops (3 with more pending)
- Staff noted additional engagement opportunities that have occurred and are being planned as follows:
 - Stakeholder sessions with youth and other groups
 - Farmer's Market
 - Moonridge session planning in progress
- The previously discussed “moveabout” tours had not progressed due to workload of supporting the other activities.

Next Steps in the Process

Building Block Workshop – Synthesis – September 10, 2015

- The session will focus on Conservation, Open Space and Hazards including Sea Level Rise.
- The GPAC was encouraged to attend and to help get the word out.

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Planning Commission Study Sessions

- GPAC was updated about current Planning Commission study sessions focused on the Existing Conditions, Trends, and Opportunities Assessment. The purpose of these sessions is to help prepare the Commission for their forthcoming role in policy review.
 - The GPAC noted that they are interested the Parks and Recreation Committee's input to the GPAC and Planning Commission for matters related to parks and recreation.
 - Response: Staff noted session with the Parks and Recreation Committee can be arranged soon to ensure they are kept up to date.

Future Role of the GPAC

Discussion

- Staff checked in with the GPAC about their role because it had been quite a while since they last met (March 31, 2015); there were new staff members involved; and the process was extending beyond the two years originally envisioned.
- The GPAC members expressed on-going commitment to the process and to supporting policy oversight as well as encouraging community participation. Some of the key points of their discussion included the following:
 - The GPAC needs to have a specific body of work to review and reach consensus on as their work product;
 - The GPAC is a Council Committee, and thus in addition to checking in with the GPAC, staff should also update Council;
 - Response: Staff stated that they were planning to update Council at their October 6, 2015 meeting
 - The GPAC's involvement results in participation by more people, which will improve the outcome of the final product;
 - The GPAC has much to contribute to the process at this point;
 - The GPAC's original principles of participation specify that the GPAC's membership should represent diversity of viewpoints.

One GPAC member also made specific comments that related to background materials in relationship to the present time:

- This process is really important and will take time;
- Half Moon Bay is not an island; it affects the Coastside and vice versa;
- Economic and Real Estate Conditions and Trends Report – make sure to review the twelve points in the executive summary (although they are now outdated because of new growth and travel from the tunnel and over the hill);
- Consider substantial growth underway in San Francisco, San Mateo and Santa Clara Counties.

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Public Comment

Pam Fisher: Appreciates the work done by the GPAC and would like to see it as a standing committee. From the AFOG perspective, the GPAC facilitates more eyes on the matter and better transparency. The GPAC recognizes the value of public input and wants to include the public in action plans and policy development. The plan and committee should also include lighting, light pollution, and school security lighting and monitoring in the discussion, these are issues related to quality of life.

Gary Whiting: Asked when the plan needs to be completed. He suggested that there may be funding opportunities for sustainable community grants.

- Response: Staff noted that there is not a specific deadline, but a need to maintain a reasonable pace to the project. Milestones associated with grants need to be maintained; however, overall there are no absolutes, there is time to manage the sequencing and the community will set the pace. GPAC member Holt further noted that there is a need to complete something of importance; budget shouldn't be the primary driver.

Sally Benson: Asked if the dates for Plan Half Moon Bay milestones, especially relative to grant funded aspects of the project, could be posted.

- Response: Staff noted that this information can be provided.

Mike Ferreira: Mentioned the ABAG/MTC Plan Bay Area and associated projected population increase of 2.6 million.

Jimmy Benjamin: GPAC membership represents hard work. Thinks direction the plan was heading in previously was not good and the GPAC listened to input and helped the process. GPAC should not be like the Planning Commission, their role should be distinct. Would like to see documents that he and others have written in the past posted to the website for others to see. Erosion documents, flood documents, noise documents have all been submitted and need to be shared. There is a current assembly bill for protecting the monarch butterflies, which are known to be at Wavecrest.

Rick Hernandez: Thanked the GPAC for their participation. The mission statement of the GPAC emphasized diversity of view. (Note: Mr. Hernandez spoke as a private citizen and not as a Planning Commissioner.)

Lennie Roberts: As an advocate for Committee for Green Foothills, concerned about the consultants and that this has been a top-down process from the consultants. Expressed concern about the consultant's interaction with the public. A plan as complicated and ambitious as this needs a lot of process. Hopefully the GPAC will continue because dialogue helps the process. This will take longer than originally anticipated and the process needs more constructive dialogue.

Jim Keyser: Read a letter from an acquaintance in Ventura about growth in that town over the past few decades.

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- Response: In a meeting wrap up, staff concluded that they will check in with City Council for additional direction and that the GPAC needs to be prepared for a lot of meetings in the upcoming year.

Attendance

GPAC Members

Ed Andreini
Jo Chamberlain
Thomas Conroy
Brian Holt
Cameron Jeffs
Greg Jamison
Steven Kikuchi
Ed Love
Dan McMillon
Shahrzad Pantera

City Staff

John Doughty, Interim Community Development Director
Bruce Ambo, Planning Manager
Jill Ekas, Senior Management Analyst
Bridget Jett, Planning Analyst