



**CITY COUNCIL AGENDA
SPECIAL MEETING
CITY OF HALF MOON BAY**

THURSDAY, MARCH 14, 2024

**EMERGENCY OPERATIONS CENTER
537 KELLY AVENUE
HALF MOON BAY, CA 94019**

**Joaquin Jimenez, Mayor
Harvey Rarback, Vice Mayor
Robert Brownstone, Councilmember
Deborah Penrose, Councilmember
Debbie Ruddock, Councilmember**

11:00 AM

This agenda contains a brief description of each item to be considered. Those wishing to address the City Council on any matter not listed on the agenda, but within the jurisdiction of the City Council to resolve, may come forward to the podium during the Public Forum portion of the agenda and will have a maximum of three minutes to discuss their item. Comments on City Manager Updates and Consent Calendar items should be made during the Public Forum section of the agenda. Those wishing to speak on a Business or Public Hearing matter will be called forward at the appropriate time during that item's consideration.

Please Note: Anyone wishing to present materials to the City Council, please submit seven copies to the City Clerk.

Copies of written documentation relating to each item of business on the agenda are on file in the Office of the City Clerk at City Hall where they are available for public inspection. If requested, the agenda shall be available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132.) Information may be obtained by calling 650-726-8271.

In compliance with the Americans with Disabilities Act, special assistance for participation in this meeting can be obtained by contacting the City Clerk's Office at 650-726-8271. A 48-hour notification will enable the City to make reasonable accommodations to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

<http://hmbcity.com/>

CALL TO ORDER / ROLL CALL

INTRODUCTION AND WELCOME

BUDGET AND FISCAL YEAR 2023-2025 PRIORITY RECAP

PUBLIC COMMENT

BREAK

FISCAL YEAR 2024-2025 PRIORITY SETTING PLANNING

BREAK

PUBLIC COMMENT

WRAP UP, SUMMARY, AND NEXT STEPS

ADJOURNMENT

City Council Strategic Priorities Status FY 2023-25

| Affordable Housing | Public Health, Safety and Emergency Preparation | Community and Climate Resilience and Sustainability | Economic Recovery and Development | Transportation, Circulation and Mobility |
|--|---|---|------------------------------------|--|
| Housing Element Development | Age Friendly Initiative | Climate Action and Adaptation Plan | Recovery Initiative Implementation | Bike/Ped Transport |
| LUP and Housing Element Implementation | Mental health Support | Senate Bill 1383: Short-Lived Climate Pollutants | Downtown Improvements | Weekend and Holiday traffic control |
| Housing Development Projects | Emergency Preparedness/Safety Element | Explore recycled water options | Annexation Exploration | Transportation Demand Management |
| Support for Renters | Safe Parking Program | Stormwater | Digital infrastructure | Coastside SkyTram (Gondola) Feasibility |
| | Safe Storage Ordinance | | Farmworker Memorial | |

Key

| | | |
|-----------|-------------------------|---------|
| Completed | In Progress/On Schedule | Delayed |
|-----------|-------------------------|---------|

ATTACHMENT 1
FY 2023-25 City Council Priorities Workplan

Affordable Housing

1. Housing Element Completion
 - a. HCD Review (Q1 2023-24)
 - b. CEQA Coverage (Q2 2023-24)
 - c. Planning Commission and City Council hearings (Q2 2023-24)
2. LUP and Housing Element Implementation
 - a. Process LUP Post-Certification Clean-up (Q4 2023-24)
 - b. Prepare New Zoning Map (Q4 2023-24)
 - c. Draft New Zoning Districts (Q4 2023-24)
 - d. Update Zoning per LUP and Housing Element (Q4 2023-24)
 - e. Complete CEQA Review (Q4 2023-24)
 - f. Planning Commission and City Council hearings (future phase)
 - g. Submit to Coastal Commission (future phase)
3. Housing Development Projects
 - a. Public Properties
 - i. 555 Kelly Avenue - Initiate entitlement review, continue work on funding and affordability terms (Q4 2023-24 and ongoing)
 - ii. 880 Stone Pine Road - Finalize feasibility assessment; address constraints; initiate entitlement review; continue work to secure funding (Q4 2023-24 for phase 1; ongoing for future phases)
 - iii. CUSD School District Site – Initiate entitlement review; work out affordability terms (Q4 2023-24 and ongoing)
 - b. Private Properties
 - i. Hilltop Mobile Home Park - Process application for entitlements (pending submittal); prepare CEQA exemption (if feasible) (Q2 2023-24)
 - c. Other Opportunity Sites - Continue to engage with property owners (ongoing)
4. Support for Renters
 - a. Rent Stabilization
 - i. Research best practices and local application (Q1 2023-24)
 - ii. Hold public information session (Q2 2023-24)
 - iii. Prepare ordinance as directed by Council (Q3 2023-24)
 - b. Relocation Provisions
 - i. Research best practices, update Council, and proceed as directed (Q2 2023-24)
 - c. Renter’s Rights Information and Referrals
 - i. Collaborate with partner agencies to assess needs and resources (e.g., County, Coastside Hope, ALAS, Abundant Grace, Senior Coastsiders, AFC) (Q1 2023-24)
 - ii. Host initial renter’s rights information session; determine need for future sessions and/or other approaches to outreach (Q2 2023-24)

- iii. Provide updated multilingual resource and referral information (Q2 2023-24)

Public Health, Safety and Emergency Preparation

1. Age Friendly Initiative (*in collaboration with Senior Coastsiders and other Coastside agencies*)
 - a. Committees
 - i. Continue to develop stronger communication resources for older adult residents (ongoing)
 - ii. Facilitate Coastside Healthcare Access Advocacy Committee (ongoing)
 1. Explore Annexation: Health Care District
 - iii. Age Friendly Business training and recognition (Q3 2023-24)
 - b. Create an AFC Action Plan in accordance with the AARP Network of Age Friendly States and Communities (Q4 2023-24)
2. Mental Health Support
 - a. CARES mental health responder program
 - i. Continue to evolve program to best address needs and develop efficiencies (ongoing)
 - ii. Identify and secure ongoing funding sources (Q1 2023-24)
 - iii. Outreach and education to support regional expansion of services (ongoing)
 - b. Support community mental health initiatives through CSFA program, Mental Health Workgroup, Substance Abuse Workgroup, CUSD mental health fair, and Mental Health First Aid training (ongoing)
3. Emergency Preparedness
 - a. Evacuation Plans
 - i. Tsunami plan and routes (Q4 2023-34)
 - ii. Wildfire plan and routes (Q4 2023-24)
 - iii. Dam inundation plan and routes (Q4 2023-24)
 - iv. Shelter-in-place plan (Q4 2023-24)
 - b. Emergency Operations Plan Update (Q2 2023-24)
 - c. Emergency Public Information Plan (Q2 2023-24)
 - d. Tabletop and community exercises (ongoing)
 - e. Outreach and education
 - i. Community Prep Day (Q4 2023-24)
 - ii. CERT and Listos Outreach (ongoing)
 - f. Staff CPR training (Q3 2023-24)
4. Safety Element development and implementation (Q4 2024-25)
5. Safe Parking Program
 - a. Work with County and non-profit partners to establish a Coastside safe parking program (Q1 2023-24)
 - b. Explore legislative and programmatic changes to support vehicularly housed residents (Q2 2023-24)
6. Safe Storage Ordinance

- a. First Reading and Introduction of Ordinance (Q1 2023-24)
- b. Public Outreach following adoption (Q2 2023-24)

Community and Climate Resilience and Sustainability (“Environmental Sustainability”)

- 1. Climate Action and Adaptation Plan
 - a. Climate Action Plan
 - i. Finalize and Adopt Climate Action Plan (Q1 2023-24)
 - b. Climate Adaptation Plan
 - i. Draft adaptation element (Q1 2023-24)
 - ii. Public Outreach (Q2 2023-24)
 - iii. Finalize and Adopt Adaptation Plan (Q4 2023-24)
- 2. Senate Bill 1383: Short-Lived Climate Pollutants
 - a. Procurement of Recovered Organic Waste Materials
 - i. Adopt revised Sustainable Purchasing and Practices Policy (Q1 2023-24)
 - ii. Revise template construction contracts to require use of recovered organic waste materials (Q1 2023-24)
 - iii. Provide training to staff and contractors on new procurement regulations (Q2 2023-24)
 - iv. Explore other opportunities to meet the City's annual procurement target (Ongoing)
 - b. Universal Organics Collection
 - i. Conduct audits to ensure all generators have organics collection services (Ongoing)
 - ii. Create mini-grants program to help businesses comply with new indoor container requirements (Q1 2023-24)
 - c. Tracking and Enforcement
 - i. Assess, purchase, and implement solid waste tracking system (Q1 2023-24)
 - ii. Conduct route reviews for both commercial and residential customers (Ongoing)
 - iii. Cite and educate violators (Ongoing)
 - d. Outreach and Education
 - i. Provide community workshops on new organics recycling requirements (Ongoing)
 - ii. Execute agreement with OOS for countywide Compost Quality Education Campaign (Q1 2023-24)
 - e. Edible Food Recovery Program (provided by OOS) (Ongoing)
- 3. Explore recycled water options
 - a. Develop MOU with CCWD for study (Q4 2023-24)
- 4. Stormwater
 - a. Continue Venice Beach TMDL study and reporting
 - i. Pet waste education and outreach campaign (Ongoing)
 - ii. Continue CCTV sewer testing (Ongoing)
 - iii. Coordinate with other participating agencies (Ongoing)

- b. Implement Capital Improvement Program
 - i. Storm Water Master Plan Update (Ongoing)
 - ii. Kehoe Watershed Enhancement and Environmental Stewardship Project (Q2 2023-24)
- c. Seek grant funding to initiate work on permanent repair on Seymour Ditch (Ongoing)

Economic Recovery and Development

1. Recovery Initiative Implementation
 - a. Team ECO Projects
 - i. Coastside lands network development (Q1 2023-24)
 - ii. Regenerative Agriculture forum (Q2 2023-24)
 - iii. Farming and other new business exploration (Q3 2023-24)
 - b. Team Vibrant Projects
 - i. Main Street revitalization planning and outreach (Q1 2023-24)
 - c. Team Thrive Projects
 - i. Community Lending Strategy (Q3 2023-24)
 - d. Team Innovate Projects
 - i. College of San Mateo Coastside Initiative (Q1 2023-24)
 - ii. Business Incubator feasibility and needs assessment (Q3 2023-24)
 - e. General – marketing, outreach, networking, grants exploration (Ongoing)
2. Downtown Improvements
 - a. Downtown/Hwy 92 Wayfinding Signage Plan (Q3 2023-24)
 - b. Downtown Streetscape Master Plan (Q4 2023-24)
 - c. City Hall Parklet and Mural Plan (Q3 2023-24)
3. Annexation Exploration - *Miramar, 92 east of City limits, Moonridge*
 - a. Council presentation on process (Q2 2023-24)
 - b. Hire consultant to complete LAFCO analysis (Q3 2023-24)
4. Digital infrastructure
 - a. Coordinate with the Midcoast Community Council Telecommunications Work Group on the Improving Coastside Communication Resilience effort (Q1 2023-24)
 - b. Support, inform and advocate for Coastside projects within the State’s Middle Mile Broadband Initiative (Ongoing)
 - c. Seek federal and state funding opportunities for Broadband and telecommunications access and infrastructure (Ongoing)
 - d. Work with telecom providers on 5G installations and standards (Ongoing)
5. Farmworker Memorial
 - a. Committee Discussions (Q1 2023-24)
 - b. Artist Selection (Q2 2023-24)
 - c. Installation / Memorial Anniversary Event / Unveiling (Q3 2023-24)

Transportation, Circulation and Mobility

1. Bike/Ped Transport

- a. Implement Capital Improvement Program
 - i. Highway 1 Safety – North (Q3 2023-24)
 - ii. Eastside Parallel Trail - North Segment 4 (Q2 2023-24)
 - iii. Eastside Parallel Trail - North Segment 2 (start design and environmental work)
 - iv. Coastal Trail and Naomi Patridge Trail Maintenance and Improvements (ongoing)
 - v. Poplar Street Traffic Calming and Safety Project (Q2 2023-24)
 - vi. Other improvements as defined in CIP programs (ongoing)
 - vii. Identify and pursue grant opportunities (ongoing)
 - b. General maintenance and ADA compliance (ongoing)
 - c. Implement improvements identified in Bike/Ped Master Plan
 - i. Work with BPAC, PRC, and community stakeholders (ongoing)
 - ii. Identify and pursue grant opportunities (ongoing)
2. Weekend and Holiday traffic control
- a. Collaborate with law enforcement and Caltrans on feasibility of hired traffic control experts to manage traffic flow on high intensity weekends and holidays (ongoing)
 - b. Seek Federal grant for Highway 1/92 signal coordinator and ITS implementation (ongoing)
3. Transportation Demand Management
- a. Continue to work with Commute.org on various strategies (ongoing)
 - b. Evaluate TDM options for integration into City municipal code (Q1 2023-24)
4. Coastside SkyTram (Gondola) Feasibility
- a. Provide traffic data support to stakeholders (ongoing)
 - b. Assist in identifying potential grant sources for feasibility (ongoing)

City of Half Moon Bay City Council Listening Sessions Summary

Spring 2024



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Appendices:

- 1. Listening Session PowerPoint Presentation**
- 2. Consolidated Transcribed Comments**
- 3. Additional Comments Received via Website Submission and Paper Survey**

Background

In preparation for the FY 2024-25 budget, the City Council hosted three in-person Listening Sessions, one in English with Spanish interpretation and two in Spanish with English interpretation, which allowed the Council and Staff to hear directly from members of the community, in an open format. The City website also provided alternative sources of feedback submission for individuals that could not attend the listening sessions or chose not to comment at the sessions.

This Listening Sessions Summary document provides an overview of those sessions including community input received online.

Listening Sessions Summary

The purpose of the listening sessions was to hear directly from the community about their priorities for the coming year and beyond. The sessions were broadly noticed through the following means:

- City of Half Moon Bay Website
- Half Moon Bay eNews
- Nextdoor, Facebook, Instagram, and Twitter
- Radio Advertisements on KHMB
- Half Moon Bay Review – online advertisements

The sessions were held on the following dates:

Listening Session 1 – In Person; English (Spanish interpretation provided)

Thursday, February 1

6:00 p.m. - 8:00 p.m.

Ted Adcock Community Center, 535 Kelly Avenue

Listening Session 2 – In Person; Spanish (English interpretation provided)

Sunday, February 4

2:00 p.m. - 4:00 p.m.

Ted Adcock Community Center, 535 Kelly Avenue

Listening Session 3 – In Person; Spanish (English interpretation provided)

Friday, February 16

5:00 p.m. – 7:00 p.m.

Ted Adcock Community Center, 535 Kelly Avenue

Listening Sessions Format:

At each session, a PowerPoint Presentation displayed the City's five Council Priorities for FYs 2022-24 which is attached as Appendix 1.

The Listening Sessions were facilitated by City staff. Community members were given the opportunity to comment, one at a time, on any topic or topics of their choosing. Speakers were not given a time limit, but mostly kept their comments to a reasonable length. Once all attendees had the opportunity to speak, individuals were encouraged to provide additional comments. In accordance with the Brown Act, City Council and staff limited responses to general information only. Community input was recorded in a document by staff which is attached for reference.

Each session lasted approximately 2 hours.

Session Highlights:

Attendance: Total attendance for the three sessions was around 110 participants.

- Of the attendees, some were present at more than one session. Demographic information was not collected from the participants; but anecdotally, middle-aged adults were most heavily represented followed by Latinos and Seniors. Youth were unrepresented compared to previous years, and young adult participation has historically been underrepresented.

Key Themes: Several topic areas were brought up frequently in the sessions, including the following:

- Affordable Housing (farmworker housing, low-income housing, aging population housing, additional Measure D applications for housing, tenant rights)
- Sustainability (more trash receptacles)
- Emergency Preparedness (habitability along the creek – unacceptable, lack of healthcare services on the coast, flooding)
- Public Safety (safety concerns for youth and gang activity, more security and safety measures at high school and middle school)
- Economic Recovery and Development (ensuring we maintain small town look/feel, high cost of living makes it hard to retain talent, keep CSFA – important for non-profits work)
- Transportation Management (improve walkability in the city, increase transportation connection corridors, public transit difficult, expedite repairs on 92)
- Community Services (seniors, youth, immigrants)
- Recreation/City Facilities (community pool, community garden, more parks and programs, programs with Sheriff's office)

- Law and Code Enforcement

Of the main themes, Affordable Housing, Public Health, Safety, Emergency Preparation, Economic Recovery and Development, Community Climate Resilience, and Sustainability related to existing Council Priorities for Fiscal Years 2023-25.

Affordable Housing, specifically farmworker housing, was an overarching theme for all three sessions. Emergency Preparedness and Public Safety related topics were brought forth in all three sessions as well, and included comments regarding addressing increased gang activity and how to address it at a youth level as well as improve safety and security. Community support for a community garden and community pool was also noted.

Community Climate Resilience and Sustainability as well as Economic Development and Recovery related comments were also shared at each session, which included the request to keep the small-town charm in any work that is done, as well as provide services to help people get jobs and start businesses.

Appendix 2 (Consolidated Comments) contains transcribed notes taken during each of the Listening Sessions. These notes have been categorized by general topic, at Staff's discretion, to help simplify review and summary of the information.

Survey Feedback:

In February, the City made an online survey available on the City Website at www.hmbcity.com/listeningsessions. As of March 5, 2024, there were 15 submissions received through the feedback form, and 30 visits to the feedback page. The online submissions varied in responses touching on each priority, including affordable housing for farmworkers, safe bicycle & pedestrian access and trail extensions, public safety, and additional recreation services and amenities including a community swimming pool.

Conclusion

Overall, the listening sessions were well received, as in past years. Community feedback indicated that five of the Council's current priorities (Affordable Housing; Public Health, Safety, and Emergency Preparation; Economic Development; Community Climate Resilience and Sustainability; and Transportation, Circulation, and Mobility) appear to remain relevant to the community but have evolved from their original contexts in response to real-time events. Additional issues that could be considered as potential priorities in the future include Community Services, Communication, Education, and Law/Code Enforcement. Some comments that did not emerge as a major topic may be addressed by the City without elevating to the level of an annual priority. Department

staff will review the comments and develop plans to address issues that may be resolved within existing budgets and workloads.

As the Council considers its plans for the FY 2024-25 budget, this report serves as a summary of broad community input on where and how to prioritize the City's resources. City Council's next steps include consideration of this material, defining priorities for FY 2024-26, and establishing an associated budget consistent with supporting the priorities.

2023-2025 Priorities:

- Affordable Housing
- Public Health, Safety, and Emergency Preparation
- Community Climate Resilience and Sustainability
- Economic Recovery and Development
- Transportation, Circulation, and Mobility

Attachments:

Appendix 1: Power Point Presentation

Appendix 2: Consolidated Comments

Appendix 3: Website and Paper Survey Feedback

2024 Listening Sessions

Thursday, February 1, 2024

Council Priority Setting Session 2024

Listening Session 2 – In person; Spanish (English interpretation provided)

Sunday, February 4

2:00 p.m. - 4:00 p.m.

Ted Adcock Community Center

City Council Priority Setting Session – In person; English (Spanish interpretation provided)

Thursday, March 14

11:00 a.m.

Ted Adcock Community Center



Other Feedback Opportunities

Priorities Survey

- Available through Thursday, March 14, 2024
- Online at: www.hmbcity.com/listeningsessions (scroll towards the bottom of the page)
- Paper copies: City facilities, the Library



Half Moon Bay City Council

Joaquin Jimenez – Mayor

Harvey Rarback – Vice Mayor

Robert Brownstone – Councilmember

Deborah Penrose – Councilmember


Debbie Ruddock – Councilmember



Council Priorities FY 2023-2024

- **Affordable Housing;**
- **Public Health, Safety, and Emergency Preparation;**
- **Community Climate Resilience and Sustainability;**
- **Economic Recovery and Development; and**
- **Transportation, Circulation, and Mobility**



A scenic view of a coastline with cliffs and a beach, overlaid with a large blue circular graphic containing text. The background shows a sandy beach, waves, and a cliffside with some vegetation. The text is centered within the blue circle.

**We are currently
on a break! We will
be back shortly.**

Council Priority Setting Session 2024

Listening Session 2 – In person; Spanish (English interpretation provided)

Sunday, February 4

2:00 p.m. - 4:00 p.m.

Ted Adcock Community Center

City Council Priority Setting Session – In person; English (Spanish interpretation provided)

Thursday, March 14

11:00 a.m.

Ted Adcock Community Center



Other Feedback Opportunities

Priorities Survey

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- Paper copies: City facilities, the Library



Thank you for participating!



2024 Sesión de Escucha

Viernes, 16 de Febrero del 2024

Sesión del Establecimiento de Prioridades del Consejo 2024

Sesión del Establecimiento de Prioridades del Concejo Municipal
-En Persona; Ingles (Interpretación al Español)

Jueves, 14 de Marzo

11:00 a.m.

Centro de Operaciones de Emergencia, (EOC) por sus siglas en Ingles



Otras Oportunidades Para Comentar

Encuesta de Prioridades

- Disponible hasta el Jueves, 14 de Marzo del 2024
- En Linea: www.hmbcity.com/listeningsessions (desplazar al final de la página)
- Copias en papel: Instalaciones de la Ciudad, Biblioteca



Consejo Municipal de Half Moon Bay

Joaquin Jimenez –Alcalde

Harvey Rarback – Vicealcalde

Robert Brownstone – Consejal

Deborah Penrose – Consejal


Debbie Ruddock – Consejal



Prioridades del Consejo FY 2023-2024

- **Vivienda Asequible;**
- **Salud Pública, Seguridad , y Preparación para Emergencias;**
- **Resiliencia Climática y Sostenibilidad de la Comunidad;**
- **Recuperación y Desarrollo Económico; y**
- **Transporte, Circulación, y Movilidad**



A scenic view of a coastline with cliffs and the ocean, overlaid with a large blue circular graphic containing text. The background shows a sandy beach, waves, and a cliffside with some vegetation. The text is in a bold, teal font.

**¡Estamos en un
descanso!
Volveremos en
breve.**

Sesión del Establecimiento de Prioridades del Consejo 2024

Sesión del Establecimiento de Prioridades del Concejo Municipal

-En Persona; Ingles (Interpretación al Español)

Jueves, 14 de Marzo

11:00 a.m.

Centro de Operaciones de Emergencia, (EOC) por sus siglas en Ingles



Otras Oportunidades Para Comentar

Encuesta de Prioridades

- Disponible hasta el Jueves, 14 de Marzo del 2024
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¡Gracias por participar!



City Council Listening Session #1 - February 01, 2024

| Topic / Category | Notes |
|--|---|
| <p>Affordable Housing</p> | <ul style="list-style-type: none"> ● 555 Kelly- building aesthetic does not belong in HMB, looks like it belongs in San Francisco. ● Lot of issues with 555 Kelly ● Need for ADU's - more housing +++++ <ul style="list-style-type: none"> ○ Decreased the number of measure d allocations ● More measure D should be issued for housing. ++ ● Applications for ADU should be open for longer, limit measure D restrictions for ADU's ● Ballot measure to amend measure d + ● Housing permits should be shorter for ADU/Garage conversions ● Beauty of its town is how it cares for its people – see more of a push in higher economic strata, teachers ● Hard to attract and retrain quality employees at the school who cant afford to live here ● Housing is a basic need ● Multi-family housing should be more available |
| <p>Emergency Prep / Public Safety / Public Health</p> | <ul style="list-style-type: none"> ● Flooding- Oak Street <ul style="list-style-type: none"> ○ Healthy soil can hold water better ● Why wait for disaster to strike before you fix the problem ● Happy that the creek is protected, ● Human habitability along the creek is unacceptable ● Riparian corridor is in bad shape near Safeway + ● Getting people off the creek taking care of the creek ● Disagrees with the clearing of the vegetation, it has changed the bank to bank distance from 20 feet to over 34 feet ● Poor development practices, poor storm drainage practices is really destructive, the sediment in HMB is poorly understood <ul style="list-style-type: none"> ○ Understand sources of water, retain sources of water, that is the protection and recreation of wetlands ● Lack of healthcare services on the coast – enough demand of the service, share it between healthcare providers ● Lab facilities on the coast would turn into medical facilities ● Concerned about trash south of coastal trail- there needs to be more trash cans. |

| | |
|---|--|
| | <ul style="list-style-type: none"> ● Caltrans doesnt clean their culverts Culvert on Highway 1 – not addressing the issue – excessive water |
| <p>Recreation / City Facilities</p> | <ul style="list-style-type: none"> € Corp yard does not fit the look of small-town vibes. € CFOG- Wants to build a community garden on Magnolia park.+++ € CFOG- only agriculture community in San Mateo County- donates produce to local organizations (food banks) <ul style="list-style-type: none"> ○ The only agriculture community in SMC yet we have no community garden within city limits ○ Build stronger sense of community ○ Improve food security, donate harvest to food banks ○ Improve public health ○ Educate public ○ Improve both mental and physical health ○ Beautify the neighborhood in the process ○ Create a native habitat garden € Seeking donation from the City for water funding (40,000) € The city could do better thinking about rec- should be more grass fields for families, should be more accessible, city does not provide facilities for its residents. € Rec department should add more programs every year. Basketball tournaments/ swimming lessons at a small price. € HMB should seek more grant money to support rec facilities/program € Park and Rec commission- New things should be happening from this group € Boys and girls club are offering services available, where do the kids come into play. + <ul style="list-style-type: none"> ○ School district going through financial problem ○ Boys and girls club took over sports program at Cunha ○ Have support of the city council for funding for the youth ○ Funding to provide mental health services to the youth on the Coastside € Deficit of parks in the city € More activities on City property- 10% of taxes we get from hotels to pay for parking. |
| <p>Climate Resilience / Sustainability</p> | <ul style="list-style-type: none"> € Losing land € We are facing a potential 1,000 year flood – main street bridge is main concern |

| | |
|---|---|
| | <ul style="list-style-type: none"> € Deal with water – housing that is going under water € Permeable surfaces, water filtration systems € More refillable water bottle stations up and down main street € Extra cigarette butt bins in downtown € Cunha soccer fields, toxic materials – replace it with coconut core € More trash receptacles, demystify recycling € Caltrans- how often they are training and maintaining drainage. € HWY 1 – Caltrain waits until it's a catastrophe, turns into a multimillion project |
| <p>Economic Recovery / Development</p> | <ul style="list-style-type: none"> ● The city is drifting away from small town look; 555 Kelly does not belong in HMB. ● The welcoming sign should be changed to a more historic look. ● Streetscape- will not work in our area, we rely on main street a lot to commute, parallel parking would not work on main street. Make spaces for larger vehicles, put up signs with parking warning signs. Too much furniture on streets ● Hard to attract and retain talent in HMB due to cost of living. ● CRI- Many initiatives have come to fruition. ● CSFA- has allowed COAST Pride to provide mental health counseling. Participating in the Cohort has allowed the organization to build relationships with other organizations involved, through these relationships they were able to receive over 20 letters of support for Allcove model. Wishes to continue the program.+++ <ul style="list-style-type: none"> ○ 1.7 million grant for mental health services for youth ● Encourage you to prioritize that CSFA line <ul style="list-style-type: none"> ○ When you fund the grantees you are indicating your commitment to your non profit partners, and supporting families and seniors that live in this community |
| <p>Traffic / Transportation</p> | <ul style="list-style-type: none"> € Poplar Street + – sidewalk takes up a lot of landscaping in the front yard, hides the house from the street, spoke with Jonathan Woo, there's a street, parking area, arbor was sticking out into that area, jog the pathway around that, the property line wasn't where we thought it was, took out 18 inches of my property, van sticking out into the walkway, |

| | |
|---------------------|---|
| | <p>street improvements have gotten so wide, should park on street +</p> <ul style="list-style-type: none"> ⊘ Improve walkability of the city, make it easier to walk make it easier to bike ⊘ Increase transportation connecting corridors <ul style="list-style-type: none"> ○ Expediate projects that we already have ⊘ Coastal trail south of the Seymour bridge – whose responsibility is that land south of Seymour bridge <ul style="list-style-type: none"> ○ Belongs to Coastside land trust ○ Concern about homeless encampment near that area in that portion of the trail – excessive trash |
| <p>Other</p> | <ul style="list-style-type: none"> ⊘ Drifting away from small town historic feel, which is one of the reasons people like to come here and relax, important for the city to recognize and preserve that feel <ul style="list-style-type: none"> ○ Modern garbage cans, three of them lined up look like they belong in a city ○ The streetscape, 555 Kelly, not fitting to the half moon bay aesthetic, building looks like it belongs on Vanness Avenue in SF. Take the existing building keep it the same in the rear, build no more than two stories, community style living ○ Lot of shiny metal fences around the corp yard or the development, along the school ○ Welcoming sign old one had more flavor – see historic ○ Streetscape: we rely on mainstreet to get through, slowing it down doesn't make sense, taking away diagonal parking doesn't make sense ○ Thin out the furniture on main street that could be altered to improve walkway ○ When we damage something were damaging for a lot of people ⊘ Community garden Magnolia Park ++ <ul style="list-style-type: none"> ○ The only agriculture community in SMC yet we have no community garden within city limits ○ Build stronger sense of community ○ Improve food security, donate harvest to food banks ○ Improve public health ○ Educate public ○ Improve both mental and physical health ○ Beautify the neighborhood in the process ○ Create a native habitat garden ○ Priority water service connection, 16,000 dollars |

| | |
|--|---|
| | <ul style="list-style-type: none">○ Water to parcel, 40,000 dollars○ Through business donations and community efforts we can get a lot done, build garden beds easily€ Boys and girls club are offering services available, where do the kids come into play. +<ul style="list-style-type: none">○ School district going through financial problem○ Boys and girls club took over sports program at Cunha○ Have support of the city council for funding for the youth○ Funding to provide mental health services to the youth on the Coastside€ How great the priorities are€ Csfa grant has allowed coastpride to provide peer support to the middle school, seen it make a huge difference in youths lives€ The funding allowed them to participate in the roundtables with other safety net providers in the area - build relationships with each other€ Received grant money to create wrap around facilities for youth 12-25€ Take a look at the staff reports<ul style="list-style-type: none">○ City trapped in cycle of outside consultants that turns out to be extremely expensive€ Age friendly initiative- collaborative to address lack of healthcare services on the coastside (Measure K funding to advance this issue) |
|--|---|

Sesión de Escucha del Consejo Municipal #2 - 4 de Febrero, 2024

| Topic / Category Categorías | Notes Notas |
|--|---|
| Affordable Housing / Vivienda Asequible | <ul style="list-style-type: none">● Es necesario que haya viviendas asequibles más estables para nuestra comunidad. Y debe seguir siendo una prioridad para el consejo. +● El proceso de construcción de viviendas asequibles debe ser más rápido para abordar la inseguridad de la vivienda en la costa.● Algunas personas viven en condiciones terribles.● Las familias de bajos ingresos solo buscan una vivienda asequible● Después del tiroteo nada ha cambiado, las condiciones de los trabajadores agrícolas no han cambiado● Las donaciones que han recibido los senadores deberían utilizarse para proyectos de vivienda. No le gusta que el sub arrendamiento sea una opción para poder pagar el alquiler.● Las oportunidades de vivienda son raras en Half Moon Bay, ha estado buscando durante alrededor de 8 meses.● Gente que se aprovecha de que no hay control de alquileres.● Los alquileres están subiendo porque durante el covid tenían que seguir igual, ahora suben mucho; otros costos han subido, gasolina, alimentos, etc.; El costo de la vida sigue subiendo.● No utilizar todos los fondos solo para el nuevo desarrollo. Tenemos que hacer otras cosas también.● La gente sigue abandonando HMB porque es demasiado caro.● Razones por las que las personas no obtienen vivienda cuando está disponible: las mascotas están bien, los niños no; Los precios son muy caros; Los depósitos, además del primer mes y el último mes, son muy caros.● Es necesario que haya más recursos para los miembros de la comunidad, ella vive en un remolque cerca de moonridge; Es imposible poder encontrar un lugar donde vivir trabajando con el salario mínimo. Ha ido a ALAS y les han cerrado las puertas.● Necesidad de construir más viviendas, más rapido● Las personas saben que están siendo maltratadas, pero no saben cuáles son sus derechos ni cómo defenderse.● Las personas deben saber cuáles son sus derechos, ya sean |

| | |
|---|--|
| | derechos de inquilinos o tengan que ver con la renta. |
| Emergency Prep / Public Safety / Public Health <i>Preparación para Emergencias/ Seguridad / Salud Pública</i> | <ul style="list-style-type: none"> ● Gang related crime has risen in Half Moon Bay. Te ● There needs to be more resources for our youth, maybe programs at the high school. ● There needs to be more resources for our youth, maybe programs at the high school ● Schools don't seem safe – Pilarcitos street is near Hatch, too easy for people to get in or actually harm people. ● More accessibility of health care services for community members ● |
| Recreation / City Facilities <i>Recreación / Instalaciones</i> | <ul style="list-style-type: none"> ● ● ● ● |
| Climate Resilience / Sustainability <i>Resiliencia Climática / Sostenibilidad</i> | <ul style="list-style-type: none"> ● ● |
| Economic Recovery / Development <i>Recuperación y Desarrollo Economico</i> | <ul style="list-style-type: none"> ● ● ● |
| Traffic / Transportation <i>Trafico / Transporte</i> | <ul style="list-style-type: none"> € Public transit is hard in bad weather (prevented people from coming to listening session that wanted to come) € Highway 92 is in the County but the City and community can help pressure to get it fixed – lots of potholes |

| | |
|-----------------------------|--|
| | <ul style="list-style-type: none">€ Lots of accidents on 92, more pressure on the County to fix it€ 92 isn't good for emergency evacuations€ People need to ride buses to work and catch rides€ |
| Other Otro | <ul style="list-style-type: none">• There needs to be more resources for community members, she is living in a trailer by mooridge•• |

City Council Listening Session #3 - February 16, 2024

Sesión de Escucha del Consejo Municipal #3 - 16 de Febrero, 2024

| Topic / Category <i>Categorías</i> | Notes <i>Notas</i> |
|--|--|
| Affordable Housing / Vivienda Asequible | <ul style="list-style-type: none">• Viviendas justas, accesibles y no tan caras. La renta esta demasiado cara. Por el momento las rentas estan en hasta \$3,000 o mas por mes. No tengo espacio para que mi hijo me visite.• Construccion de viviendas justas y accesibles para toda la comunidad. Independientemente de la industria (campo, restaurantes, etc.)• Nos gustaria que agilicen los permisos para construccion de vivienda accesible.• Nosotros no tenemos acceso al hotel donde viven los indigentes donde reciben alimentos y asistencia.• El costo de vivienda ya sea de compra o renta es demasiado alto para una familia. Me gustaria que consideraran apoyo para los trabajadores de bajos recursos para que puedan vivir en la Costa. Me gustaria que aprobaran la Medida D para que nuestras familias puedan estar juntas.• Me preocupa no encontrar vivienda, aunque sea en una traila, vivo sola con mi familia.• Nunca tienes una vivienda digna para tus ninos. Siempre estas con el temor de que te pidan el cuarto.• Rento una casa por \$3500, pero para poder pagar la renta tengo que sub rentar dos cuartos.• Vivo en CH y deseo encontrar un lugar para vivir junto con mis 3 hijos.•• |
| Emergency Prep / Public | <ul style="list-style-type: none">• Queremos que haya mas seguridad publica en el pueblo y sus alrededores. |

Safety / Public Health
Preparación para
Emergencias/ Seguridad /
Salud Pública

- Mi hijo fue victima de la balacera en Cypress. Me gustaria que pusieran atencion a la seguridad.
- Me gustaria que hubiera mas seguridad en todas las escuelas.
- Mas educacion para los padres acerca de como mejorar la educacion de sus hijos.
- Preocupaciones de seguridad para los jóvenes: programas para jóvenes que los mantendrán alejados de la actividad de las pandillas.
- Los servicios médicos de salud no son asequibles para muchos.
- Hatch ES – Se solicitan cámaras de seguridad para la seguridad de los niños que caminan hacia y desde la escuela, el estacionamiento.
- Preocupaciones sobre la violencia de pandillas y la actividad de drogas provenientes de HMB HS, los funcionarios escolares no toman ninguna medida.
- Se solicitan más servicios de salud mental para las personas que se ven afectadas por el estrés/tensión financiera, las drogas, la violencia.
- Más medidas y protocolos de seguridad y protección en HMB HS y Cunha MS.

Recreation / City Facilities
Recreación / Instalaciones

- Me gustaria que hubiera mas actividades y seguridad para los adolescentes. A veces no tenemos programas para que nuestros hijos asistan y tampoco dinero para pagar tan caro pues lo que nos consume es la renta
- Ademas de vivienda, seria ideal tener un parque para los niños
- Mas actividades y deportes para los jovenes en la comunidad. Tengo que llevar a mi hijo hasta SF los fines de semana para que practique el deporte que le gusta.
- Solicitar que la Ciudad trabaje con el distrito escolar para desarrollar/apoyar/financiar programas juveniles.
- Solicitar que la Ciudad trabaje con los Sherrif's para educar a los jóvenes y equiparlos para tomar buenas decisiones y desarrollar relaciones positivas con las fuerzas del orden público.
- Solicitar otro parque/zona de juegos para niños.
- Baloncesto / más programas deportivos solicitados para jóvenes.

| | |
|---|--|
| Climate Resilience / Sustainability <i>Resiliencia Climática / Sostenibilidad</i> | |
| Economic Recovery / Development <i>Recuperación y Desarrollo Económico</i> | <ul style="list-style-type: none"> • Empleos mejor remunerados / acceso a trabajos mejor remunerados solicitados para que las familias permanezcan y trabajen dentro de HMB. • Talleres para que las personas aprendan habilidades laborales / diferentes oficios. • Salario justo para todos. Las personas que trabajamos en limpieza también ganamos muy poco. • Me gustaría que hubiera más fuente de trabajo para todos para poder vivir mejor. Que proporcionaran talleres y educación. • • • |
| Traffic / Transportation <i>Tráfico / Transporte</i> | <ul style="list-style-type: none"> • ¿Hay alguna manera de detener el 92/Hilltop? Han sido varios accidentes al entrar y salir de la comunidad porque los carros no se detienen. • Acelerar las reparaciones en la autopista 92, lo que causa demasiados problemas de acceso a medida que los residentes atraviesan más tormentas invernales y cortes de energía. • Se necesita una señal en la 92 cerca de la entrada a la granja: tráfico peligroso sin parar, demasiados accidentes. • Señal de alto en la 92 cerca de HMB HS, tráfico rápido sin parar. • |
| Other <i>Otro</i> | <ul style="list-style-type: none"> • El salario mínimo aumentó, pero los costos del alquiler y los alimentos también aumentaron simultáneamente. • Temores entre la comunidad latina de que si hablan y abogan por sí mismos, enfrentarán consecuencias como la deportación u otras formas de represalia. |



City Council Listening Sessions - 2024

March 12, 2024, 4:56 PM

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City Council Listening Sessions - 2024

Your comments, concerns, and ideas about the City's priorities are important! Please use the space below to offer your input on City priorities for the upcoming fiscal year.

Summary Of Registered Statements

| As of March 12, 2024, 4:56 PM, this forum had: | | Topic Start |
|---|----|---------------------------|
| Attendees: | 55 | January 26, 2024, 8:58 AM |
| Registered Statements: | 15 | |
| Minutes of Public Comment: | 45 | |

City Council Listening Sessions - 2024

Your comments, concerns, and ideas about the City's priorities are important! Please use the space below to offer your input on City priorities for the upcoming fiscal year.

Individual Registered Statements

Name not available

January 26, 2024, 9:45 AM

Priorities:

1. Reform/change procurement processes to make better use of tax dollars. "That's just what it costs these days" is a lazy excuse for accepting insane bid proposals. Look harder, fight harder. Don't do a project if the cost is not reasonable. Tell contractors/bidders "no" and watch them sharpen their pencils. Spend every dollar as if it were your own money. Examples: Recent trail repair north of Poplar, proposed Kelly Ave housing project - insane levels of spending.

2. Swimming pool - would benefit the entire community. Embarrassing that a town of 13,000 people with such wealth does not have a public pool. Either work with the School District to do a joint project on District land, or find City land to do it on. OR, if any large development/subdivision project comes up (Podesta, Dunes) make building a public access swimming pool a concession/permit condition.

Elizabeth Honneyman

January 26, 2024, 10:13 AM

For too many years now the focus has swung from providing the residents the needs they pay taxes for to "what else can we do for the tourists". Frankly, there is an exponentially higher percentage of concern now for tourists needs than ever and increasingly less concern for the residents needs. Years ago one of our elected leaders said "widening 92 would only increase the number of accidents because it's a proven fact that the wider the road the faster the drivers go" Now, that person is strongly behind widening Poplar St. so the visitors can drive their RV's, their racing bikes and speed down a RESIDENTIAL road. When will we finally see the same amount of effort put in to benefit the residents who pay the taxes and vote? Slowly we went from becoming a "little" Carmel to now, more and more, like a "little Daly City"...wide roads, neighbors more distant, no trees, painted streets, etc., etc. We've slowly lost the bucolic charm. A lot of us are turning our former neighborhood homes into rentals and moved to a better environment. Soon it will all be rentals. It may

already be too late to turn this around.

Name not available

January 27, 2024, 4:54 PM

In my opinion, top priorities for our city are finding ways to provide affordable housing, funding our schools properly, and doing something about the traffic congestion we face on Highways 92 and 1.

January 29, 2024, 7:20 AM

Can you please move forward with the infrastructure projects. The poplar street project being number one. This is important for our children's safety who travel to school this way. It will also encourage more children and adults to use bikes versus a car if there is more space to ride. Also please consider adding permanent bathroom to the poplar beach parking lot. Thanks for all the work you all do.

February 1, 2024, 3:35 PM

This is about the priority of ADU permits for local multigenerational families. Our case: Anna & I have settled in Half Moon Bay in 1999, so we are coming up on a quarter century here. Raised our two daughters (Natalia & Hanna) here - adults now, who left for the big world. Five months ago Natalia came back with her family - husband and our first granddaughter (now 14 months old). They were looking for a home on the coast - couldn't find one that they could afford. So now we are three generations living in our average house. [3 bd 2,130 sq ft] Considering the general housing situation, our ages and our life priorities, we would like to build a small ADU just for us, grandparents. Not for rent, not for AirBnB. So our humble request is that, in cases like ours, you permit ADU construction outside the limited yearly pool. Or at least add extra points that account for such

City Council Listening Sessions - 2024

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multigenerational cases of local families.
Thank you.
Jack Walicki, 209 Valdez Ave, Alsace Lorraine, HMB.

February 2, 2024, 10:23 AM

Connecting the Coastside by providing safe routes for walking and rolling is an imperative in addressing transportation inequity and providing a remedy to everyone's favorite problem, traffic. The city must work with county and regional agencies such as C/CAG, SMCTA, and CalTrans to secure funding and support for several priorities:

- 1) creation of an Eastside parallel trail connecting the South of town to Moonridge/Cañada Cove/Ocean Colony,
- 2) improvement and creation of safe streets within neighborhoods surrounding school zones (including signage, visible striping, and enforcement of sidewalk encroachment),
- 3) pursuit of a complete streets approach to Highway 1 as it passes through town from the south end to the existing trail north of Strawflower Village,
- 4) addressing and correcting dangerous crossings created by the intersection of the Naomi Patridge trail with streets in the Arleta Park neighborhood.

Without safe streets and connected trails for pedestrians and non-motorized vehicles, there is no point in encouraging people to give up using their cars: residents and tourists alike must first feel that they can do so safely. The city has the tremendous opportunity to remedy existing problems in a few key aforementioned areas, and by doing so it can reduce traffic congestion, encourage healthy non-car based lifestyles, and provide viable safe transportation routes for visitors and all members of the community.

February 2, 2024, 11:04 AM

Thank you for your past and ongoing efforts to make walking and bicycling easier and safer in Half Moon Bay.

Please continue to prioritize pedestrian and bicycle safety and connectivity infrastructure projects, specifically projects that positively impact school children and vulnerable populations including seniors and low-income communities. Safe and connected infrastructure that prioritizes pedestrians and bicyclists is one way to improve the ongoing problem of traffic congestion. More community members, including school children, will choose active transportation when safe and connected pathways become available. Please continue to work with Caltrans to improve safety along Highway 1 by making intersections and crossings safer, and building a complete separated multimodal pathway along the eastside of Highway 1 connecting with the Midcoast Multimodal Trail and continuing to the south end of Half Moon Bay, to include a pathway to the Moonridge community.

Name not available

February 20, 2024, 8:46 PM

Thank you for providing listening sessions. I hope the city prioritizes the completion of bike/ walking path along the eastside of Highway 1 from Frenchman's Creek to Main St. The neighborhoods along the eastside deserve to have safe, equitable access to our coastal trail and downtown. Currently, school children sprint across hwy 1 and women push baby strollers on the hwy shoulder because there is no safe access. It is a very sad and dangerous sight. Please ensure this public safety measure is a top priority. Thank you.

March 6, 2024, 2:49 PM

Please prioritize high visibility signage directing drivers on Highway 1 and 92 to the historic Downtown business neighborhood. As a small business on Main Street, I can deliver more sales tax to the city if I get more foot traffic into my store. As a minor proof point, I changed the rudimentary A-frame free-standing signs I place in front of my building during open hours and foot traffic more than doubled this February vs last year, from 136 to 350. I can only imagine the effect that proper signage on the highway will have for all Downtown Main Street businesses.

Thank you,
Marianna Stark

City Council Listening Sessions - 2024

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M Stark Gallery
727 Main Street
mstarkgallery@gmail.com
415-407-8743

Name not available

March 8, 2024, 12:41 PM

Now that the City has been advised of safety concerns at Highway 1 and Redondo Beach Road, priority should be given to provide safety enhancements for left turns to and from Highway 1 to and from Redondo Beach Road. Additionally, safety enhancements should be provided on Redondo Beach Road to provide vehicles with or without horse trailers access to/from the newly created beach access area. Safety can be accomplished without increasing roadway capacity. Signage and hours of operation at new Redondo Beach Access needs to be adopted for enforcement.

██████████
March 12, 2024, 8:43 AM

Honorable City Council,
Please add funding-prioritizing the off Ca 1 parallel bike-ped trail from Wavecrest-Camersons Pub to Miramontes point Rd. Future urban growth planned along x Miramontes Point rd dramatically ups the need for this off Ca 1 link.

Name not shown

March 12, 2024, 9:02 AM

I would ask that the City prioritize quality of life and public safety for residents. That means safe ways to get around town, good roads and reliable electricity.

Specifically, I would echo other suggestions to continue and complete the efforts to create an east side bicycle/walking path next to Highway 1 so that we can move children, strollers, walkers and bicycles off the highway and reduce accidents and fatalities.

I would also request that before looking at expanding infrastructure the City invest in maintaining the infrastructure that we already have. Our local roads are

minefields of potholes, broken pavement and pools of trash and broken glass. The roads need to be fixed and the trash needs to be collected and disposed of.

We also have far too many power outages due to falling trees/tree limbs. The City needs to cut the trees and bushes away from our power lines so that we are less impacted by storm damage. It is insane that we lose power at least once each month in some parts of HMB during the rainy season.

If you can fix the roads, complete the bike trail and keep the lights on you'd have a fantastic year. If there's time after that for other priorities I would love to see a community center building that could be used by local nonprofits and community groups for meetings/activities in the northern part of the city limits. Right now there are no places for community groups to meet on much of the Coastside. But that should not be a priority until public safety and quality of life issues are resolved.

Name not available

March 12, 2024, 9:39 AM

The largest issue I see on the table, and that should be addressed first, would be public safety. If the fires were not an eye opener a few years ago, the shootings should have been. Getting in and out of the community during an emergency (and hopefully not on a high traffic weekend day) would be impossible and we are all sitting ducks for fires, tsunami's and more.

Housing cannot be the priority. We cannot effectively deal with our own community in an emergency now! Why are we adding housing, when we can't even support the people we have? (people don't need to live in HMB - they can live in other towns). Dealing with our roads, emergency response. Just so much we HAVEN'T done to build our precious infrastructure here... it is frightening.

Why aren't we making sure the people we do have are safe? We should also address the poor conditions of our roads and the crime. There is so much more that we need to invest in, to make sure that this is a safe place to live for those that are already here.

City Council Listening Sessions - 2024

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March 12, 2024, 9:54 AM

Civil society needs to support everyone, but "everyone" must include the natural world, if humanity is to survive. We are 100% dependent on the existence and welfare of other species (e.g. half of the cells in our bodies are not human cells! They are bacteria or fungi).

Name not available

March 12, 2024, 10:16 AM

Firstly, thank you for providing this opportunity to give feedback.

I agree with other comments regarding the continual electricity outages we have every year. PG & E need to have a more robust back up plan to keep the power on. We should be provided a reasonable credit if power is lost for 2 hours or more. I know there are moves to ban gas cookers, but we should resist this. I recently lost power for three days but was able to cook food and have hot drinks because I had a gas cooker.

Our roads are in a bad way, it seems repairs to the roads last year are failing this year, we should hold the contractor liable for poor work and have them fix the potholes at no cost.

We need more lower income housing and no more hotels, Why would we need a Hilton hotel by the fire station? Use that land for low-income homes instead.

Lastly, can we introduce a local ordinance that stops the very noisy garbage disposal companies collecting garbage at 4am and 6am!!! Perhaps have collections between 7am and 6pm Mon-Fri? While also banning leaf blowers, since these are too loud and impact air quality.