

**Minutes of the Special Meeting
City of Half Moon Bay City Council
Half Moon Bay Lodge
May 7, 2005**

The City Council convened in Special Session at the hour of 9:00 a.m. with **Councilmembers Ferreira, Fraser, Gorn, Taylor & Mayor Grady** present. Councilmember Taylor excused herself at 11:00 a.m.

PUBLIC HEARING ITEM:

1. **PDP-88-04: Continued Discussion and Public Comment on Proposed Amendments to the City of Half Moon Bay Local Coastal Program Land Use Plan as Recommended by the Planning Commission at a Special Meeting on April 21, 2005.**

Public Hearing and Discussion of Foundation Policies Regarding:

- Chapter 2 Land Use**
- Chapter 3 Environmentally Sensitive Habitat Areas:
Marine and Water Resources**
- Chapter 9 Development**
- Chapter 10 Public Works**

Planning Director Liebster presented the staff report.

Extensive discussion ensued between the City Council and staff.

A break was called 12:45 p.m.

Mayor Grady opened Public Comment at 1:15 p.m.

The following individuals addressed the City Council:

Sabrina Priebe, 415 Kehoe, spoke regarding buffer zones.

Susan Priebe, 415 Kehoe, spoke regarding buffer zones.

Bruce Russell, Kenmark, spoke regarding traffic concerns, sewer and water capacity and environmental resources.

Steven Weed, attorney for HMB Landowners Association, had questions regarding categories of lots.

George Muteff, Redondo Beach Road, spoke regarding field agriculture vs. regular agriculture, stating that he didn't think livestock should be excluded.

Kerry Burke, 34 Amesport, had comments regarding Urban Reserve and equestrian centers. She asked that there be more time between meetings so citizens could thoroughly review the information.

Anne Carey, Half Moon Bay property owner, had questions relating to Chapter 9, saying she felt that further analysis is needed and said that Vesting Tentative Map data should be included.

Robert Clinton, 515 Terrace, submitted a letter to the City Council regarding Chapter 10. He urged the City Council to consider Foothill Boulevard as a bypass route in the LCP.

Cordell Koland, 141 Kelly Avenue, urged the City Council to implement Measure D.

Ozzie Monteiro, 808 Monte Vista Lane, addressed the City Council regarding ditches and buffer zones.

Keith Mangold, Pilarcitos Creek Advisory Committee, distributed materials to the City Council regarding preservation of critical habitats.

Ellen Koland, 141 Kelly Avenue, asked the City Council to implement Measure D.

Sofia Freer, 984 Pilarcitos Avenue, spoke regarding traffic concerns and asked the City Council to move quickly to implement Measure D.

Naomi Patridge, 487 Laurel, expressed her concerns regarding Chapter 8.

Jack McCarthy, 825 Railroad Avenue, urged the City Council to complete the update process as quickly as possible.

Dale Dunham, 513 Ruisseau Francais, had questions relating to buffer zones & riparian corridors.

Ric Lohman spoke regarding the San Mateo County LCP policy.

Patric Jonnsen, 431 Kehoe, spoke regarding drainage ditches and buffer zones.

Ken King, 633 Terrace Avenue, urged the City Council to meet their deadlines for completion of the LCP update process.

Sandy Paoli, 2789 Pullman Avenue spoke regarding the ditch maps.

Further discussion ensued between the City Council and staff.

The meeting was adjourned at 2:25 p.m.

Respectfully submitted:

Siobhan Smith, Interim City Clerk

Approved:

Jim Grady, Mayor