



Sustainable San Mateo County 2017 City and County Survey

Municipality: City of Half Moon Bay

1. How many of your municipal staff, firefighters and police officers live outside the county or more than 20 miles from your municipality?

Category	Outside Municipality (more than 20 miles)	Outside County	Comment
Staff	29	13	7 employees live in HMB, and 4 more live on the coastside of San Mateo Council. Employees includes in these totals include part time and consultants in addition to full time city staff members.
Firefighters			Coastside Fire Protection District
Police Officers			San Mateo County Sheriff

2. What policies has your municipality enacted to ease the transportation and/or housing costs for employees?

Half Moon Bay allows flexible schedules in some cases. However, because this is a small city with limited staff, it is important that most staff members be at City Hall or their other places of duty during regular business hours. Transit is also extremely limited. EV charging stations are available at City Hall and will soon be installed at the community center and Library.

3. Parking policy can shape travel behavior, community design, and development economics. What are your parking policies?

Category	Yes	No	Comment (please provide details, clarifications, or links to additional information)
Does your municipality have parking space minimums for new housing developments (# cars per unit or # cars per bedroom outside TOD? within TOD)? The number of required spaces is important economically because the cost of each space adds to development cost and can increase rents or sales price.	X		HMB allows parking exceptions and recently granted an exception for a forthcoming mixed use project on Main Street.
Does the city require or allow unbundled parking (paid separate from unit rent)? Unbundled parking can help reduce housing cost.		X	We do not expect unbundling parking to be especially applicable to development in HMB because there is very little transit. We will address parking cost through other means.

Does the city encourage shared parking by reducing per unit parking ratio where shared parking is provided? This can reduce development cost by reducing total number of spaces needed to meet demand.		X	HMB has considered updating its parking requirements to better reflect actual demand from mixed use and walk to town locations.
Does your municipality have a policy regarding Residential Permit Parking (RPP) which is used to protect nearby properties from overflow parking from new development?	X		The context for permit parking programs is different than envisioned by the question. In HMB there can be significant weekend overflow parking into neighborhoods from out of town beach-goers.

4. How many housing units have been built in the past year or in the pipeline for this year? What percent of these are affordable?

For calendar year 2016, certificates of occupancy were issued for twenty (20) new units. Thirty (30) percent were affordable (6 units).

5. How many square feet of office/commercial development has been approved in the past year or in the pipeline for this year? How many new jobs are expected to result from this development?

For calendar year 2016, no new commercial development came on line.

At this time, a mixed-use project in a live-work configuration is under construction. It includes 4 commercial spaces at 550 square feet each. Each of the four commercial spaces is connected to a new dwelling unit. We expect 4 to 8 jobs to be associated with this development (one or two per commercial space).

Another mixed-use project is in for building permit plan check. It includes 2,600 square feet of commercial space and two residential units. The commercial space is being designed a low density furniture store and with anticipated employment of up to four (4).

6. Does your city have a minimum wage ordinance? Please describe the timeline, wage levels and other adjustments (such as requirements for use of prevailing wage labor in city-owned developments.)

No.

7. How many permits have been approved for second or Accessory Dwelling Units (ADU)? ADUs have the potential to provide affordable housing. Does your municipality provide any incentives or participate in any activities to promote ADU's?

In 2016, three (3) ADU's were finalized. Several are either in planning or building permit review at this time. The City offers parking incentives, reduced setbacks, and does not require discretionary review unless there is a variance (per State law).

8. Has your municipality signed the US Climate Mayor's commitment to adopt, honor and uphold the Paris Climate Agreement goals and/or has the subject been discussed at a Council meeting?

Yes.

9. What are the most pressing sustainability-related issues for your municipality in the short- and long-term? Please describe them.

The City has been working on comprehensive updates to its Local Coastal Program and General Plan. Following these efforts, it will be time to prepare a Climate Action Plan (CAP). HMB has very small staff and support for the CAP and other sustainability work to implement the new land use policies would be very helpful.

10. What additional resources, programs or events could SSMC provide that would be valuable to your work?

Professional support for the CAP, partnerships with San Mateo County Department of Sustainability for efforts such as the sea level rise vulnerability assessment and follow on work.

11. The Indicators Report covers more than 40 sustainability indicators addressing the three E's – economy, environment and equity. Please describe any other initiatives that showcase progress your municipality is making towards sustainability.¹

- Sea Level Rise Vulnerability Assessment, completed April 2016; followed by detailed coastal erosion analysis of portion of the California Coastal Trail
- The City was one of very few that participated in the Shrinking Shores demonstration project on World Oceans day. For this event, at Poplar Beach in Half Moon Bay, the City partnered with the San Mateo County Department of Sustainability (photos below)
- Local Coastal Land Use Plan and General Plan updates on-going
- City Council prioritization of affordable housing, including application for the “Home For All” pilot project grant, establishment of a new staff position to support affordable housing programs (recruitment underway)
- Parks Master Plan underway, anticipated completion winter 2018
- Bicycle and Pedestrian Master Plan underway, anticipated completion spring 2018

¹ If you have supporting photos, please send high-resolution image files (1 Mb or higher or at least 300 dpi) to: photos@sustainablesanmateo.org together with a description of the image and photo credits. We will include selected photos on the website and in print materials.

Photos from World Oceans Day Shrinking Shores Project – June 3, 2017
Source: San Mateo County and City of Half Moon Bay

Bluff Erosion Estimates – 2050 and 2100:



Sea Level rise Estimates – 2030, 2050 and 2100:

