



## **Half Moon Bay General Plan and LCP Update**

### **General Plan Advisory Committee Meeting #6**

537 Kelly Avenue, Half Moon Bay, CA 94019

March 31, 2015 | 6:30pm

## **Meeting Notes**

---

Materials for this meeting can be found at [www.planhmb.org/general-plan-library.html](http://www.planhmb.org/general-plan-library.html).

### **GPAC Discussion**

#### **General**

- Corrections to completed studies are welcome and should be forwarded to the City. If the suggested corrections can be verified, they will be made.

#### **Climate Action Planning**

- The City has a baseline emissions inventory from 2005 as well as a 2010 update. The City is now working with San Mateo County to develop a forecast for 2020.

#### **Sea Level Rise**

- Future sea level rise materials should be presented in inches.
- The City will comply with the Coastal Commission's Sea Level Rise Guidance and work with the Ocean Protection Council and Coastal Commission to determine the planning horizon for sea level rise assessment.
- For the sea level rise assessment, where data or studies have not previously been completed, the analysis could incorporate a discussion of existing challenges (such as those relating to drainage and the creeks) and how those may be exacerbated by sea level rise.

#### **Building Blocks Outreach**

- All Building Block topics are related, and that should be clearly stated throughout the process.
- Need to avoid a cut and paste approach to the General Plan and recognize the unique aspects of the city.
- The City is planning for Building Blocks process to focus more on policy than on specific land uses.
- There are some topics, such as open space and traffic, that tend to drown out the discussion of other topics. Need to make sure that the discussions cover other important General Plan issues.

**Plan Half Moon Bay**  
GPAC Meeting #2 Summary

- This community engagement process involves many meetings, and community members may be too busy to attend them all. It could be possible to combine the topics for the open houses to reduce the number of meetings (Recreation, Conservation, and Open Space + Climate Action Plan and Healthy Communities; Transportation + Land Use).
- Open house materials should be easy to understand. Simple tables showing change over time would be helpful (e.g. the table on page 8 of the existing Park and Recreation Element). There should also be a breadth of information presented at each open house. Information on case studies and best practices (how other cities have addressed similar issues) would be helpful.
- GPAC members could each be responsible for bringing five people to the open houses.
- Neighborhood listening sessions are a good idea. The personalities and desires of residents are different in different neighborhoods. There may also be people who would be comfortable going to a meeting in their own neighborhood, but not to other types of meetings (such as GPAC or City Council) based elsewhere. However, others may not be comfortable attending a meeting at a neighbor's home, and may prefer meetings held in a more neutral space. One option would be to set up meetings in nearby parks or community spaces.
- Personal invitations to each neighborhood resident for listening sessions is strongly encouraged through mail or e-mail. Community postings for outreach and light refreshments at the meetings would also be appreciated. Presence at community events and the farmers' market would reach additional people. The Library had a good model of community engagement.
- Need to consider challenges ensuring balanced feedback at the listening sessions. The City is looking into ways to provide many opportunities for feedback to encourage a diversity of input.
- The City will only conduct neighborhood listening sessions for neighborhoods in Half Moon Bay.
- For targeted outreach, consider Lesley Gardens and other senior housing, Moon Ridge, the Catholic church, Cunha, the Library, the AYSO, Mother's Club, Rotary Club, and the Chamber of Commerce.
- The City conducted a survey in March 2014, and results have been presented to the GPAC, Planning Commission, and City Council, and are available on the City's website and at [planhmb.org](http://planhmb.org).
- The Building Blocks could build on one another as the process progresses.
- Feedback from the process should be looped back and visible as the process continues.
- The workshops will be facilitated, and there will be multiple input opportunities at the open houses.
- For youth engagement, it is important to go to them: High school, Cunha, and Hatch.
- An idea for a moveabout tour would be to highlight challenge areas and missing connections along bike paths, such as Kelly/Highway 1, the bridge, Highway 1 generally, and Main Street/Highway 92.

**Plan Half Moon Bay**  
GPAC Meeting #2 Summary

- Could create a Community Toolkit for members of the community interested in hosting their own discussion sessions about the General Plan.

**Public Comment**

- The General Plan impacts nearby communities. Will there be a way to incorporate people from those communities in the planning process?
- It's important to come to the neighborhoods. It will be easier to get participation if the listening sessions are in the neighborhoods. The city should initiate the invitations, and issues discussed at the sessions should be recirculated to the neighbors.
- Neighborhood listening sessions in people's homes have the potential to be productive and friendly small-group sessions. At neighborhood meetings, it would be helpful to introduce information
- How will all of the building blocks mesh together with the other General Plan elements? How will the new focus resolve the ambiguity around the PUD and Urban Reserve areas?
- When zoning is changed on property to change it to open space, it takes value away from the property owners. Compensation for these properties should be a topic, as well as where funding for the compensation would come from. It's important for the City Council to consider the funding mechanisms necessary to pay for open space conservation, as well as gather data on property values.

*The City is not currently talking about rezoning land. The definition of open space will be part of the Building Block discussion.*

- Mayor Fraser said that this process is not looking to make changes to the PUDs, focusing only on land uses downtown. Be honest with the neighborhoods by showing worst-case scenarios for sea level rise, such as tsunami risks in 2100.
- The GPAC meeting did not have adequate notice. It's possible for neighbors to overcome personal issues to discuss community issues—neighborhood listening sessions in people's homes is a good idea. It's important to have accurate existing conditions information. Erosion and sedimentation is still poorly understood in this community. Drought and developing a sustainable water supply is also an important issue. There is also an opportunity at this time to apply for ABAG's Priority Conservation Area status for Half Moon Bay's habitat areas.

## **Attendance**

---

### **GPAC Members**

Brian Holt  
Daniel McMillan  
Edward Love  
Greg Jamison  
Hugh Doherty  
Jan Gray  
Jo Chamberlain  
Sara Polgar  
Shahzad Pantera  
Steven Kikuchi  
Thomas Conroy

### **City Staff**

Dante Hall, Community Development Director  
Bruce Ambo, Planning Manager  
Dionne Early, Management Analyst  
Bridget Jett, Planning Analyst

### **Consultant Team**

Rajeev Bhatia, Dyett & Bhatia  
Katharine Pan, Dyett & Bhatia