



Half Moon Bay General Plan and LCP Update

General Plan Advisory Committee Meeting #8

537 Kelly Avenue, Half Moon Bay, CA 94019

April 14, 2016 | 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 committee welcomed new GPAC member Jimmy Benjamin, appointed by City Council to replace a member who stepped down last fall.
- A brief presentation noted how the various components of Plan Half Moon Bay relate to each other, including foundation/background work; draft policies and plan; analysis and environmental review; and implementation.
- The GPAC's key roles – supporting community engagement and providing input on policy – will be most in play over the next few months as they review draft policy documents (the Draft Local Coastal Land Use Plan and the Draft General Plan Elements) at public forums.
- Members discussed concerns about possible conflicts of interest. They were advised that they are welcome to review the details with the City Attorney and staff for background information and then to contact the Fair Political Practices Commission (FPPC) directly.

Community Engagement Update

- Community engagement summaries for all 2015 sessions – neighborhoods listening session, open houses, building block and synthesis workshops – are all posted on the PlanHMB.org web site.
- Reference copies of these documents will be available at City Hall and the Library. GPAC members may request hard copies.

Study Overview

Existing Conditions, Trends and Opportunities Assessment: Updates and Supplemental Information

- Staff presented an overview of the Existing Conditions, Trends, and Opportunities Assessment Update. The update includes:

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- Addendum 3 to the July 2014 report
- Supplemental Information in response to Planning Commission interests outside the scope of the report.
- A comprehensive summary table of all comments and responses regarding the report
- The report is considered to be complete as it now stands. If any topics or issues of concern remain, GPAC members and the community are encouraged to share these items. They can be discussed in relationship to the forthcoming Draft Local Coastal Land Use Plan and General Plan Elements.
- Several hard copies of the update document were made available to members of the public and reference copies will also be available at City Hall and the Library. GPAC members may request hard copies.

Sea Level Rise Vulnerability Assessment

- Staff presented an overview of the Sea Level Rise Vulnerability Assessment. The assessment consists of:
 - A compilation of best available data for sea level rise, erosion, tsunami, and general flooding along the Half Moon Bay coastline;
 - Mapping of the above in four “reaches” (segments from north to south) and for several different scenarios as approved by California Coastal Commission staff;
 - Mapping relative to other components, such as in the case of combined effects and with respect to habitats.
- For addition context staff also highlighted current conditions and projects on the Half Moon Bay coast including Mirada Road, Seymour Drainage, and the California Coastal Trail along Poplar Beach (owned and managed by the City). Staff also noted that the San Mateo County “Seachange” study, which will come out summer 2016, is similar to the Half Moon Bay sea level rise study, but covers both coast and bay side, utilizes different scenarios, and is evaluating 30 representative assets (including four in or adjacent to Half Moon Bay). The GPAC will be informed when the Seachange study is available.
- GPAC members asked and noted the following in their discussion:
 - How is Caltrans planning for sea level rise?
 - Response: Staff is aware of some local sea level rise planning efforts by Caltrans staff, however, we do not have details. We will update the GPAC if more information is available.
 - Was sedimentation considered in the Sea Level Rise Vulnerability Assessment? What about sources of sand and the overall function of the littoral cell?

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- Response: The report makes reference to sedimentation, but does not include in depth discussion or mapping. Two studies that may be of interest to the community and members of the GPAC include:
 - Coastal Regional Sediment Management Plan for the Santa Cruz Littoral Cell (Pillar Point to Moss Landing), 2015:
[http://www.dbw.ca.gov/csmw/pdf/Santa Cruz Littoral Cell CRSMP Final.pdf](http://www.dbw.ca.gov/csmw/pdf/Santa_Cruz_Littoral_Cell_CRSMP_Final.pdf)
 - North Half Moon Bay Shoreline Improvement Project, Pillar Point Harbor, 2015:
<http://www.smharbor.com/pillarpoint/ppdredge.htm>
- With respect to Pilarcitos Creek, the FEMA map does not show any flooding.
 - Response: Staff explained that the FEMA mapping includes both the long-standing adopted map as well as a draft map (2015) in process of being adopted. The new map did not include inland study. GPAC members noted that the City could request that FEMA consider additional study of Half Moon Bay's drainages, including Pilarcitos Creek.
- Several hard copies of the Sea Level Rise Vulnerability Assessment were made available to members of the public and reference copies will also be available at City Hall and the Library. GPAC members may request hard copies.

Next Steps in the Process

Draft Local Coastal Land Use Plan – April 28, 2016

- The committee members considered the logistics for reviewing the forthcoming Draft Local Coastal Land Use Plan (LUP) which will be about 200 pages in length and will consist for four main sections: 1) Land Use and Development; 2) Public Access and Recreation; 3) Coastal Resources; and 4) Coastal Hazards.

Work Sessions – Discuss Schedule for review

- Committee members agreed to a *tentative* schedule covering two sections per meeting as follows:
 - Thursday May 26, 2016: Land Use and Development, Public Access and Recreation
 - Thursday June 23, 2016: Coastal Resources, Coastal Hazards

NOTE: The EOC is not available May 26. Dates nearest to those discussed without conflicts are June 2 and June 23, 2016.

- Future sessions for consideration of the Draft General Plan Elements will follow in July and/or August.

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Public Comment

- Community members did not speak during the public comment portion of the agenda; however, the nature of the session allowed for comments, questions, and discussion throughout the meeting and community members' comments are generally incorporated into the above discussion notes.

Attendance

GPAC Members

Jimmy Benjamin
Jo Chamberlain
Thomas Conroy
Jan Gray
Greg Jamison
Cameron Jeffs
Edward Love
Diane Johnson
Shahrzad Pantera
Sara Polgar

City Staff

John Doughty, Community Development Director
Jill Ekas, Senior Management Analyst
Bridget Jett, Planning Analyst