

2. Development

This chapter includes the Land Use Map, land use classifications, standards for density and intensity, and policies for development in Half Moon Bay. At the time of this Land Use Plan update, twenty-eight percent of the city consists of vacant or undeveloped land. New development is constrained by the ability to provide or expand public infrastructure and the capacity of existing facilities, the presence of environmentally sensitive habitat areas, agriculture, environmental hazards, and visual resource protection. Land Use Plan policies aim to define Half Moon Bay's physical development, preservation and restoration priorities which reinforce the community's vision while supporting Coastal Act goals.

Land Use Plan Framework

The Land Use Plan framework reflects Coastal Act priorities, as well as the vision and priorities expressed by community members during the Plan Update process. The Half Moon Bay community deeply values the city's unique character, derived from its setting between the foothills and the Pacific Ocean, as well as the small-town feel produced by the built environment and close-knit neighborhoods. Numerous elements contribute to Half Moon Bay's coastal and rural agricultural setting and its identity as a smaller-scaled community in close proximity to larger Bay Area cities. These elements include the beaches and views of the ocean, coastal habitats and bluffs, as well as surrounding and interspersed farmland. The city's development pattern is largely defined by alternating residential and agricultural land uses, as well as small-scale and historical architectural styles, with a defined town center. The Land Use Plan, composed of the Land Use Map, land use designation classification system, and supporting policies seeks to preserve or enhance these aspects of Half Moon Bay's coastal small-town character, and address community priorities such as development scale, visual quality, environmental resources, historic resources, community heritage and culture, community connections, and Downtown vibrancy.

As discussed in Chapter 1. Introduction and Framework, comprehensively updating the City's LCP provides an opportunity to revisit fundamental land use policies and continuing planning challenges in Half Moon Bay. These include growth management measures, land use designations and policies, and specific zoning designations, rules and procedures to facilitate an environmentally and economically sustainable strategy consistent with the Coastal Act and other State land use requirements while also tending to community needs. The 2020 Land Use Plan update achieves the following major Coastal Act and community goals:

- Prioritizing the preservation of community character, protection of environmental resources, and avoidance of and adaptation to challenging environmental hazards;

- Limiting and focusing development to that which is most needed to support the community locally and with respect to its regional, coastal zone, and agricultural context;
- Regulating development using best available science on climate change impacts including sea level rise and extreme weather conditions;
- Recognizing that infrastructure is at or near capacity and that expanding it, especially the roadway network, will be more detrimental than beneficial; and
- Putting forth a clear intent for the planning horizon of this Land Use Plan to manage growth, restore natural systems, and proceed within a context of sustainability and resilience.

The updated plan is reframed, and while some specific policies and standards in the updated plan remain unchanged from the 1996 Land Use Plan, this chapter presents a significantly revised approach to growth and development from the 1996 Land Use Plan. Half Moon Bay's future buildout is reduced through policies that acknowledge fundamental land use and infrastructure constraints. Ultimately, the updated Land Use Plan reflects the wisdom of the community and will reinforce community resilience as the foundation for decision-making.

Significant changes from the 1996 Land Use Plan are introduced in Chapter 1. Introduction and Framework and addressed further in the policies of this chapter. They include introduction of a Town Center as the City's central area where commercial development, mixed-use neighborhoods, and public spaces should be concentrated; implementation of Measure D, the City's 1 percent annual residential growth limitation; and Planned Development (PD) designation updates, including the reversion of many substantially developed PD areas to applicable land use designations and updated mapping of resources and other land use constraints for the remaining PD areas.

COASTAL ACT DEFINITIONS AND POLICIES

The Coastal Act calls for new development to be concentrated in existing developed areas with available public services, and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources (Section 30250). The Coastal Act requires that new development avoid environmental hazards and protect coastal resources, including public access, sensitive habitat areas, and scenic and visual quality (Sections 30251, 30252, 30253). The Coastal Act states that new or expanded public facilities must be designed to accommodate needs generated by development that is consistent with the LCP, but not to induce new development beyond what is anticipated in the LCP. The Act also establishes specific development priorities for coastal-dependent uses and visitor and recreational uses, which are considered further in Chapter 5 of this Land Use Plan (Coastal Access and Recreation). All of these Coastal Act policies and issue areas are addressed in this and other Land Use Plan chapters, and govern the type of use allowed and applicable coastal resource protection policies.

The following Coastal Act definitions and policies are specifically relevant to the regulation of development and are incorporated into this Land Use Plan (LUP).

Chapter 2: Definitions

Section 30101. Coastal-dependent development or use

"Coastal-dependent development or use" means any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

Section 30101.3 Coastal-related development

"Coastal-related development" means any use that is dependent on a coastal-dependent development or use.

Section 30106. Development

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Section 30107.3. Environmental Justice

(a) "Environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

(b) "Environmental justice" includes, but is not limited to, all of the following:

- (1) The availability of a healthy environment for all people.
- (2) The deterrence, reduction, and elimination of pollution burdens for populations and communities experiencing the adverse effects of that pollution, so that the effects of the pollution are not disproportionately borne by those populations and communities.
- (3) Governmental entities engaging and providing technical assistance to populations and communities most impacted by pollution to promote their meaningful participation in all phases of the environmental and land use decisionmaking process.
- (4) At a minimum, the meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions.

Article 3: Recreation

Section 30222. Private lands; priority and development purposes

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Article 5: Land Resources

Section 30240. Environmentally sensitive habitat area; adjacent developments

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Article 6: Development

Section 30250. Location; existing developed area

- (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.
- (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.
- (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

Section 30251. Scenic and visual qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Section 30252. Maintenance and enhancement of public access

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Section 30253. Minimization of adverse impacts

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
- (d) Minimize energy consumption and vehicle miles traveled.
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

Section 30255. Priority of coastal dependent developments

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

Section 30010. Compensation for taking of private property; legislative declaration

The Legislature hereby finds and declares that this division is not intended, and shall not be construed as authorizing the commission, port governing body, or local government acting pursuant to this division to exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without the payment of just compensation therefor. This section is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or the United States.

HALF MOON BAY GENERAL PLAN

All California local jurisdictions are required by State law to adopt a general plan that provides comprehensive policy direction for the future growth and resource conservation within the jurisdiction. The State Office of Planning and Research provides General Plan Guidelines for local jurisdictions to use in periodic general plan updates. Pursuant to the

General Plan Guidelines, land use elements are intended to reflect the community's vision of what to put where. This is accomplished by establishing designations and uses for public and private land, defining population density and building intensity standards, and considering conflicts and impacts of new growth. Correspondingly, this Development Chapter lays out the City's land use designations with allowed uses and densities in consideration of population and development growth patterns and local community priorities.

SAN MATEO COUNTY GENERAL PLAN

San Mateo County's General Plan is applicable to the unincorporated lands and communities throughout San Mateo County. It specifically integrates the County's certified Local Coastal Program for the portion of San Mateo County located within the coastal zone. Although the County's General Plan/Local Coastal Program does not impose regulations on the City of Half Moon Bay, it influences and is influenced by the City's planning efforts. The 280 acres of the Planning Area located outside of Half Moon Bay city limits are covered by San Mateo County's General Plan/Local Coastal Program, which establishes policies to guide County decision-makers in matters related to land use, development, and resource management. County lands included in the Planning Area are considered "Rural Lands" and are subject to the policies of the Rural Land Use chapter of the County's plan. Rural Land Use policies focus on the protection and enhancement of resources in order to preserve biodiversity, efficiently manage resources, protect scenic quality, provide recreational opportunities, protect public health and safety, minimize environmental damage from development, and promote local employment opportunities.

San Mateo County's Agriculture land use designation applies to County lands currently under agricultural cultivation or in use for the grazing of livestock, lands suitable for agriculture or which contain soils with agricultural capability (including prime agricultural land), or ancillary lands which may not be suitable for agriculture, but which may be strategically located to protect agricultural lands from the encroachment of incompatible land uses. The designation applies to land along the south side of Highway 92 and the east side of Highway 1 that are outside of Half Moon Bay City limits but included in the Planning Area. It also applies to the Moonridge farmworker housing community.

Land Use Map and Designations

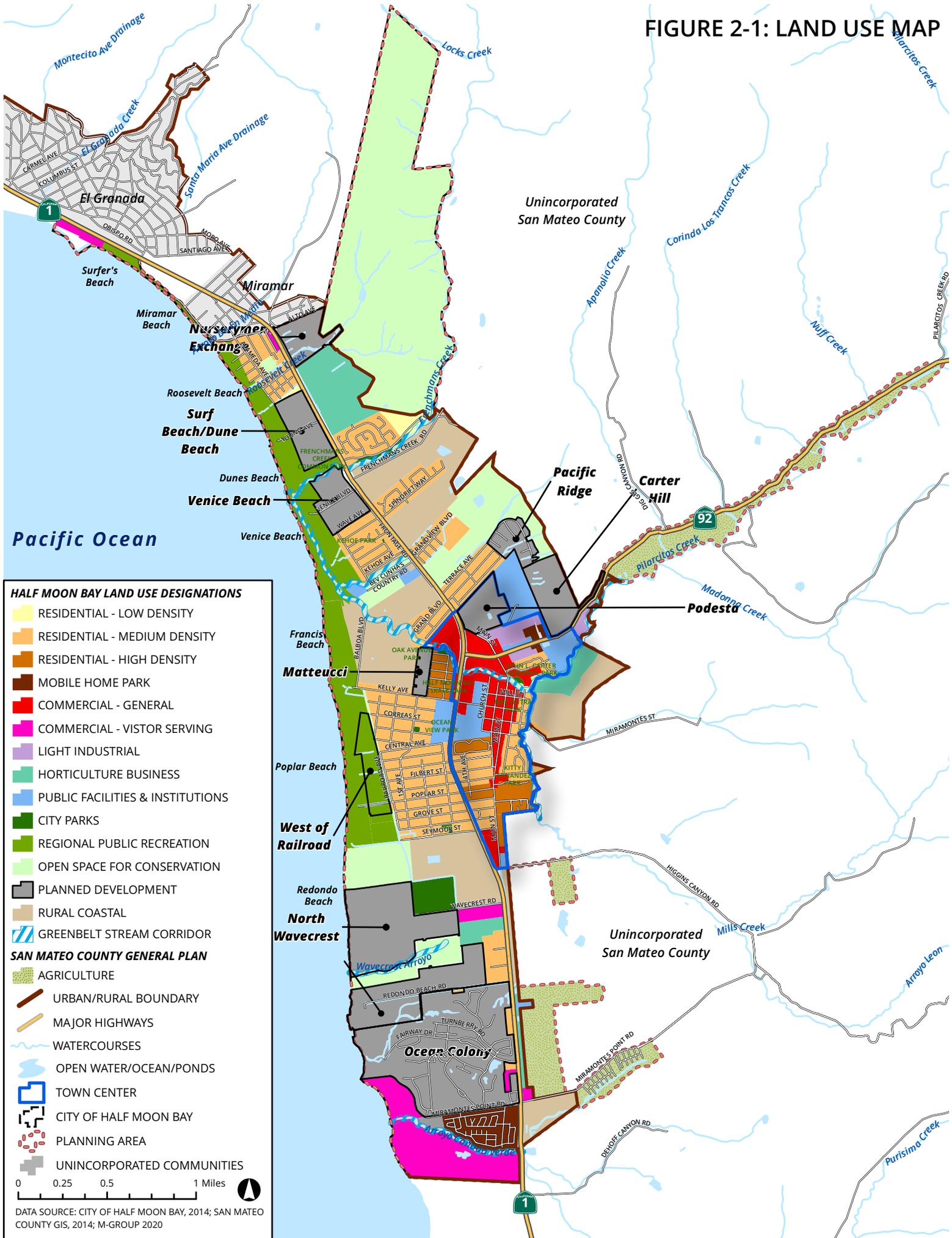
The City of Half Moon Bay is located fully within the coastal zone. Therefore, the LUP comprises the Half Moon Bay General Plan Land Use Element, as further explained in Chapter 1. The Land Use Map, Figure 2-1, presents the City's land use designations, which serve as both the LUP and General Plan land use designations. The Land Use Map will be used in conjunction with policies established in the Plan to review and approve, modify or deny proposed development projects. Fifteen land use designations establish allowed land use, maximum density and intensity, and the type and character of development that is allowed. Two overlay designations, namely the Workforce Housing and the Greenbelt Stream Corridor overlays, when applied in combination with land use designations, enact additional land use criteria and development standards in certain parts of the city. The Workforce Housing Overlay is unmapped and may be applied to specific properties in accordance with the

policies set forth in this chapter, while the Greenbelt Stream Corridor Overlay is shown on the Land Use Map and applied in accordance with relevant policies.

Per State Law, general plan land use elements must establish standards for population density and building intensity for each land use classification. In its role as a land use element, the LUP specifies residential densities in housing units per acre. For nonresidential uses, the Plan specifies a maximum permitted ratio of floor area to site area, or floor area ratio (FAR). In all cases, listed densities and FAR are maximums per gross acre. Actual allowable development on any given site shall be evaluated based on coastal resource constraints during the development review and/or master planning process. Moreover, maximum density and intensity standards do not imply that development must be approved at the maximum intensity specified for each use. Zoning regulations consistent with LUP policies and/or site conditions may result in lower densities/intensities. Compliance with State density bonus regulations for below market or senior housing are in addition to densities otherwise permitted pursuant to the land use designation's density limits and may result in higher attainable densities/intensities.

Land use designations and policies lay the foundation for implementing zoning ordinances and control future development. Details on development standards are established in the Local Coastal Implementation Plan (IP), which includes the City's Zoning Ordinance. More than one zoning district may be consistent with a single Land Use Plan land use designation. Uses and development that were lawful when they were established may continue under the updated Land Use Plan as further described in policies below.

FIGURE 2-1: LAND USE MAP



HALF MOON BAY LAND USE DESIGNATIONS

- RESIDENTIAL - LOW DENSITY
- RESIDENTIAL - MEDIUM DENSITY
- RESIDENTIAL - HIGH DENSITY
- MOBILE HOME PARK
- COMMERCIAL - GENERAL
- COMMERCIAL - VISTOR SERVING
- LIGHT INDUSTRIAL
- HORTICULTURE BUSINESS
- PUBLIC FACILITIES & INSTITUTIONS
- CITY PARKS
- REGIONAL PUBLIC RECREATION
- OPEN SPACE FOR CONSERVATION
- PLANNED DEVELOPMENT
- RURAL COASTAL
- GREENBELT STREAM CORRIDOR

SAN MATEO COUNTY GENERAL PLAN

- AGRICULTURE
- URBAN/RURAL BOUNDARY
- MAJOR HIGHWAYS
- WATERCOURSES
- OPEN WATER/OCEAN/PONDS
- TOWN CENTER
- CITY OF HALF MOON BAY
- PLANNING AREA
- UNINCORPORATED COMMUNITIES

0 0.25 0.5 1 Miles

DATA SOURCE: CITY OF HALF MOON BAY, 2014; SAN MATEO COUNTY GIS, 2014; M-GROUP 2020

LAND USE DESIGNATIONS

The following definitions describe the principal permitted uses for each land use designation indicated on the Land Use Plan Map. For each designation, the maximum density for residential development and maximum floor-area-ratio (FAR) for non-residential development establish the upper limit of allowable development, provided that such buildout can be achieved consistent with all other policies of the LCP (including the Land Use Plan, Zoning Map, Zoning Ordinance, and Subdivision Ordinance), as well with applicable policies of the Coastal Act. Density bonuses, as consistent with Policy 2-19 and State law, may allow for higher densities than specified as maximums for any residential land use designation when such increase does not result in adverse coastal resource impacts or exceed infrastructure capacity. The land use designations cover approximately 3,900 acres of public and private lands throughout the city.

Residential - Low Density (Up to 2.0 units per acre)

This designation provides for single-family residential development at relatively low overall densities with a minimum lot size of 0.5 acres. It is found in two areas of the city. Approximately 17 acres of land are designated Residential - Low Density.

Residential - Medium Density (2.1-16.0 units per acre)

This designation provides for single-family development with minimum lot sizes of 5,000 square feet and allows for detached and attached single-family residential units and duplexes. Most of the city's existing residential neighborhoods have this designation. Approximately 587 acres in Half Moon Bay are designated Residential - Medium Density.

Residential - High Density (16.1-30.0 units per acre)

This designation applies to areas suitable for multifamily development of densities as high as one residential unit for every 1,500 square feet of lot area with a minimum lot size of 5,000 square feet and up to 30 units per acre. It is mapped within and adjacent to the Town Center. This designation provides for flexibility in development form and can include multifamily apartment buildings and clustered development including duplexes, triplexes, townhomes, with private and shared open space. The Residential - High Density designation covers about 73 acres in Half Moon Bay.

Mobile Home Park (Up to 21 units per acre)

The intent of this designation is to protect and preserve existing mobile home parks and to allow for possible designation of other appropriate sites for mobile home park development in the future. Mobile home parks provide affordable housing opportunities, and individual mobile home sites within a park shall not be sold separately. A comprehensive development plan for the entire property that incorporates common facilities and amenities is required prior to approval of development of new mobile home parks. Approximately 64 acres are designated Mobile Home Park.

Workforce Housing Overlay (density specified through policy for each underlying land use designation)

This overlay designation is unmapped and will be applied through policy to specific parcels or portions of parcels suitable for medium or high density residential development with Horticultural Business, Rural Coastal, Regional Public Recreation, or Public Facilities and Institutions land use designations. The residential development is intended to be affordable, and located within the underlying designations as follows:

Horticultural Business and Rural Coastal. For lands designated for agricultural uses, a Coastal Act priority use, the overlay is intended to facilitate development of affordable workforce housing for farmworkers. The overlay may be applied to certain parcels that are too small to farm, or to portions of larger agricultural parcels most suited for farmworker housing.

Regional Public Recreation. Lands owned by the City, the County, and State Parks comprise this land use designation, which provides for coastal access and recreation. Coastal access and recreation are Coastal Act priority uses. As applied within this land use designation, the Workforce Housing Overlay would support housing for State Parks employees. It may also support relocation of existing housing reserved for State Parks rangers and staff away from eroding coastal bluffs and other resources. Local residency of these essential employees supports public coastal access.

Public Facilities and Institutions. This designation covers a broad range of public and quasi-public uses, several of which would be compatible with residential use, including churches, schools, and some City properties such as the Ted Adcock Community Center and surrounding campus.

The Workforce Housing Overlay could enable development of approximately 300 housing units within the City for local workers and their households who are typically in the extremely low, very low, and low income brackets.

Commercial – General (0.5 - 2.0 FAR and 30 units per acre)

This designation is intended to support a vital mixed-use Town Center with a concentration of services, employment, and residential uses in central Half Moon Bay. It supports a variety of commercial activities including downtown retail, service and office uses, shopping centers, visitor-serving facilities, health care, and live-work spaces. Permitted uses include amenities for day-to-day needs, offices including those associated with small-scale laboratories and research and development uses, wholesale, and retail activities. Single- and multi-family residential uses, with a maximum density equivalent to the Residential – High Density designation, are also allowed throughout this designation, but are restricted to upper stories along Main Street between Correas Street and Pilarcitos Creek and permitted at the ground level elsewhere. Typical maximum building height is three-stories. Approximately 123 acres are designated Commercial - General.

Commercial – Visitor Serving (0.25 – 1.0 FAR and 16 units per acre)

This designation applies to areas suitable for commercial uses intended to serve the coastal recreational needs of visitors. Visitor-serving commercial areas are sited near coastal recreational areas or along Highway 1. Uses may include visitor accommodations, restaurants, bars, art galleries, equestrian supply, fishing and boating facilities, and other similar uses. Small-scale neighborhood convenience businesses and service stations are allowed; however, this designation does not permit retail that will not also support coastal access or recreation. Single- and multifamily residential uses, with a maximum density equivalent to the Residential – Medium Density designation, are also conditionally allowed in this designation provided that the primary use of the development is for visitor-serving uses. The Commercial – Visitor Serving designation applies to 161 acres in Half Moon Bay.

Light Industrial (Up to 0.75 FAR and 5 units per acre)

This designation allows for uses such as light industrial, distribution, repair, construction, and storage. It also allows mixed-use industrial and residential for the purpose of live-work uses in certain cases. This designation is limited to areas along Highway 92. Half Moon Bay has approximately 30 acres of land designated Light Industrial.

Horticultural Business (Up to 1.0 FAR)

This designation permits nurseries and greenhouses, and ancillary field production and is intended to support existing nursery businesses and their infrastructure. The Land Use Plan applies this designation to three main areas: in the north of the city, along the east side of Highway 1; along Pilarcitos Creek east of the downtown area; and adjacent to the Wavecrest area along the west side of Highway 1. This designation also facilitates research and development, farm produce stands and similar small-scale commercial operations ancillary to the primary use. This designation covers 140 acres in the City of Half Moon Bay.

Rural Coastal

This designation applies to lands in agricultural use, agricultural compatible uses, and some open lands containing steep slopes and/or habitat value. While these lands are all outside of the Town Center, they are within the Urban Boundary and generally adjacent to residential neighborhoods. These lands contain prime and non-prime agricultural soils as defined by the Coastal Act and support active agriculture or agriculture compatible operations. Some parcels in this designation are too small to support viable agriculture operations and are more suited to support supplemental agricultural uses. Permitted uses include agricultural uses such as open field farming, greenhouse operations, and horse breeding; agricultural compatible uses including recreational equestrian uses, public recreation, and habitat restoration; agricultural supplemental uses such as research and development, agritourism, and temporary or seasonal uses; agricultural ancillary uses such as barns, animal shelters, and

storage facilities; and very low-density residential uses. The Rural Coastal designation covers a total of 472 acres. This designation is established with the 2020 Land Use Plan update.

Public Facilities and Institutions (Up to 1.0 FAR)

This designation provides for educational, governmental, agricultural, habitat restoration, and institutional uses, such as public schools, public works and utilities yards and maintenance buildings, community gardens, public hospitals, and quasi-public uses including churches, and healthcare uses such as hospitals, clinics, and assisted living facilities. The Public Facilities and Institutions designation covers 120 acres.

Regional Public Recreation

The purpose of the Regional Public Recreation areas is to identify and preserve the publicly owned beaches and associated uplands that should be maintained by the California Department of Parks and Recreation or other public agencies including the City. The Land Use Plan considers such areas to be the city's major coastal recreational resource. This designation can be found along the coast from the northern end of the city to the Seymour Watercourse. Approximately 326 acres in Half Moon Bay are designated Regional Public Recreation.

City Parks

This designation is intended to identify and preserve lands for local park or recreational use, especially City parks and indoor or outdoor recreational facilities. For this update, the City Parks designation is applied to existing and planned City parklands and covers 38 acres.

Planned Development

The Planned Development (PD) land use designation was established to ensure comprehensive planning for the city's undeveloped lands. The intent of this designation is to allow for appropriately sited and scaled development including all associated infrastructure while maintaining community character and protecting the area's coastal resources and environmental attributes, including scenic resources, environmentally sensitive habitat areas, and viable farmland. The designation requires that each PD be master planned comprehensively as a whole with the inclusion of any possible residential uses, neighborhood recreational facilities, commercial recreation, and office or industrial uses determined prior to approval of any development within the PD area, with phasing of development also made part of the overall planning consideration. The master plan may be a specific plan, a precise plan, or an existing, previously approved Planned Unit Development Plan (see Appendix A for more detail). The maximum density for each PD is specified in the Land Use Plan's policies and further defined through the specific plan or precise plan. PD master plans shall be reviewed and approved as a Land Use Plan amendment requiring certification by the Coastal Commission, with the policies of Chapter 3 of the Coastal Act as the standard of review as informed by the PD section of this chapter. The Land Use Plan provides for a limited range of uses in PD areas in advance of master plan certification such as trails, agriculture, and habitat restoration. PD areas will be generically designated specific plan or precise plan on the zoning

map until such time as the appropriate master plan is certified, and then the zoning will be amended to be the master plan. The PD designation covers a total of 802 acres.

Open Space for Conservation

This designation is established with the 2020 Land Use Plan update. The Open Space for Conservation designation applies to lands intended for permanent conservation and are therefore not held in reserve for potential future development. Habitat protection, management, and restoration as well as hazard avoidance are the primary uses. Ancillary uses may be strictly limited in cases where habitat is especially fragile, or hazard risk is high, such as in the case of extremely steep slopes subject to erosion or landslide. If found to be compatible, uses could include public trails, education, passive open space amenities, and grazing for fuel modification and/or ESHA enhancement. Green infrastructure implementation measures such as stormwater detention swales, ground water recharge wells, de-channelization of channelized watercourses, and stormwater harvesting systems for reuse may support the primary intent for habitat restoration or reducing flood, erosion, and other hazards. This designation applies to 917 acres of land that are publicly owned ESHA, areas containing high resource value and hazard risk, and areas with recorded deed restrictions for habitat conservation.

Greenbelt – Stream Corridor Overlay

Greenbelt – Stream Corridor is an overlay land use designation applied to specified watercourses and adjacent riparian vegetation. The overlay is intended to further ensure preservation and protection of riparian ESHA consistent with Coastal Act requirements by applying the relevant policies set forth in the Natural Resources chapter. The Greenbelt – Stream Corridor overlay is applied to Frenchmans Creek, Kehoe Watercourse, Pilarcitos Creek, Arroyo Leon, Wavecrest Arroyo, and Arroyo Canada Verde. The minimum boundaries of this overlay are established as of the 2020 Land Use Plan update to be coterminous with the extents of riparian vegetation as presented in Figure 6-2 Environmentally Sensitive Habitat Areas (Habitat ESHAs). The boundaries will be adjusted to new extents over time with future updates to Figure 6-2; however, this designation is coterminous with the extents of riparian vegetation at any time.

PLANNING CONTEXT

Land use designations are applied throughout the City to support Coastal Act priorities, meet local needs, and reflect the changed land use circumstances and policy direction discussed in Chapter 1. Introduction and Framework. Overarching land use goals include concentrating development in the Town Center, supporting the long-term viability of agricultural operations, fostering opportunities for a diverse range of affordable housing, and ensuring coastal resource protection and hazard avoidance. The following section provides context

for Land Use Plan policies that address the city's land use planning foundation, growth management approach, and Town Center focus.

Land Use Planning Foundation

The Land Use Plan includes foundational land use policies that are applicable throughout the city. These foundational policies set forth two categories of priority land uses: those identified in the Coastal Act and those identified by the City. Uses that do not fall under one of these two priority land use categories are considered non-priority. Land uses are prioritized in the Planning Area as follows:

1. **Coastal Act Priority Uses:** Coastal-dependent uses, visitor-serving commercial, agricultural uses, and coastal access and recreational facilities. Coastal Act Priority Uses are treated as the top tier priority throughout the City's LCP. As such, land use designations, infrastructure, and policies throughout the LCP seek to ensure the on-going viability of these uses.
2. **Local Priority Uses:** Affordable housing. Affordable housing, including but not limited to units created through the Workforce Housing Overlay designation, is specifically identified as a Local Priority Use. Affordable housing as a second tier priority is envisioned to support the local workforce, with the intent of facilitating a range of housing types for those who live and work on the coast, fostering the economic development of the city, and reducing commuter traffic congestion. Most significantly, affordable housing as a Local Priority Use will support Coastal Act Priority Uses by providing housing priced and located so as to be especially suited for employees in the agriculture and coastal recreation sectors. With diverse and affordable housing as a pillar of this Land Use Plan, the City will be able to harmonize the goals of the Coastal Act with those of State Housing law and the City's Housing Element.
3. **Non-Priority Uses:** Market-rate housing, general commercial, and general industrial. While important for supporting the general population of Half Moon Bay, these uses are identified in the Coastal Act as non-priority. These uses are supported in the LCP as a third tier after Coastal Act Priority Uses and Local Priority Uses.

A principal goal of the Land Use Plan is to facilitate and encourage these two types of priority uses within the Planning Area. Identifying Coastal Act and Local Priority Uses is essential for achieving land use planning goals and providing public infrastructure such as priority water connections where applicable, as discussed further in Chapter 3. Public Works.

Foundational policies also implement Coastal Act goals such as concentrating development in existing urbanized areas, ensuring coastal development permit review of new development, and requiring Land Use Plan amendments for master plan certification. With the Land Use Plan comprising the Land Use Element of the General Plan, it is necessary to establish procedures for initiating amendments that will affect both Plans. City Council authorization to initiate such amendments will provide guidance for this process.

Growth Management

As discussed in Chapter 1, Measure D was passed in 1999 to control the pace of residential development in Half Moon Bay and to reduce pressure on public infrastructure systems including water, sewer, and traffic. Measure D incentivizes development in a defined Downtown Area, which overlaps with but differs from the boundary of the Town Center emphasized in this Plan, by providing additional allocations each year in this area. To further support this measure, LUP policies address the impacts of residential development through growth management strategies including lot retirement, lot mergers, and transfer of development rights. The intent of these policies is to concentrate development in existing developed areas, specifically the Town Center, while limiting development in areas where coastal resources, environmental hazards, and public infrastructure constraints are present.

To ensure new development can be supported by the City's public services, development impact fees are necessary to implement. These fees allow the City to provide infrastructure improvements in pace with new and anticipated development in a non-growth inducing manner. Policies provide for requiring and updating development impact fees and address the need for fiscally sustainable development.

Growth management policies also consider the City's jurisdictional boundaries and sphere of influence as defined by the San Mateo County Local Agency Formation Commission (LAFCo). Several areas outside of the city limits were included in the Planning Area for this Land Use Plan because they directly relate to planning concerns in Half Moon Bay. These areas, as well as others within the City's sphere of influence could be considered for annexation from the County at a future time. The city and greater Midcoast area are also served by several overlapping public service districts, as addressed further in Chapter 3. Public Works and have potential for consolidation or other organizational changes that could improve public service provision. Any such boundary or special district changes are overseen by LAFCo, whose role is to discourage urban sprawl, prevent premature conversion of agricultural and open space lands, and support efficient provision of public services.

Town Center

This Land Use Plan identifies a Town Center within which future development should be concentrated to support a vibrant, walkable core area with a diverse mix of pedestrian-oriented businesses, shops, housing types, and public spaces. The Town Center includes almost all lands designated Commercial – General, including the Main Street area and the land around the intersection of Highway 1 and Highway 92, as well as some adjacent residential and mixed-use neighborhoods with other Plan designations. A detailed diagram of the Town Center area is provided as Figure 2-2.

Policies for the Town Center address the need for holistic Town Center planning. Residential development policies for the Town Center will ensure that new neighborhoods, mixed-use areas, and higher density infill sites will generate less traffic, greenhouse gas emissions, energy and water demand, and other impacts than neighborhoods outside this area. Components of residential development that support sustainability goals include providing housing for a mix of income levels, requiring a range of housing types emphasizing smaller

homes, and mandating that the entire Town Center and its neighborhood components be designed such that pedestrian circulation is prioritized.

Commercial and mixed-use development policies for the Town Center will ensure that service needs are met for both residents and visitors. Again, walkability is prioritized over vehicular access. While vehicle traffic within the Town Center will continue to be congested during peak periods, well-connected biking, walking and transit facilities for shopping and services will be readily available to provide options. Parking is also a necessary component in the Town Center. Consistent with the Coastal Access and Recreation chapter's parking policies, public parking facilities east of Highway 1 can serve visitors to both the Heritage Downtown and beaches.

Policies also address specific considerations for three defined Town Center areas. The Town Center broadly consists of three areas, including:

Heritage Downtown. Heritage Downtown centers on Main Street between the Main Street Bridge and Correas Street. It contains the highest concentration of the City's designated historic resources and presents a traditional small-town street grid with commercial buildings fronting directly onto sidewalks, contributing to a pedestrian-oriented neighborhood. Heritage Downtown is treasured by the local community and also critical for Half Moon Bay's tourist economy. It provides a concentration of visitor-serving commercial uses including retail, restaurants and accommodations. Much of Heritage Downtown is included in an adopted Downtown Specific Plan, which will require replacement or updating to implement the LUP. An intention of the Land Use Plan update is to facilitate a mix of land uses that support a vibrant downtown and protect the historical setting and scenic hillside views. Flexibility in change of use has been identified as key to ensuring that underutilized lots and vacant tenant spaces can be more readily developed and/or occupied with permitted uses.

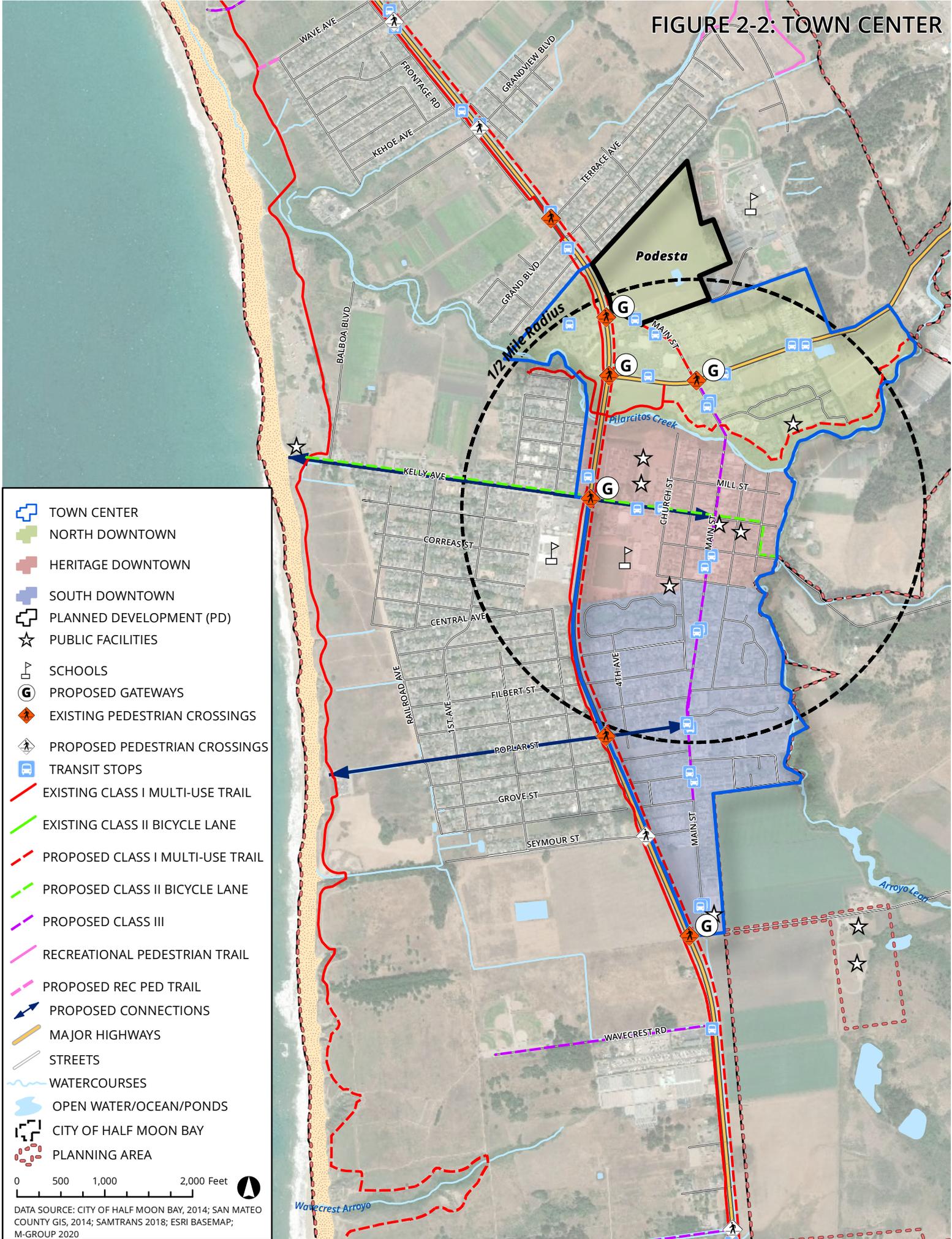
North Downtown. North Downtown includes the lands north of Main Street Bridge and around the intersection of Highways 1 and 92. Existing development in North Downtown is dominated by single use commercial, surface-parked shopping centers, and service commercial development. North Downtown also contains the majority of the city's Light Industrial land use designation, supporting uses such as a concrete batch plant and auto repair services. Development within North Downtown prior to the LUP update had been primarily limited to change of use within existing commercial development and very limited new construction. Allowing for commercial and residential mixed-use retrofit of existing shopping center sites would provide housing in a location consistent with the sustainability intent for the Land Use Plan update.

Several underdeveloped properties of note are located in North Downtown. The "Goat Farm" parcels east of the Hilltop Mobile Home Park on the north side of Highway 92 provide room for expansion of the Hilltop Mobile Home Park. Formerly included in the Andreotti PD, parcels fronting the south side of Highway 92 east of Main Street could be developed for uses with low trip generation rates due to access challenges. An undeveloped 6.5-acre parcel on the southeast corner of Highway 1 and Highway 92 referred to as "Cabrillo Corners," is a challenging development site because of proximity to Pilarcitos Creek, low elevation subject

to flood hazards, and limited site access options. One PD area, Podesta, is located within North Downtown. It is discussed in the next section. Policies in this Chapter encourage exploration of land use options for these underutilized Town Center properties in relationship to improvements for implementing the Town Boulevard along Highway 92.

South Downtown. South Downtown includes lands south of Correas Street between Highway 1 to the west, and Arroyo Leon to the east. South Main Street runs up the center of South Downtown. The area is mostly residential. Older subdivisions with modest sized homes make up much of the west side of the area at medium residential densities. A private elementary school and affordable senior and family housing are located within the east side of South Downtown, where residential densities tend to be higher. The Half Moon Bay Fire Station is located at the south end of the area. The boundaries of Highway 1 and agricultural uses require special attention with respect to compatibility, buffering, and land use impacts. In South Downtown, development leading up to and including 2020 consisted of mixed-use and residential development. Several vacant lots remain in South Downtown and offer some of the best opportunities for new residential development at higher densities within Town Center.

FIGURE 2-2: TOWN CENTER



POLICIES - GENERAL

Policies applicable to all development are provided below. Policy consistency meeting long-term land use needs, growth management, and the Town Center are also addressed in this section.

Policies - Land Use Planning Foundation

- 2-1. Land Use Plan Map.** Apply Land Use Plan designations in accordance with the policies of this Land Use Plan.
- 2-2. Complete Policy Compliance.** Ensure that all new development as defined by the Coastal Act complies with the policies of the Land Use Plan. New development means any project for which a coastal development permit is required. Allow flexibility only when the Land Use Plan provides for an exception.
- 2-3. Priority Land Uses.** Define priority land uses and support development of such land uses throughout the City by the following categories:
 - a. Coastal Act Priority Uses: Coastal-dependent uses, agricultural uses, visitor-serving commercial uses, and coastal access and recreational facilities. Coastal Act Priority Uses are considered top tier priority in this LCP; and furthermore, as consistent with Coastal Act Section 30222, coastal-dependent industry and agriculture take precedence over all other uses including visitor-serving commercial recreation facilities.
 - b. Local Priority Uses: Affordable dwelling units for extremely low, very low, and low-income households. Local Priority Uses are considered second tier priority behind Coastal Act Priority Uses in this LCP.
- 2-4. Sustainable Land Use Pattern.** Concentrate new development within the defined Urban Boundary by prioritizing development in the Town Center, allowing for infill development within established neighborhoods, and protecting the rural, open space, agricultural and habitat values of undeveloped areas.
- 2-5. Housing Element Conformance.** To ensure conformance with Coastal Act policies and priorities, focus the Housing Element's inventory of adequate sites within Town Center and through the Workforce Housing Overlay land use designation.
- 2-6. Housing Diversity and Affordability.** Encourage a diversity of housing types, including housing at a range of affordability levels, densities, sizes, and ownership types with equitable access to environmental benefits. Meet the needs of Half Moon Bay's diverse population, including young families, multi-generational families, students, young professionals, and seniors.
- 2-7. Housing Stock Preservation.** Safeguard existing housing stock so that it is preserved and used as full-time housing through the establishment of programs and ordinances.
- 2-8. Community Needs.** Support the development of land uses desired by the community and which contribute to quality of life. Uses include affordable and diverse housing types such as farmworker housing and smaller homes; light industrial uses including live-work and artisan uses; adaptive reuse of heritage buildings; agriculture and

agriculture-compatible uses along with supportive accessory uses; commercial including neighborhood and local-serving uses; quasi-public uses including childcare, healthcare, animal care, and assisted living; and public uses including parks and other community facilities.

- 2-9. Master Plan Certification.** All plans established for implementing Planned Development land use designations shall be certified by the Coastal Commission as a Land Use Plan amendment with the policies of Chapter 3 of the Coastal Act as the standard of review prior to City approval of applications for required entitlements including but not limited to coastal development permits and subdivisions. Plans subject to this requirement include specific plans and precise plans.
- 2-10. Land Use Plan and General Plan Amendment Initiation.** The City shall establish procedures for initiating amendments to its General Plan, including the LUP. The procedures shall set forth a process for amendments proposed by the City Council, Planning Commission, and private applicants. The City will not process private General Plan amendment applications, or associated development applications (except as required by State law), unless the City Council has approved initiating the General Plan amendment. Authorization to proceed with a General Plan amendment application shall in no way presume approval of the amendment or project.
- 2-11. Development Permit Requirements.** Require a coastal development permit for any project that meets the definition of development pursuant to Coastal Act Section 30106. Exempt certain categories of development from coastal development permit requirements pursuant to Title 14, Division 5.5, Chapter 6 of the California Code of Regulations. Establish a local coastal development permit waiver process for other types of de minimis development including qualifying agricultural uses, smaller structures, or temporary uses.
- 2-12. Non-Conforming Uses.** Update the non-conforming uses implementation regulations in the IP to address standards for non-conforming uses and development with respect to land use, environmental hazards, and biological resources. Uses and development that were lawful at the time they were established may continue under the policies of this Land Use Plan unless the use is discontinued for a period of up to five years for agricultural uses, and up to one year for all other uses.
- 2-13. Constitutional Use of Property.** Nothing in this Land Use Plan is intended to nor shall be construed as authorizing the City of Half Moon Bay to grant or deny a permit in a manner which will take or damage private property for public use without the payment of just compensation.
- 2-14. CEQA Thresholds of Significance.** Use thresholds of significance for CEQA review purposes for impacts that require special consideration in Half Moon Bay.

Policies - Growth Management

- 2-15. Urban-Rural Boundary.** Review and update the urban-rural boundary to classify those areas appropriate for long-term agricultural use, as well as those essential for natural resource conservation and hazard avoidance, as rural. The rural classification restricts the expansion of urban services and infrastructure to these areas to provide protection from urbanization.

- 2-16. Residential Growth Management.** Provide for compatible and orderly residential growth at a managed pace and ensure that future development is consistent with the city's growth management standards. Measure D (Residential Growth Limitation Ordinance) added the following provisions to the Land Use Plan and they may not be amended or repealed except by a majority vote of the people of Half Moon Bay as follows:
- a. The number of dwelling units which the City may authorize each calendar year may not exceed the number of units which would result in a growth of 1 percent in the City's population as of January 1 of that year. In determining the number of permissible units, the City shall use the most recent United States Census figures for Half Moon Bay to calculate the average number of persons per household.
 - b. The number of dwelling units authorized each year under subsection a. may be increased by 50 percent for additional dwelling units in the Downtown Area.
 - c. Applications for new units from areas of the City outside the Downtown Area have priority for one-half of the units authorized under subsection a. If fewer applications are received, the remainder of these units may be authorized in the Downtown Area.
 - d. Subject to subsections b. and c., the city shall allocate permissible dwelling units among applications under the existing allocation system in the Municipal Code, to the extent feasible, and subsequent modifications by the City Council.
 - e. The limitations in the Section shall not apply to replacement of existing dwelling units on a one-for-one basis, nor shall it apply to density bonuses for the provision of low and moderate income housing to the extent required by State law.
 - f. The Downtown Area is the area designated as the Downtown Half Moon Bay Redevelopment Survey Area in City Resolution No. C-91-98, November 3, 1998.
- 2-17. Residential Growth Management Administration.** Update the Measure D implementation regulations in the IP to prioritize housing that is affordable and sustainable, and located within the Town Center and/or Workforce Housing Overlay designation.
- 2-18. Minimum Residential Density Zoning Provisions.** Establish minimum residential densities for areas with mixed-use zoning, specific plans, or precise plans within Town Center; and for all areas with R-3 zoning.
- 2-19. Affordable Housing Density Bonus.** Provide for density bonuses above the maximum densities cited for each residential land use designation, including mixed-use and PD designations, that provide for residential development consistent with California Government Code Section 65915, the Housing Element, and the Coastal Act, and when such increase in density does not adversely affect coastal resources.
- 2-20. Development Intensity Reductions.** Reserve the right to reduce the density and/or intensity specified in the Land Use Plan for a particular parcel or area if it is determined that such reduction is necessary to comply with the Coastal Act and LUP policies.

- 2-21. Lot Retirements.** Require mitigation for the individual and cumulative impacts of development when a new residential lot is created through retirement of development potential on an existing and separate lot, pursuant to the following criteria:
- At least the same number of lots shall be retired as are created;
 - The retired lot(s) shall be located within city limits and have potential for residential development, including lots with PD land use designations where residential development is a potentially permitted use;
 - Retirement of development potential may occur through recordation of a no-build restriction, an accepted offer to a land trust, or through an in-lieu fee to support such retirement; and
 - Deed restricted affordable housing shall be exempt from lot retirement requirements.
- 2-22. Transfer of Development Rights.** Establish a transfer of development rights (TDR) program with the intent of retiring lots located within PD designated areas outside the Town Center where coastal resource constraints may preclude or limit development. The program would allow the transfer of development rights to increase residential density or buildout allowances on properties within the Town Center for sites without coastal resource constraints and/or to receiver sites outside the Planning Area through regional or coastal TDR planning efforts. The TDR program may similarly allow for increased non-residential intensities (FAR).
- 2-23. Lot Mergers.** Require lot mergers for contiguous substandard lots under common ownership in order to create standard sized lots for the underlying zone.
- 2-24. Infrastructure Capacity and Design.** Design public infrastructure, including water, sewer, stormwater management, communications, energy, and transportation systems meet the needs of anticipated development without inducing growth, support new technology, and shift away from fossil fuels. Infrastructure shall be designed according to best practices for sustainability, maintenance, aesthetics, resilience, and durability. As applicable, new infrastructure shall be undergrounded.
- 2-25. Development Impact Fees.** Periodically review, prepare nexus studies, and update development impact fees, including to reflect climate change impacts. Establish additional fiscal impact measures necessary to assure that new development permitted by the Land Use Plan will generate sufficient revenues to cover costs to the City for providing public services (e.g. public safety, parks, schools, roads, and utilities, etc.).
- 2-26. Fiscally Sustainable Development.** New development shall fully fund the development, operation, and maintenance of public infrastructure required for the new development.
- 2-27. Sphere of Influence.** The sphere of influence includes unincorporated Miramar, El Granada, Princeton, Moss Beach, and most of Montara; additional areas for consideration include contiguous developed sites such as Moonridge, the City-owned Johnston House property, and the greenhouse uses at the southeast end of town.

Consider the City's sphere of influence in any annexation process or large-scale land use and development projects and work with the San Mateo County Local Agency Formation Commission (LAFCo) to make appropriate adjustments to the City's sphere of influence.

- 2-28. Special Districts and Development.** Consider consolidation or other changes of special districts that will improve the provision of public services in Half Moon Bay and the unincorporated Midcoast. Consult with San Mateo County regarding infrastructure, development, and land use policy decisions affecting areas within the City's sphere of influence that may have significant environmental impacts or otherwise affect demand for city services or Midcoast infrastructure capacity.
- 2-29. Annexations.** Study and consider annexations to the city limits or changes to special districts in coordination with LAFCo and other County and State agencies as appropriate to ensure consistency with applicable government codes and local policies including the urban-rural boundary.

Policies - Town Center

- 2-30. Town Center Planning.** Prepare and adopt an updated plan or zoning regulations and associated programs for the Town Center that includes use requirements, design standards, and circulation and parking management strategies. Specifically, Town Center planning shall include:
- a. **Uses.** Provisions to encourage a diverse mix of uses, including a range of housing types and affordability levels and non-residential uses that support the needs of the local community and visitors;
 - b. **Historical and Architectural Character.** Measures to protect the historical and architectural character of Heritage Downtown;
 - c. **Highway Frontages.** Design standards to improve the appearance of Highway 1 and 92 frontages, such as through frontage enhancements, setbacks and build-to lines, as well as transitions with stepped down heights, setbacks, or other means between more intense uses along the highway frontages that abut residential uses;
 - d. **Main Street and Highway 92 Intersection.** Study of the Highway 92 and North Main Street area for development options that will provide visitor and neighborhood services as well as traffic congestion solutions;
 - e. **Streetscapes.** Streetscape plans, including those focused on smaller areas, such as Kelly Avenue or Church Street, may be considered individually or in conjunction with a more comprehensive plan for Heritage Downtown;
 - f. **Signage.** Wayfinding and informational signage for Downtown and coastal attractions; and
 - g. **Circulation and Parking.** Multi-modal circulation and parking provisions and management to support a "park once and walk" approach for visitors to Downtown and the beach.

- 2-31. Town Center Water Connections.** For new and existing mixed-use or multi-tenant Town Center development, do not require new, non-priority water connections for non-priority uses where the principle use of the site or building is a priority use and priority water connections will adequately serve both the priority and non-priority uses. Otherwise, if the priority water connection capacity is inadequate, non-priority water connections must be secured for non-priority uses. In the event that the priority use converts to a non-priority use, the City shall review the change in use for compliance with coastal development permitting requirements.
- 2-32. Heritage Downtown Uses.** Allow a mix of uses including residential, commercial, personal and professional services, public and quasi-public uses throughout Heritage Downtown to support a self-sufficient neighborhood for residents while accommodating visitor-serving uses for tourists.
- 2-33. Heritage Main Street Uses.** Establish Heritage Main Street between the Main Street Bridge and Correas Street, located within the heart of Heritage Downtown, and require retail, eating and drinking establishments, and other similar active ground-floor dependent uses at the first floor to foster a distinctive, vibrant pedestrian-oriented atmosphere. Promote small hotels with lobbies at the ground level. Allow office and residential as a permitted use on all floors, except as a frontage use.
- 2-34. Heritage Downtown Height Limits.** In Heritage Downtown, limit building heights to two to three stories on Heritage Main Street; and three stories elsewhere. Set back upper stories where necessary to protect scenic views of the hillsides from Main Street.
- 2-35. North Downtown Main Street Uses.** Establish a mixed-use neighborhood environment along North Main Street between Highway 92 and the Main Street Bridge with residential, visitor and local serving commercial, personal and professional services. Allow offices and other uses requiring minimal customer visits on North Main Street between Highway 92 and Highway 1.
- 2-36. North Downtown Shopping Center Conversions and Retrofit.** Allow for commercial and residential mixed-use retrofit or residential conversions of buildings within the North Downtown commercial centers. Allow residential uses on the ground floor and for commercial and residential mixed-use to be horizontal (side-by-side) or with residential above commercial uses.
- 2-37. North Downtown Underdeveloped Properties.** Establish uses for the underdeveloped properties along the Highway 92 corridor as follows:
- a. **Goat Farm.** Allow this property to develop as an extension of adjacent Hill Top Mobile Home Park while also maintaining access to adjacent industrial land uses.
 - b. **Highway 92 Industrial Frontage.** Allow low intensity uses including light industrial and live-work units with low trip generation rates compatible with adjacent residential development to the south.
 - c. **Cabrillo Corners.** Consider appropriate land use options for this low-lying property on the southeast corner of Highways 1 and 92 that address hazard and environmental site constraints, including but not limited to ingress and egress,

ESHA buffer requirements from the Pilarcitos Creek riparian corridor, and flooding resiliency requirements for flood zone development.

- 2-38. South Downtown Main Street Uses.** Allow mixed-use development along Main Street in South Downtown, including residential development on second and third stories above commercial development; or in horizontal format with residential development adjacent to commercial development.
- 2-39. South Downtown Residential Priority.** Maintain residential use as a primary use within South Downtown. Increase residential densities to encourage residential development of vacant sites along South Main Street and Poplar Street.
- 2-40. South Downtown Agriculture Transitions.** Require buffers on non-agricultural lands between private development and agricultural uses to the south and east of South Downtown.

Planned Development Land Use Designation

The Planned Development (PD) land use designation is applied to numerous areas throughout the city. PD policies require comprehensive planning while allowing flexibility for the sake of protecting coastal and visual resources, maximizing coastal access, avoiding hazards, and addressing infrastructure limitations. Allowed uses in PD areas vary and may include residential, mixed-use, commercial, and public facilities uses.

PLANNED DEVELOPMENT CONTEXT

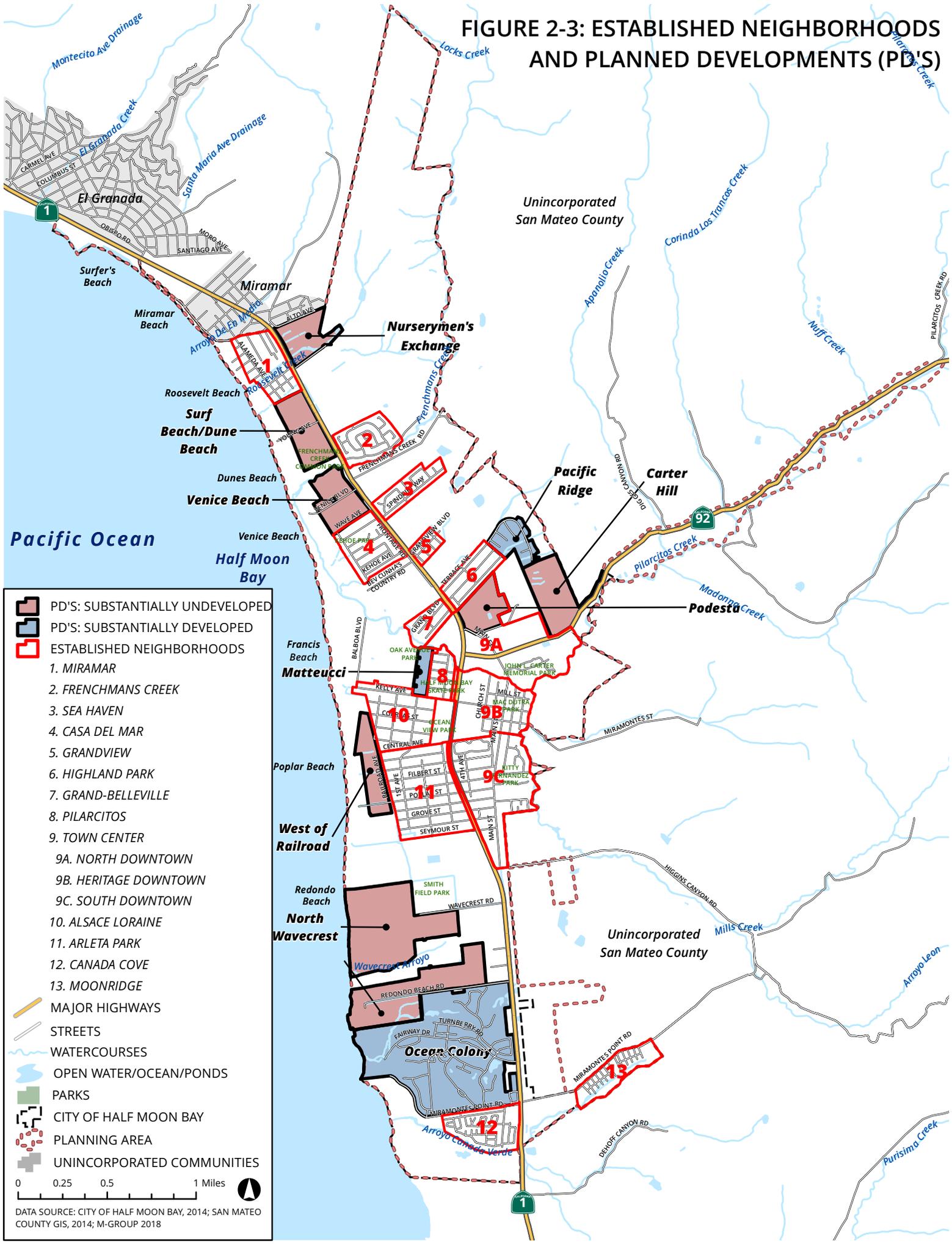
Prior to the 2020 Land Use Plan update, there were eighteen areas designated PDs. Evaluation identified opportunities for simplifying and clarifying the City's approach to planning for these areas. In some cases, PDs are renamed and/or PD boundaries are revised. Many PDs are redesignated to other applicable land use designations because they have been developed or are affected by other changed circumstances. These former PDs include the following:

- Miramar Beach (Casa Mira): Residential – Medium Density
- Guerrero Avenue Site: Developed lands Residential – Medium Density; deed restricted wetlands Open Space - Conservation
- Stoloski/Gonzalez: Residential – Low Density
- Portions of Dykstra Ranch (Pacific Ridge): Deed restricted habitat areas Open Space – Conservation
- Public Facilities PD area owned by the City near the Sewer Authority Midcoast (SAM) treatment plant: Open Space – Conservation
- Andreotti: City Park, Residential – Medium Density, Commercial – General, and Light Industrial
- Main Street Park: Residential – High Density
- L. C. Smith Estate: Commercial - General
- Pilarcitos West Urban Reserve: Rural Coastal
- Wavecrest Restoration Project (southern portion): Commercial – Visitor Serving

Future development and redevelopment in the above listed areas is subject to terms of settlement agreements and/or deed restrictions if applicable, the policies of the assigned land use designation and its associated zoning requirements, and any Coastal Development Permit conditions of approval that remain relevant.

The ten remaining PDs included in the 2020 Land Use Plan update are indicated on Figure 2-3: Established Neighborhoods and Planned Developments. The three substantially developed PDs are described below, and the seven remaining substantially undeveloped PDs are considered later in this section.

FIGURE 2-3: ESTABLISHED NEIGHBORHOODS AND PLANNED DEVELOPMENTS (PD'S)



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SUBSTANTIALLY DEVELOPED PLANNED DEVELOPMENTS

Three substantially developed PDs are kept in the PD land use designation due to various complexities associated with their establishment and/or on-going conditions. For these substantially developed PDs, policies from the 1996 Land Use Plan are replaced to reflect actual buildout, allowances for additional development, and requirements in the event of substantial buildout.

Pacific Ridge (portion of former Dykstra Ranch)

Estimated Site Area	29 acres gross
Allowed Uses	Residential
Maximum Development	63 residential units
Development (2020)	Phase 1 of three-phased subdivision is built out with 19 homes; build out of phases 2 and 3 anticipated within five years of Land Use Plan adoption
Natural Resources	Adjacent to conservation areas “A” (56 acres) and “B” (30 acres), which were formerly part of the Dykstra Ranch PD, and are now designated as Open Space for Conservation
Coastal Access	Not applicable
Coastal Recreation	Potentially near or part of future alignment for the Vista Trail; a loop trail for public use on adjacent area B parcel provides views of the ocean and foothills; small public parking area
Agriculture	Cattle grazing has occurred on Area A to the north
Hazards	Risk of landslide as evident by occurrence of a scarp at the base of the foothills immediately to the east
Visual Resources	Open spaces, mature stands of trees, riparian corridors, coastal and sweeping landscape views from the PD are significant

Pacific Ridge is the 29-acre developed portion of the original 114-acre Dykstra Range PD. Previously, a Planned Unit Development Plan and tentative tract map were approved for development in this area, with a total of 228 units. However, following a legal challenge to the entitlements, a settlement agreement stipulated that two portions of the PD be designated for habitat conservation and are referred to as Areas A and B. The remaining lower lying area, located directly east of the Highland Park neighborhood, was permitted to be planned and subdivided for development of 63 single-family homes, public streets, and associated infrastructure.

Maximum development has been established through the settlement agreement and subdivision map for 63 homes. The agreement specified design criteria for a farmhouse vernacular architecture and also allowed for large residences, generally limited to 5,000 square feet, but allowed to be larger for several parcels. Of the original Dykstra Ranch PD, 75

percent was retained in open space, and no development was permitted above the 160-foot contour line, with the exception of drainage improvements and repair of the scarp.

Pacific Ridge provides access to a public loop recreational trail through Area B. This area could provide future access to the Vista Trail, as identified in Chapter 5. Coastal Access and Recreation.

Matteucci

Estimated Site Area	13.5 acres gross
Allowed Uses	Residential
Estimated Maximum Development	13 residential units
Development (2020)	11 residential units, 1 unit pending
Natural Resources	Adjacent to Pilarcitos Creek; western portions of the PD area are not developed and likely useful for dispersal habitat
Coastal Access	Pilarcitos Creek Trail alignment along north end of PD
Coastal Recreation	Near State Beach
Agriculture	Agricultural use and prime soils immediately west; undeveloped western parcels serve as a buffer to agricultural use
Hazards	Small portion of the north end of the PD within tsunami inundation zone and subject to flooding due to 100-year storm events
Visual Resources	Views of the Pilarcitos Creek riparian area

This area contains about 13.5 acres of land and is generally located west of the Pilarcitos neighborhood, south of Pilarcitos Creek, north of Kelly Avenue and east of active agricultural uses. A specific plan was created for 13 single-family houses (including two existing houses), and the area has been partially developed since the 1996 Land Use Plan. The specific plan map shows an additional seven abutting parcels to the west intended to be included in the Matteucci PD area that were not addressed in the specific plan. These 7 “back lots” provide a buffer to adjacent agricultural use. The intent of the 1996 Land Use Plan policy for the Matteucci PD was for these parcels to remain permanently undeveloped (through deed restrictions or other methods) to maintain separation from the field agricultural operations. Inclusion of these parcels in the Matteucci PD area was never certified by the Coastal Commission and their land use designation had been Urban Reserve.

Prior to development of the thirteen houses included within the specific plan area, the subdivider and neighbors to the east entered into an agreement to address concerns about compatibility and transitions from the existing Pilarcitos neighborhood and the pending development of the Matteucci specific plan, especially on Jenna Lane. The “Matteucci Agreement” from 2001 addressed height limits and landscaping requirements among other

provisions and has been considered as guidance with respect to development review within the PD. It is formalized by policy in the LUP update.

As of the 2020 Land Use Plan update, 11 of the parcels fronting on Jenna Lane and Kelly Avenue were developed, an additional site was entitled, and the remaining site was undeveloped. For this Land Use Plan update, the western lots are explicitly brought into the PD area. Low intensity use of these western lots is provided through policy consistent with the Rural Coastal land use designation to maintain a buffer and ensure compatibility with adjacent agricultural uses, but no new residential development is permitted there. The Matteucci Plan must be amended to prior to any permits being issued for new development on these seven western lots.

Ocean Colony (formerly Half Moon Bay Country Club)

Estimated Site Area	298 acres gross
Potentially Allowed Uses	Residential, recreational, commercial, public facilities
Maximum Development	1,050 residential units, commercial complex, 400 hotel rooms, golf course, recreational facilities, public facilities as specified
Development (2020)	Approximately 568 single-family residential units, 68 multi-family units, a commercial complex, two hotels with a total of 341 rooms, a golf course, recreational facilities
Natural Resources	Includes irrigation ponds that support habitat
Coastal Access	Coastal access provided at Ritz Carlton Hotel and golf course
Coastal Recreation	A golf course, restaurant, and hotel for public use; private parks maintained by the homeowner’s association; and a community center with gym and pool maintained by the Ritz Carlton Hotel
Agriculture	Not applicable
Hazards	The Ritz Carlton Hotel and portions of the golf course are threatened by bluff erosion
Visual Resources	Miramontes Point Road, the Coastal Trail, Ritz Carlton Hotel, and golf course facilities provide significant public coastal views

The Ocean Colony PD is located west of Highway 1 in the southern portion of the City between Redondo Beach Road and Miramontes Point Road. It was originally established in 1972 as the Half Moon Bay Country Club, a 278-acre residential, recreational and commercial PD. The PD implementation plans were fully approved by the City in compliance with all applicable State land use and environmental statutes and local ordinances prior to adoption of the Coastal Zone Conservation Act in 1972. At the time of the 1996 Land Use Plan, the following improvements had been completed: an approximately 145-acre, 18-hole golf course; primary utilities; a motel and commercial complex along Highway 1; a pro shop and restaurant; an athletic club with tennis courts and an indoor swimming pool; and about 189 residential units. Since that time, a commercial office building, a 12-unit affordable housing

development, 56 condominium units, and the Ritz-Carlton Hotel and the Ocean Colony residential community were developed. The Spyglass subdivision added an additional 20 acres in the early 2000s.

As entitled, the PD allowed up to 1,050 residential units and hotels with up to 400 rooms. The PD built out to a lower density than originally envisioned. It provides significant visitor-serving uses and coastal access. At the time of this Land Use Plan update, phases 1-3 of the Carnoustie development had been recently completed (32 units) and an additional 8 units in Carnoustie phase 4, which is anticipated to be the final subdivision for single-family development within the Ocean Colony PD area, were under construction.

While the overall development of the Ocean Colony PD is controlled by the existing Country Club PD approvals, and the density, location, and type of future development has already been determined by the existing development, the Coastal Commission and the City have required permits for specific residential and commercial developments within this area. In the process of obtaining those permits, various covenants and restrictions have been recorded or imposed establishing design review controls and public dedications acceptable to the Coastal Commission and City.

Substantial development or redevelopment is not expected in Ocean Colony over the Land Use Plan planning horizon; however, policies provide for some densification of already developed sites, especially along the Highway 1 frontage parcels. Bluff erosion threatening the Ritz-Carlton Hotel and the western edge of the golf course may necessitate focused planning efforts in these portions of the PD.

POLICIES – SUBSTANTIALLY DEVELOPED PLANNED DEVELOPMENTS

2-41. Continued Development in Substantially Developed Planned Developments. Allow continued development within substantially developed PDs provided that additional development falls within the maximum allowed buildout as established in the Land Use Plan and certified master plan for the PD. Additional development may be allowed as follows:

- a. Remaining parcels or phases as consistent with the approved master plan;
- b. Minor modification including changes of use of and additions to existing development as consistent with allowed uses and the siting and design requirements of the approved master plan and compatible with the existing development.

As an alternative to continued oversight through a certified master plan, redesignation of substantially developed PDs to an appropriate land use designation(s) and associated rezoning to a consistent district(s) may also be considered. Redesignation would require an LCP amendment certified by the Coastal Commission. Continued development in substantially developed PDs would be regulated by the applicable zoning district.

2-42. Substantial Redevelopment of Planned Developments. Proposed redevelopment of substantially developed PDs requires a Land Use Plan amendment and either

preparation of a new master plan or redesignation to an appropriate land use designation(s) and associated rezoning to a consistent district(s).

2-43. Pacific Ridge. Require all of the following for the on-going development and maintenance of Pacific Ridge:

- a. **Settlement Agreement.** All on-going activities and development shall comply with the approved settlement agreement of 2004 as signed by Ailanto Properties, Inc., the California Coastal Commission, and the City of Half Moon Bay.
- b. **Additional Development.** Ensure that any additional development within Pacific Ridge complies with the Pacific Ridge Settlement Agreement and is compatible in character with the earlier phases of development. In addition, the following policies shall apply to new development in this PD:
 - i. *Additions and New Uses.* New development or new uses affecting the homes or their sites for any of the phases in the future shall comply with City requirements for single-family residential development including but not limited to additions, landscaping, and home occupations;
 - ii. *Accessory Dwelling Units.* Allow accessory dwelling units according to the IP.
- c. **Drainage System.** Maintain the on-site drainage system pursuant to the subdivision improvement plans.
- d. **Circulation Linkages.** Require that the cul-de-sac at the terminus of Upper Terrace Avenue be kept open for bicycles and pedestrians and provide for connections to the future Vista Trail.
- e. **Habitat Management Plan.** Implement, manage, inspect and review reports for the Pacific Ridge Open Space Habitat Management Plan for Areas A and B. Encourage conveyance of Areas A and B to a resource management agency.

2-44. Matteucci. Require all of the following for the on-going development and maintenance of the Matteucci PD:

- a. **Additional Development.** Ensure that any additional development within the Matteucci PD complies with the Matteucci Specific Plan.
- b. **Neighborhood Agreement.** All on-going activities and development shall comply with the Matteucci Agreement as entered into in September 2001 by the original subdivider with respect to height limits for residential development and landscaping.
- c. **Undeveloped Lots.** Lots fronting on Jenna Lane may be developed pursuant to the Matteucci Specific Plan. The seven western lots may be developed with uses allowed in Rural Coastal areas with the exception of new dwelling units, which are not permitted. In the case where a Jenna Lane landowner also has ownership of a western lot, as a condition of approval, deed restrictions are required on the western lot to include right-to-farm disclosures for the agricultural use to the west and to limit future development to drought tolerant landscaping, stormwater management, habitat restoration and conservation, and other uses consistent with scenic and visual resources standards. A PUD plan amendment

shall be required to develop the western lots with more intense land uses than those permitted herein.

- d. **Additions and New Uses.** New development or new uses affecting the homes or their sites in the future shall comply with City requirements for residential development including but not limited to additions, landscaping, and home occupations.
 - e. **Accessory Dwelling Units.** Consistent with the Matteucci PUD plan, allow accessory dwelling units according to the IP.
 - f. **Buffers.** Ensure that development includes all necessary buffer improvements (including but not limited to such techniques as setbacks and fences) to confine urban impacts to the development site and avoid conflicts with permanent agricultural use of the adjacent lands to the west and ESHA.
- 2-45. Ocean Colony.** Require all of the following for the on-going development and maintenance of Ocean Colony:
- a. **PD Approvals.** Allow Ocean Colony PD to be completed in accordance with the Existing Country Club PUD Approvals and the provisions of that certain instrument entitled "Offer to Dedicate Trail Easement and Declaration of Covenants and Restrictions" recorded in the Office of the Recorder of the County of San Mateo, State of California, on August 21, 1981, as Instrument No. 80020AS.
 - b. **Additional Development.** Ensure that any additional development within Ocean Colony complies with the Country Club PUD approvals and is compatible in character with existing development. Additional development and specific considerations include the following:
 - i. *Residential and Mixed-Use.*
 - 1. Multi-family and Mixed-Use Residential. Multi-family development as single-use or in mixed-use configurations is allowed on Highway 1 frontage parcels at a density for the residential development not to exceed 16 units per acre; and at an intensity for the commercial portion in mixed-use development not to exceed 0.40 FAR.
 - 2. Additions and New Uses. Additions or new uses affecting the homes, or their sites shall comply with City requirements for residential development including but not limited to additions, landscaping, and home occupations.
 - 3. Accessory Dwelling Units: Allow accessory dwelling units according to the IP.
 - ii. *Non-Residential.*
 - 1. Quasi-public uses. Churches, private schools, and childcare centers are allowed in locations consistent with the Country Club PUD approvals.
 - 2. Commercial. Community-serving commercial uses including but not limited to medical office and personal services, as well as convenience

retail, restaurants, and lodging are allowed at an intensity not to exceed 0.60 FAR.

SUBSTANTIALLY UNDEVELOPED PLANNED DEVELOPMENTS

There are seven substantially undeveloped PDs in Half Moon Bay brought forward from the 1996 Land Use Plan. The Podesta PD is within the Town Center. The remaining six undeveloped PDs are located outside of the Town Center, namely Nurserymen's Exchange, Surf Beach/Dunes Beach, Venice Beach, Carter Hill, West of Railroad, and North Wavecrest.

Many of the undeveloped PD areas contain valuable biological resources and are also subject to hazards such as bluff and watercourse erosion, flooding, landslide, and wildland fire. Several undeveloped PDs also contain paper subdivisions from attempts in the early 1900s to fund the proposed railroad that was intended to span from San Francisco through Half Moon Bay to Santa Cruz. These paper subdivisions include lots in both public and private ownership, substandard-sized lots, single lots that appear as multiple lots on antiquated subdivision maps, and lots located in areas with sensitive habitat and at high risk to erosion and flooding. The paper subdivisions often conflict with site conditions. These conflicts are exacerbated by the lack of infrastructure and therefore require a more conservative approach to site planning and determining sustainable land use options and appropriate densities and intensities for future development.

Planning Approach for Substantially Undeveloped PDs

The 1996 Land Use Plan included policies for each of the PD areas that identified permitted land uses and protected and enhanced natural resources, coastal access, scenic and visual resources, and cultural resources. In many cases, the 1996 Land Use Plan land uses are brought forward because they remain viable for a particular area. However, challenges to planning these areas have remained since the 1996 Land Use Plan was certified. Each PD and the overall PD planning process therefore received a fresh look with this Land Use Plan.

The approach to updating and establishing new policies for the PDs falls within the same framework as planning for the rest of the city. The over-arching strategy is to concentrate development within the Town Center, preserve ESHA and agricultural land uses, avoid hazards, facilitate coastal access and recreation, incorporate open space and infrastructure, provide appropriate locations for needed land uses at appropriate densities and intensities, and maintain consistency with the requirements of the Coastal Act.

Because of changing environmental conditions and regulatory setting, the LUP includes a comprehensive planning approach and standards for PD areas. As part of the application process for master plans, the City will require a site assessment of PD areas to establish critical site plan design principles that may be submitted prior to or concurrently with the master plan application. The intent of the preliminary assessment is to support the master planning process, including to help ensure that any proposed master plan can comply with applicable LUP policies. The LUP addresses the following PD planning needs:

Natural Resources. In addition to the comprehensive requirements for habitat protection contained in Chapter 6. Natural Resources, PD policies require site studies to identify the presence of ESHA, potential ESHA, and required buffer areas. This assessment must consider any pre-development uses or actions that may have impacted habitat and must include a formal wetland delineation if applicable. The site assessment should then be used to inform master planning components, such as how different types of development can be accommodated within or near an ecosystem so as to improve its value and functionality, in conjunction with the specific habitat protection requirements of Chapter 6. Natural Resources. Habitat restoration and conservation are established as permitted uses in all substantially undeveloped PDs, including in advance of a certified master plan.

Agriculture. Preservation of existing agricultural land uses and prime soils must be considered in PD planning, particularly for PDs located outside of the Town Center. Methods for retaining agricultural operations and prime soils include clustering development away from prime soils, encouraging small-scale farming and community gardens, supporting compatible supplemental uses on existing agricultural operations, and providing buffers to reduce land use conflicts between any agricultural use and the proposed PD land uses. Where conversion of prime soils is permissible, mitigation is required pursuant to the policies of Chapter 4. Agriculture of the Land Use Plan.

Environmental Hazards. PDs can be at risk of a range of hazards including fire, flooding, erosion, landslides, and sea level rise, depending on their location and physical characteristics. Strategies for hazard avoidance and sea level rise adaptation are primarily addressed in Chapter 7. Environmental Hazards of the Land Use Plan. Fire protection measures will include required setbacks from areas with high fuel load and designated Very High Fire Severity Zones, as well as a comprehensive fuel modification plan for the PD site. PDs located near the shoreline or natural watercourses will need to assess vulnerability to erosion, flooding, and sea level rise, and will be required to provide buffers to allow for land loss due to sea level rise and bluff erosion. Siting and grading restrictions will apply on steep slopes to avoid erosion and landslide potential.

Visual Resources. Substantially undeveloped PDs are designated as visual resource areas in Chapter 9. Scenic and Visual Resources of the Land Use Plan. Several of the City's substantially undeveloped PDs are located along major coastal accessways or the shoreline, or both, and may provide scenic views of the ocean, Pillar Point, native vegetation, habitat areas, upland slopes, and agricultural operations. Comprehensive site assessments to identify the presence of and methods for protection and enhancement of these scenic qualities are required for the master planning process. Upon substantial buildout, a PD is no longer considered a visual resource area but must maintain the visual resource protections established by the approved master plan and the LCP for any new development or redevelopment.

Open Space. All undeveloped PDs must retain at least 20 percent of their gross acreage in open space. Although private open space contributes to development quality, and may satisfy other open space requirements, it does not count toward the 20 percent requirement. Public open space is strongly preferred whenever policies allow either public or private open space. For residential development, public open space must include a public neighborhood park in conformance with the City's standard of 5 acres of parkland per one thousand residents, as

discussed further in Chapter 5. Coastal Access and Recreation. The intent of this requirement is to ensure that each PD includes a park sized to serve at least the potential population of the resulting new neighborhood. Definitions of these different types of open space are as follows:

Public open space. Includes but is not limited to neighborhood and other public parks and accessory parking lots, beaches, bike paths, hiking or equestrian trails, and vista points, all of which are accessible to members of the general public. Public open space does not include areas which are unusable for recreational purposes, such as private or public streets, private parking lots, and hazardous areas such as steep slopes and bluff faces. ESHAs, green infrastructure for stormwater management, and archaeological sites may be included in public open space only if such areas are contiguous with or otherwise contribute to the open space area usable by the public for passive recreation, including walking, wildlife viewing.

Common open space. Includes but is not limited to recreational areas and facilities for the use of prospective residents of a development, such as tennis courts, golf courses, swimming pools, playgrounds, or community gardens. Common open space does not include driveways, parking lots, private patios and yards, or other developed areas.

Private open space. Includes but is not limited to patios, decks, and yards for the private use of the residents of individual units, and includes land permanently dedicated to open field agricultural use.

Infrastructure. Infrastructure is addressed for the City as a whole in Chapter 3. Public Works. Water demand and wastewater treatment capacity are evaluated as part of the assessment for the entire LUP build-out, which assumes build-out of all of the PDs. Trip generation for each PD is also considered in the high-level assessment of the circulation system in Chapter 3. For individual PDs, multi-modal circulation, coastal access connections, and access to and through each PD must be considered in its planning. This includes linkages for bicycle and pedestrian access as well as opportunities for transit service. For each PD, stormwater management must be implemented through green infrastructure. Portions of PD areas must be reserved to accommodate green infrastructure systems to address all onsite drainage needs in accordance with City performance standards, and to provide additional capacity to improve stormwater management from a systematic perspective throughout a watershed or along a watercourse. Such systems must be designed without reliance on any new outfalls to watercourses or the ocean except where an outfall would preserve or enhance habitat value. Consideration must be given to upstream and downstream impacts from new impervious surfaces, and low impact development strategies are required to reduce runoff.

Needed Uses. The community outreach process and other studies leading up to the Land Use Plan update identified that many important land uses are scarce or unavailable in Half Moon Bay. These land uses - including but not limited to assisted living, childcare, medical services, diverse housing options, light industrial, and lower-cost overnight accommodations and visitor-serving uses - were considered for each case and incorporated into the portfolio of potential land uses for each PD where compatible and appropriate. These uses are also supported by Policy 1-5. Social Equity and Environmental Justice.

Buildout Density and Intensity. The 1996 LUP assumed a base residential density for PDs of 2 residential units/acre with allowances for revisions and did not specify intensity limits for non-residential development. In the 1996 LUP, densities were established based on gross land area and, as a result, significantly overstated the carrying capacity of many of the PDs, especially those on the west side of Highway 1, which contain significant coastal resources and hazards, and Carter Hill, which is located within a very high fire severity zone.

The updated LUP considers both residential density and non-residential intensity for development in each substantially undeveloped PD. In each case, residential density and non-residential intensity is established based on net site area available for new development. This approach excludes watercourses, protected coastal resources and buffers, hazards, and lands in public or land trust ownership for all PDs. The master planning process will bring forth additional considerations for assessing appropriate build-out for each PD, such as agricultural preservation and visual resource protection.

Subdivision and Neighborhood Design. To accommodate protection of coastal resources and hazard avoidance, re-platting or retirement of development potential of existing lots will need to occur in most cases. Lot merging, purchasing development potential through lot retirement, and transfer of development rights can be effective tools for maintaining economic value while also ensuring that development occurs in appropriate locations, densities, and intensities with neighborhood planning as the ultimate context for subdivision design. A holistic consideration of any potential new neighborhood will also address land use conflicts such as noise and lighting; establish architectural and aesthetic compatibility with natural surroundings and adjacent neighborhoods; and enhance, support, and connect to adjacent neighborhoods and portions of the community. PDs offer an opportunity to create high-quality neighborhoods and special use areas to serve Half Moon Bay's needs through and beyond the planning horizon.

POLICIES – SUBSTANTIALLY UNDEVELOPED PLANNED DEVELOPMENTS

The following PD policies apply to all of the substantially undeveloped PDs and focus on the master planning process. The policies are followed by descriptions of the eight substantially undeveloped PDs. For each individual PD, key development considerations are presented. These considerations, although preliminary, are meant to provide a starting point for master planning each area.

- 2-46. Comprehensive Master Planning.** The entire PD area shall be comprehensively planned as a unit by the City or by an individual landowner(s) with a master plan as follows:
- a. Master plans may be established as specific plans (Government Code Section 65450) or precise plans as guided by the Land Use Plan's development vision for each individual PD.
 - b. City-approved master plans shall be certified by the California Coastal Commission as an amendment to this Land Use Plan, with the policies of Chapter 3 of the Coastal Act as the legal standard of review.

- c. In the case of any PD where portions are in separate ownership, approval may be given for development of a single parcel or group of parcels, provided that the City has approved and the Coastal Commission has certified a master plan for the entire PD area as required by the provisions of this section.

2-47. Master Plan Site Assessment. Require a comprehensive site assessment of the entire PD area as an initial or concurrent submittal for master plans. The assessment shall determine the net site area as the basis for determining residential and non-residential buildout; consider the PD area in the context of the LUP's development vision for each individual PD; present preliminary concepts for replatting if applicable; and identify methods for overall protection and enhancement of coastal resources. A preliminary assessment shall evaluate and identify (including as these topics are addressed in more detail in other LUP chapters):

- a. *Natural Resources.* ESHA, required buffers, potential ESHA that may require future study, and identification of predevelopment that may have impacted or removed ESHA. If applicable, wetland delineation is a requirement for a complete application. In addition to required buffers, the assessment should consider what the ESHA needs to function properly (e.g. wildlife corridors, species diversity, habitat resiliency) as part of the plan for protection, as well the need to accommodate inland migration due to sea level rise or erosion.
- b. *Agriculture.* Existing agricultural uses and approaches to retain such uses especially in cases of prime soils; locations for agricultural buffers from non-agricultural uses within the PD site plan design as applicable; and preliminary feasibility studies pursuant to Policy 4-9 with plans for mitigation in the case of proposed conversions of agricultural lands to new non-agricultural uses.
- c. *Environmental Hazards.* Preliminary assessment and mapping of hazards, considering on- and off-site hazard risks and impacts, including but not limited to site contamination, flood, tsunami inundation, erosion (blufftop and banks of watercourses), sedimentation, fire, seismic and geotechnical conditions such as steep slopes and areas subject to landslide. In the case of bluff erosion, it must be established that development will not be subject to risk of loss from bluff erosion for its economic life.
- d. *Open Space.* Locations for meeting the 20 percent open space requirement, and the City's Parkland Standard in the case of residential development with at least half of the provision comprised of public open space.
- e. *Infrastructure.* The provision of public services including water, sewer, and multi-modal circulation.
- f. *Access.* Existing and proposed access points along Highways 1 and 92, primary interconnectivity routes within the PD and to other neighborhoods; and conceptual level plans for all primary modes of transportation including bicycle, pedestrian, and transit.
- g. *Stormwater Management.* Potential locations for and capacities of green infrastructure systems.

- h. *Visual Resources.* Existing visual resource areas, including but not limited to scenic coastal access roads, the California Coastal Trail, broad ocean views, significant plant communities, and areas above the 160-foot contour line.
 - i. *Cultural Resources.* Potential for archaeological and historic resources so that preservation can be addressed in the PD master plan.
 - j. *Neighborhood Design.* Potential land use conflicts such as noise and lighting; how new development can enhance, support, and/or connect to other neighborhoods; and ways to accommodate visitor access needs without impacting existing or new residential neighborhoods.
- 2-48. Master Site Plan Design.** Site plan design shall be prepared to comply with the findings of the Master Plan Site Assessment, shall incorporate flexible siting and design concepts such as clustering and/or spreading out of development, and shall accommodate residential, non-residential, and/or mixed-uses to accomplish the following:
- a. Protect coastal resources, including but not limited to ESHA, coastal access, view sheds, archaeological sites, historic resources, and agricultural lands as required by the Coastal Act;
 - b. Avoid siting structures in hazardous areas;
 - c. Provide public open space, recreation, and/or beach access.
 - d. Protect the scenic qualities of the site as a visual resource area; and
 - e. Provide holistic neighborhood design.
- 2-49. Master Plan Standards.** Master plans shall include development and performance standards including but not limited to the following:
- a. *Development Standards.* Maximum building height, minimum lot size, lot coverage, FAR, minimum setbacks and/or build-to lines, daylight plane, multi-modal site access and parking requirements, right-to-farm provisions, buffers from ESHA and agricultural uses, stormwater management capacity, and other appropriate criteria.
 - b. *Performance Standards.* Thresholds to protect viewsheds, reduce vehicle miles traveled (VMT) and greenhouse gas emissions, avoid noise, vibration, and lighting impacts; and other appropriate measures including sustainable development methods.
 - c. *Phasing.* Phasing plans that ensure timely completion of improvements and prioritize public benefits and infrastructure (i.e. parkland, roads). Updated environmental review may be required between phases.
- 2-50. Planned Development Uses.** The following uses are permitted in PDs:
- a. Uses adopted in a master plan for the PD, as guided by the LUP's development vision for each individual PD and by Policy 1-5. Social Equity and Environmental Justice;
 - b. Habitat restoration and conservation uses;

- c. Agriculture and agriculture compatible uses including farmworker housing;
- d. Educational and resource conservation and restoration projects; and
- e. Public recreational access facilities (including lateral and vertical coastal accessways) and open space.

2-51. Uses Allowed Prior to Master Planning. Existing and new uses allowed in advance of master plan certification for PD areas include:

- a. Existing conforming and non-conforming uses;
- b. Existing, new, and/or expanded agriculture and agriculture compatible uses consistent with the Rural Coastal land use designation including residential development consistent with the Workforce Housing Overlay land use designation, Chapter 4 requirements for agricultural accessory and supporting uses, and Chapter 6 requirements;
- c. Habitat restoration and conservation projects;
- d. Lateral and vertical coastal accessways;
- e. Multi-use trails including the California Coastal Trail which may be located within the 300-foot setback from the blufftop edge;
- f. Environmental hazard mitigation;
- g. Ancillary facilities to support resource dependent uses and coastal access including small parking areas, restrooms, wildlife viewing facilities, and similar amenities; and
- h. Accessory dwelling units with existing single-family homes consistent with State law.

Uses shall be sited so as to anticipate and not preclude future development of the PD pursuant to the policies herein.

2-52. Maximum Planned Development Buildout. Each master plan shall specify the maximum residential density and non-residential intensity of development permitted within the PD area based on the preliminary site assessment required by Policy 2-47.

The allowable buildout will be reduced to meet the coastal resource protection requirements of the LCP and Coastal Act or if it is determined that coastal access will be substantially impaired; and if other infrastructure and services are inadequate or otherwise cannot be provided to support the proposed development.

2-53. Planned Development Net Land Area. Net land area for the purposes of determining base residential density and non-residential intensity for the PD master plan shall include only the potentially developable portion of a given site. Net land area shall not include lands subject to the following conditions:

- a. *ESHA*: Areas designated as sensitive habitat or buffers to sensitive habitat including but not limited to terrestrial ESHA, riparian corridors, and wetlands;

- b. *Watercourses*: Any portion of a site within the bounds of any watercourse or drainage easement and its associated buffers, as well as any wetlands and buffers that are not otherwise designated ESHA;
- c. *Accessways*: Existing public and private streets including paper streets and other required public rights-of-way such as trails whether acquired in fee, easement, or otherwise;
- d. *Environmental Hazards*: Areas with steep slopes over 30 percent, within 300-feet of a coastal bluff face, within 100 feet of a very high fire severity zone and/or habitat determined to have a high fuel load, subject to flooding from a 100-year storm event, subject to inundation from tsunamis, and/or subject to geologic instability such as landslide;
- e. *Visual Resources*: Areas above the 160-foot contour; and
- f. *Permanently Conserved Areas*: Parcels or areas where development rights have been retired, where development is prohibited by deed restriction, or are in a public or open space land trust.

2-54. Planned Development Base Residential Density. For preliminary planning purposes, base densities shall be established as follows:

- a. *Town Center*. 4 units per acre net land area
- b. *Outside Town Center*. 2 units per acre net land area

Base density may be revised upward or downward dependent upon on the carrying capacity of the PD area as evaluated through the Master Plan site assessment and the availability of infrastructure. Changes may result from invocation of State density bonus provisions for affordable housing or as part of a transfer of development rights or other similar program. In all cases, all units, including density bonus units and accessory dwelling units, shall be accounted for in the master plan approved for the PD.

2-55. Planned Development Base Non-Residential Intensity. Non-residential development intensities for PD master plans shall be based on net land area. Non-residential development intensity limits may be specified as a maximum square footage or as a maximum floor-area-ratio (FAR). Generally, non-residential development intensity limits shall be the same as those established for the land use designation most consistent with the type of non-residential development specified for the PD area.

2-56. Constitutional Protections. Each master plan shall include policies and programs ensuring that implementation of the plan will not take or damage private property for public use, without the payment of just compensation, therefore.

2-57. Provisions for Housing Affordability. New residential development in substantially undeveloped PDs shall be comprised of lower-cost development types with smaller units. Lower-cost development types include medium-density small single-family homes, cottages, attached townhomes, live-work units, duplexes, triplexes, and garden apartments; and high-density multi-family and mixed-use development. Generally, if single-family homes are proposed in a PD, they should be

no more than 1,500 to 1,800 square feet. For PDs with 10 or more residential units, at least 20 percent of the residential units shall be deed restricted and made affordable to lower income households in perpetuity.

2-58. Visual Resources. In accordance with Chapter 9. Scenic and Visual Resources, substantially undeveloped PDs are designated visual resource areas and shall require a comprehensive analysis of existing visual resources, including but not limited to upland slopes, significant plant communities, and broad ocean views; methods for protecting and enhancing such resources; and assessment of any proposed impacts to such resources. Where broad ocean views are available across a substantially undeveloped PD, structures shall be sited and designed to preserve unobstructed public ocean views to the extent feasible through the following methods:

- a. Clustering or distributing structures where necessary to provide greater view protection;
- b. Limiting structures to a 15-foot height limit unless an increase in height would not obstruct public views to the ocean from the highway or would facilitate clustering of development so as to result in greater view protection;
- c. Providing setbacks from scenic corridors including Highway 1, the California Coastal Trail, and scenic coastal access routes as specified in Chapter 9. Scenic and Visual Resources to ensure; and
- d. Providing landscaping which, when mature, will not block public ocean views.

Upon substantial buildout, a PD is no longer considered a visual resource area but is required to maintain visual resource protections with any new development or redevelopment in accordance with the approved master plan and applicable policies of this LCP.

2-59. Open Space in Planned Development. Open space requirements for each PD shall be established in the master plan. At least 20 percent of the gross area of the PD must be designated open space, according to the policies set forth below. The master planning process shall determine whether more than 20 percent of the area must be open space to provide adequate coastal access and recreation and protection of public views.

- a. **Public open space:** Public open space is preferred to common open space and may comprise all of the required open space for a PD. If master planning determines that more than 20 percent of the gross PD area is needed to meet Coastal Act and LUP policy requirements, the additional open space shall be public open space. For each PD area with maximum build-out potential of more than 20 residential units, a portion of the public open space must be comprised of a neighborhood park sized to meet or exceed the City's parkland standard of 5 acres per 1,000 residents.
- b. **Common open space:** Common open space may comprise up to half (10 percent of the minimum 20 percent requirement) of the total required open space.
- c. **Private open space:** Private open space may be included in the master plan, but does not count toward the 20 percent open space requirement.

- d. In-lieu fees: For PDs subject to significant development constraints and/or with a buildout of fewer than 20 units, payment of an in-lieu fee may be preferable to the provision of parkland. In-lieu fees shall not otherwise be permitted to substitute for required open space.
- 2-60. Planned Development Circulation.** Provisions for multi-modal circulation, parking, and ingress/egress shall be incorporated into the master plan. New vehicular ingress and egress points to PDs from Highway 1 and Highway 92 are prohibited unless no feasible alternative exists. All existing and proposed vehicular access points shall be assessed for the need for safety or infrastructure improvements during the master planning process. Multi-modal improvements shall be provided to enhance coastal access and recreation and to reduce automobile trips.
- 2-61. Green Infrastructure.** Green infrastructure provisions shall be incorporated into the master plan with a minimum design capacity to contain pre-development runoff volume for a 10-year storm event for 2 hours or to another City standard, whichever is greater. The green infrastructure system shall further be designed without reliance on any new outfalls to watercourses or the ocean, except where such outfall would preserve or enhance habitat value. The design capacity must minimize impacts beyond the boundaries of the PD. Such provisions include but are not limited to swales, detention basins, and dechannelizing watercourses if applicable. Area utilized for green infrastructure may be part of required public open space area provided that minimum design capacity standards are met.
- 2-62. Planned Development Infrastructure Concurrency.** Infrastructure for PDs shall be fully funded by development. Infrastructure shall be incorporated in advance of unphased development or concurrently with phased development.
- 2-63. Planned Development Neighborhoods.** In the case of residential and mixed-use PDs, community design elements shall provide for safe and walkable neighborhoods accessible to the public with usable public spaces, compatibility with adjacent uses, and connectivity to other parts of town to create high-quality living environments with access to goods, services, and recreational space.
- 2-64. Rezoning after Master Planning.** A master plan may provide that regulation of future development within the master plan area would be governed by an applicable zoning district consistent with all of the policies and standards in the master plan. In such a case, a PD area would be redesignated to a consistent land use designation(s) and associated zoning district(s).
- 2-65. Rezoning in Lieu of Master Planning.** In the event that the master planning process does not proceed for a substantially undeveloped PD, the entire PD may be redesignated to an appropriate land use designation(s) and associated zoning district(s) as guided by the LUP's development vision for each individual PD.

Substantially Undeveloped PD Site Information & Development Vision

The following sections provide an overview of the site characteristics and the development vision for each of the seven substantially undeveloped PDs, listed from north to south. This information is intended to guide the master planning process.

Nurserymen’s Exchange

Approximate Site Area	37 acres gross
Potentially Allowed Uses	Residential, agriculture, agricultural compatible, quasi-public, and commercial uses
Development (2020)	Vacant, formerly agriculture
Natural Resources	Roosevelt Creek traverses the southern portion of the site, riparian scrub along the Highway 1 frontage, Monterey pine forest habitat upward sloping northeast corner of the PD
Coastal Access	Eastside Parallel Trail extension planned along western side of PD
Coastal Recreation	None existing; potential for future access to upland hillsides
Agriculture	Formerly in agricultural use and adjacent to greenhouse operations; prime soils and non-prime soils
Environmental Hazards	Eastern portion of the PD is steeply sloped; adjacent uplands are in the Very High Fire Severity Zone; dams and impoundments along Roosevelt Creek pose risk of flood hazards including erosion, sedimentation, inundation, and accelerated downstream flows
Visual Resources	Visible from Highway 1 scenic corridor; significant views over the site to the upland slopes; eastern portion of site above 160-foot contour line

Site Description. This PD is located at the northern city boundary on the east side of Highway 1. There are approximately 37 acres under two separate ownerships as of 2020, with the majority landowner holding almost 36 acres. Although the site contains both prime and non-prime (class I and II) soils, it has been used in the past for only limited agriculture production. Two driveways along Highway 1 provided access to the former agricultural use. Access was also taken from Alto Avenue along the northern boundary, as well as via a shared drive along the southern boundary of the PD. Highway 1 north of Highway 92 has the heaviest peak traffic in the Planning Area and is not well served by transit. The PD area is not within walking distance of most services.

Site Constraints. Nurserymen’s Exchange is visible from the Highway 1 scenic corridor and provides views across the site to the upland slopes. The easternmost portion of the site is above the 160-foot contour line, with areas above the 90-foot contour line characterized by slopes over 30 percent grade. This eastern portion of the PD is also within 100 feet of the Very High Fire Severity Zone. The potentially buildable portion of the PD is a relatively flat

area at the foot of the steeply sloped lands to the east. The PD is traversed by Roosevelt Creek and several manmade drainage ditches. The northern-most ditch is the downstream end of a culvert system that channels water from a riparian stream that flows from the north under Alto Avenue, then crosses under the gravel road before daylighting. Riparian vegetation is present along the Highway 1 frontage and on both sides of the Roosevelt Creek watercourse.

Alto Avenue was constructed at a substandard width and may require improvements to effectively serve as a main access point and provide emergency vehicle access. This effort would need to be coordinated with San Mateo County as Alto Avenue is outside of the City’s jurisdiction.

Development Vision. Low density residential development has been envisioned for this area for many decades. Smaller homes are strongly preferred to meet the City’s identified need for more affordable housing inventory. Neighborhood serving commercial uses or services such as a convenience store or café and small-scale, community-oriented quasi-public uses such as a small childcare center are supported in so far as they can be demonstrated to reduce vehicle trips and/or vehicle miles traveled. Agricultural and agricultural-compatible land uses would also be fitting with the site’s soil types and adjacent greenhouse uses.

Master planning should consider clustering residential development away from the higher intensity greenhouse uses to the south and avoiding new vehicular access points from Highway 1. Alto Avenue and the shared drive could provide access on two sides of the property below the 90-foot contour line. Development of this PD could present an opportunity to align the access drive with Roosevelt Boulevard and establish a controlled intersection as envisioned for the Town Boulevard, such as through a round-about. Circulation and coastal access and recreational provisions should consider connection to the Eastside Parallel Trail on Highway 1 and opportunities for future trail access to the upland hills. Green infrastructure improvements should consider the potential for upstream detention to avoid downstream impacts as well as potential opportunities for replacing gray infrastructure with green infrastructure improvements.

Should master planning not proceed or redesignation be preferred, the Nurserymen’s Exchange PD could be appropriate for the Rural Coastal, Horticulture Business, and/or Residential – Low Density land use designation and corresponding zoning district(s).

Surf Beach/Dunes Beach

Approximate Site Area	48 acres gross
Potentially Allowed Uses	Residential, agriculture, and agricultural compatible uses
Development (2020)	Agriculture and equestrian operations, four single-family homes
Natural Resources	Adjacent to State Parks coastal lands including dunes, wetlands, snowy plover nesting habitat, and other sensitive areas; Frenchmans Creek and its riparian area along south side of the PD which includes a documented monarch butterfly overwintering site, California red-legged frog (CRLF), San

	Francisco garter snake (SFGS), and steelhead habitat; Pullman Watercourse on the north side with potential CRLF and SFGS dispersal habitat
Coastal Access	Young Avenue
Coastal Recreation	Adjacent to Coastal Trail and State Parks beaches
Agriculture	Agricultural operations on site, prime soils mapped south of Young Avenue and likely also occurring north of Young Avenue
Environmental Hazards	Tsunami inundation zone northwest corner of PD; potential localized flooding from Pullman Watercourse and Frenchmans Creek; fire hazard associated with eucalyptus forest habitat on the south side of the site
Visual Resources	Visible from the Highway 1 and Coastal Trail scenic corridors; broad ocean views across the site from Highway 1; contains Young Avenue scenic coastal access route; expansive views of upland slopes across the site from Coastal Trail and beach; Frenchmans Creek riparian corridor and significant tree stands; active agricultural use has scenic and visual significance

Site Description. The Surf Beach/Dunes Beach area is a partially undeveloped area totaling about 48 acres, bisected by Young Avenue and bounded by Half Moon Bay State Beach on the west and south, Highway 1 on the east, and the Stoloski/Gonzalez subdivision and Miramar neighborhood on the north. As of 2020, land north of Young Avenue has been predominately in agricultural use, with some parcels from the old unimproved Surf Beach subdivision now conserved by land trusts as open space. The area south of Young Avenue is used primarily for agriculture and stabling of horses. Frenchmans Creek riparian corridor and the Sweetwood Group Campsite are located south of the PD. Young Avenue is the primary vehicular point of access for the Surf Beach/Dunes Beach PD and is a designated scenic coastal access route. The Dunes Beach section of Half Moon Bay State Beach is accessed via Young Avenue. Because most of the PD area has been in agricultural use, very little coastal scrub or other habitat typically found in undeveloped areas west of Highway 1 are present.

Site Constraints. Site constraints for the Surf Beach/Dunes Beach PD include habitat considerations, land trust ownership, and presence of potential hazards, visual resources, and prime agricultural soils. Of note, the site is considered to have poor drainage which can be an indicator of wetland potential, although recent studies have not identified such wetlands. North of Young Avenue, land trust and public ownership account for nearly 2 acres and an additional approximately 2-acre area covering the northwest corner of the site is located in the potential tsunami inundation zone as mapped by the California Emergency Management Agency. South of Young Avenue is almost entirely mapped as containing prime agricultural soils.

Visual resource protection is a key consideration for this PD. The site is visible from the Highway 1 scenic corridor and contains a designated scenic coastal access route (Young Avenue). The site also provides broad ocean views from Highway 1, and views of the upland

slopes are available over the site as seen from the Coastal Trail and beach. Policies brought forward from the 1996 Land Use Plan establish height limits for such areas at 15 feet unless an increase in height would not obstruct public views to the ocean from the highway. Furthermore, the active agricultural operation has scenic and visual significance. A visual impact assessment will be an important factor in master planning this PD.

Lands with habitat value and environmental hazards surrounding the PD area may present additional constraints to consider for master planning. These include the Frenchmans Creek riparian corridor to the south, which is designated ESHA as presented in Chapter 6. Natural Resources, presents risk of localized flooding, and contains a eucalyptus grove with high fuel load and a monarch butterfly overwintering site; State Parks land to the west, which contains potential CRLF and SFGS dispersal and foraging habitat and snowy plover nesting habitat; and Pullman Watercourse to the north of the Stoloski/Gonzalez subdivision, which supports potential CRLF and SFGS dispersal habitat and presents risk of localized flooding. Drainage conditions, as in the Venice Beach area, are considered poor. It is anticipated that stormwater management using green infrastructure measures will require a higher design storm performance standard to be effective in the Surf Beach/Dunes Beach PD.

Development Vision. Envisioned land uses for the Surf Beach/Dunes Beach PD include residential, agriculture, and agricultural compatible uses. The bisecting Young Avenue provides an opportunity to cluster compatible land uses away from Young Avenue on either or both sides of the road while maintaining the scenic approach to the State Beach. Development setbacks from Young Avenue and from the State Parks land to the west would help preserve visual resources from the Highway 1 scenic corridor, the Young Avenue scenic coastal access route, and the Coastal Trail and State Beach scenic recreational areas.

North of Young Avenue, a new residential neighborhood could be compatible with the Miramar residential area to the north, and new public recreational area such as a neighborhood park could provide opportunities to both residents and visitors. Neighborhood design could preserve remaining agricultural operations or community garden space to take advantage of prime soils, emphasize walkability and otherwise be suitable for a multi-generational neighborhood with young families, seniors, and assorted other household groups of mixed income levels. Continued use of the area north of Young Avenue for agriculture or agriculture compatible uses is also supported.

South of Young Avenue, agricultural and agricultural compatible uses are envisioned to be well-suited with the adjacent group campsite, environmentally sensitive riparian corridor, and on-site prime agricultural soils. Ideal uses include low-impact camping, open field agriculture with ancillary uses, agritourism, ecotourism, equestrian uses, and other similar types of outdoor commercial recreation that do not require a heavy development footprint. These uses achieve Coastal Act goals of providing lower cost visitor-serving opportunities while maximizing preservation of prime agricultural soils.

The Surf Beach/Dunes Beach site presents numerous opportunities for improving multi-modal coastal access. Considerations include a separated class 1 bicycle and pedestrian route parallel to Young Avenue or along Knewing Avenue (a paper street bounding the north side of the PD), extension of the Naomi Patridge Trail on Highway 1, and an interconnected

network within the PD to link any future residential and recreational uses with the Coastal Trail. To reduce potential traffic impacts from new development, other circulation improvements could include a round-about at the intersection of Young Avenue and Highway 1. Within the PD, access to private development should be separate from Young Avenue to maintain this road as a primary coastal access route, such as with provision of a frontage road(s).

The PD’s proximity to the Pullman Watercourse presents an opportunity for improving stormwater management on site and in Miramar to the north. The City could consider the benefits of reducing the risk of flooding and erosion of the Pullman Watercourse when evaluating the merits of a master plan for this area.

Should master planning not proceed or redesignation be preferred, the portion of the Surf Beach/Dunes Beach PD north of Young Avenue could be appropriate for the Residential – Low Density land use designation with the remainder being appropriately suited for the Rural Coastal land use designation.

Venice Beach

Site Area	44 acres gross
Potentially Allowed Uses	Residential, agriculture, and agricultural compatible uses
Development (2020)	4 units; non-agricultural equestrian operations
Natural Resources	Much of the PD is potential ESHA with suitable habitat for CRLF and SFGS; adjacent to State Parks coastal lands including dunes, wetlands, snowy plover nesting habitat, and other sensitive areas; Frenchmans Creek and its riparian area along north side of the PD, a documented monarch butterfly overwintering site and presence of steelhead; dusky footed woodrat nest previously sited
Coastal Access	Venice Boulevard
Coastal Recreation	Adjacent to Coastal Trail and State Parks beaches
Agriculture	Equestrian operations, mostly prime soils
Hazards	Potential localized flooding from Frenchmans Creek; fire hazard associated with eucalyptus forest habitat on both sides of the riparian corridor
Visual Resources	Visible from the Highway 1 and Coastal Trail scenic corridors; broad ocean views across the site from Highway 1; contains Venice Boulevard scenic coastal access route; expansive views of upland slopes across the site from Coastal Trail and beach; Frenchmans Creek riparian corridor and significant tree stands; active agricultural compatible use has scenic and visual significance

Site Description. The Venice Beach area is a partially developed area totaling about 44 acres. It is bordered on the north by Frenchmans Creek and on the south by the Casa del Mar subdivision. Venice Boulevard, an unimproved road to Venice Beach, bisects the area and is the primary vehicular point of access to the PD. Venice Boulevard is also a designated scenic coastal access route that provides access to the Coastal Trail and the State Beach. A 5-acre area of undeveloped land in scattered ownership on both sides of Venice Boulevard with four of these lots developed with single-family homes. North of the subdivision, there are two parcels totaling almost 9 acres; most of this area is developed for use as commercial equestrian operations, providing stables, rentals, and trails connecting to the equestrian trail adjacent to the Coastal Trail and State Beach. South of the subdivision, three parcels totaling 14 acres are undeveloped although they may have been used in the past to raise hay or barley. The PD contains central coast scrub habitat and invasive pampas grass, as well as prime agricultural soils.

Site Constraints. Site constraints for the Venice Beach PD include habitat considerations, land trust ownership, and presence of hazards, visual resources, and prime agricultural soils. Past biological resource evaluation of the western and southern portions of the PD indicate that these areas may be especially important as part of a habitat corridor and are characterized by central coast scrub which has been less disturbed than in other portions of the PD. Several sightings of CRLF have occurred in this area as indicated in Figure 6-3. Drainage conditions, as in the Surf Beach/Dunes Beach area, are considered poor. It is anticipated that stormwater management using green infrastructure measures will require a higher design storm performance standard to be effective in the Venice Beach PD.

Also similar to the Surf Beach/Dunes Beach PD, the Venice Beach PD offers a bi-directional viewshed with broad ocean views across the site from the Highway 1 scenic corridor and views of the upland slopes are available over the site as seen from the Coastal Trail and beach. In addition, Venice Boulevard is a designated scenic coastal access route. The 1996 Land Use Plan specified a 15-foot height limit for Venice Beach PD and other visual resource areas on the west side of Highway 1. This requirement is brought forward and allows for increased heights in cases where they would not obstruct public views to the ocean from the highway. Furthermore, the active agricultural compatible operation has scenic and visual significance. A visual impact assessment will be an important step in master planning this PD.

Lands with habitat value and environmental hazards surrounding the Venice Beach PD area may present additional constraints to consider for master planning. These include the Frenchmans Creek riparian corridor to the north, which is designated ESHA as presented in Chapter 6. Natural Resources, presents risk of localized flooding, and contains a eucalyptus grove with high fuel load and a monarch butterfly overwintering site; and State Parks land to the west, which contains potential CRLF and SFGS dispersal and foraging habitat and Western snowy plover nesting habitat.

Development Vision. Envisioned land uses for the Venice Beach PD include residential, agriculture, and agricultural compatible uses. Similar to Young Avenue in the Surf Beach/Dunes Beach PD, Venice Boulevard provides opportunities for clustering development, protecting and enhancing visual resources, and improving coastal access. Residential development would preferably be clustered either towards Highway 1 or on

either side of Venice Boulevard to maintain distance from potential habitat areas as well as to keep development setback from Venice State Beach. Agricultural and agricultural compatible uses are supported for the larger parcels on the northern end of the PD, such as low-impact camping, open field agriculture with ancillary uses, agritourism, ecotourism, equestrian uses, and other similar types of outdoor commercial recreation that do not require a heavy development footprint. The western and southern portions of the PD contain or abut habitat areas and would require further biological study, but would be appropriate for resource-dependent uses such as those permitted in Chapter 6. Natural Resources. These potential uses would preserve prime soils, be compatible with the on-site and surrounding habitat and recreational areas, and enhance lower-cost visitor serving opportunities.

For circulation and access improvements, continued use of Venice Boulevard as the primary access from Highway 1 is preferred. A Class 1 bicycle and pedestrian path could be established along Venice Boulevard to connect the Naomi Patridge Trail to the California Coastal Trail. Within the PD, access to private development should be separate from Venice Boulevard to maintain this road as a primary coastal access route, such as with provision of a frontage road.

Should master planning not proceed or redesignation be preferred, the portion of the Venice Beach PD comprising the unimproved Venice Beach subdivision could be appropriate for the Residential – Low Density land use designation. The larger, un-subdivided parcels on the north end adjacent to Frenchmans Creek could be appropriately suited for the Rural Coastal land use designation, with the larger, un-subdivided parcels on the south end most appropriately suited for the Regional Public Recreation and/or Open Space for Conservation land use designation.

Carter Hill

Approximate Site Area	53 acres gross
Potentially Allowed Uses	Agriculture, public facilities, open space conservation, and hazard avoidance uses
Development (2020)	3 residential units; Coastside County Water District tanks
Natural Resources	Characterized by Monterey pine and eucalyptus forest
Coastal Access	None existing
Coastal Recreation	Potential connection to Vista Trail
Agriculture	None existing
Hazards	Located within a Very High Fire Severity Zone; landslide risk
Visual Resources	Upland slopes, primarily located above 160-foot contour line

Site Description. The Carter Hill PD is bounded by the Pacific Ridge PD to the north, Half Moon Bay High School to the west, Highway 92 to the south, and the city limits to the east. This area consists of about 53 acres in seven parcels, including one owned by the Coastside

County Water District containing water tanks and an access road to the Nunes Water Treatment Plant. As of 2020, two of the properties were developed with a home and outbuildings. Most of the site is very steep and is characterized by Monterey pine and eucalyptus forest.

Site Constraints. The entire property is located within the Very High Fire Severity Zone, with the exception of an approximately 1-acre parcel in the southwestern corner of the PD that is adjacent to but not accessible from Highway 92. The steep slopes present risk of landslides and erosion, as well as grading challenges for any development and road construction. Only about 15 acres of the PD are located below the 160-foot contour line, where the property is characterized by less steep slopes. Upland slopes above the 160-foot contour line are considered a visual resource area with development restrictions.

Development Vision. Envisioned uses for the Carter Hill PD include low occupancy and low trip generating uses due to the presence of extreme hazards and site constraints. This may include expansion of the existing Water District facility, hazard avoidance activities such as fuel management, hillside-appropriate agriculture such as viticulture, a potential trail connection to the future Vista Trail, and extremely limited low-density residential development as part of an agricultural use. Higher occupancy or higher intensity uses such as multiple units of farmworker housing cannot be accommodated on site. Agricultural compatible uses are not appropriate for this PD, with the exception of open space conservation and a recreational trail. Development should be clustered on the lowest portion of the hill, outside the Very High Fire Severity Zone where the site is relatively flat and also outside the scenic viewshed. Site access could be taken either from Lewis Foster Drive or from an access easement off of Highway 92. Both of these means of access are owned by the Cabrillo Unified School District.

Should master planning not proceed or redesignation be preferred, the Carter Hill PD parcels owned by Coastside County Water District could be appropriate for the Public Facilities and Institutions land use designation, with the remainder of the PD most suitable for the Rural Coastal and/or Open Space for Conservation land use designation.

Podesta (formerly *Podesta/Silvera*)

Approximate Site Area	35 acres gross
Potentially Allowed Uses	Residential, public and quasi-public, and commercial uses
Development (2020)	2 residential units and agriculture
Natural Resources	Low-lying portions of the site may have wetlands
Coastal Access	None existing; opportunity to connect to future Eastside Parallel Trail
Coastal Recreation	None existing
Agriculture	The site is characterized by prime soils and is in agricultural use

Hazards	The site has limited exposure to known hazards
Visual Resources	Visible from the Highway 1 scenic corridor, views across site to upland slopes; and the active agricultural use has scenic and visual significance

Site Description. The Podesta PD is located in the Town Center and contains about 34.5 acres of land situated between Highway 1, North Main Street, Half Moon Bay High School, Lewis Foster Drive, and the Highland Park neighborhood. The area consists of 2 parcels, one long strip of about 4.5 acres running along Lewis Foster Drive and the other, about 30 acres fronting on Highway 1. As of 2020, most of the PD was in agricultural use. The site was previously used for horticultural production. An agricultural pond is located on the southeastern side of the PD. The majority of the site is mapped as containing prime agricultural soils.

Site Constraints. Access to the Podesta PD is constrained. Its Highway 1 frontage lies within one of the most congested spans of the highway in close proximity to Highway 92 where gridlock occurs during peak traffic periods. The other frontage, Lewis Foster Drive, is the only access to Half Moon Bay High School and is heavily used during the weekday morning and afternoon peak traffic periods. Additionally, the site is visible from the Highway 1 scenic corridor and provides significant views across the site to the upland slopes. The active agricultural use also has scenic and visual significance.

Development Vision. The Podesta PD is envisioned as a walkable mixed-use neighborhood consisting of smaller scale housing units, potentially including senior housing. The City prefers that residential development in this PD be deed restricted affordable to lower income households to the extent feasible. The higher density allowance provided for this Town Center PD is intended to support that outcome. As the PD is located in the Town Center, community-oriented public and quasi-public uses and low-trip generating uses such as assisted living, neighborhood convenience commercial uses, and childcare centers are also preferred. Such uses could be incorporated in vertical or horizontal mixed-use formats. Other uses to support a complete neighborhood in this PD can include a community park. A community garden could also serve to reduce vehicular trips, preserve prime soils, and pay homage to the historical agricultural use of the site.

Traffic congestion and site access are significant constraints for this PD. Therefore, site access will need to be carefully planned with a range of improvements studied, including roundabouts, protected pedestrian crossings, and other features to maintain pedestrian and bicycle safety near the Half Moon Bay High School. As a mixed-use community, the envisioned uses are intended to have low trip-generation rates individually and to complement each other so as to further reduce overall traffic generated by any future development. Neighborhood level transportation demand management could be supported with car-share, bike share and other facilities to reinforce the potential for lower rates of automobile ownership and daily trips taken per residential unit.

Master planning should consider siting the mix of uses to be arrayed such that a new walkable neighborhood would provide for compatible transition between Highland Park to the north

and the industrial and commercial uses to the south, with the residential portion of the neighborhood buffered from North Main Street and Highway 1 by compatible commercial service and community-oriented public and quasi-public uses. Given the relatively large size of the property there is opportunity to site community-oriented uses in a central location, especially those that require more land area than other opportunity sites within the Town Center such as a large-scale park, childcare center, and indoor recreation. Master planning should also consider height limits that allow views to the upland slopes and provision for a connection to the future Eastside Parallel Trail.

Should master planning not proceed or redesignation be preferred, the Podesta PD could be appropriate for a mixed-use land use designation such as Commercial – General. However, due to the relatively large size of this PD and its location in the Town Center, the PD land use designation provides these properties with additional development opportunities and flexibility.

West of Railroad (formerly Arleta Park/Miramontes Terrace South, West of Railroad Avenue)

Approximate Site Area	37 acres gross
Potentially Allowed Uses	Open space conservation, regional public recreation, and residential uses
Development (2020)	3 homes
Natural Resources	The entire PD is potential ESHA with wetlands; found to be likely suitable foraging habitat for CRLF and SFGS; raptor and short-eared owl habitat; adjacent to Coastal Terrace Prairie ESHA
Coastal Access	Adjacent to a City-owned and maintained span of the California Coastal Trail
Coastal Recreation	Adjacent to Poplar Beach and State Parks Francis Beach
Agriculture	None existing
Environmental Hazards	Bluff erosion
Visual Resources	Broad ocean and bluff views across the site from Railroad Avenue; visible from Coastal Trail scenic corridor; expansive views of upland slopes across site from Coastal Trail; views of ESHA and significant tree stands

Site Description. The West of Railroad PD consists of a portion of the large Miramontes and Arleta Park tracts south of Kelly Avenue and west of Railroad Avenue. It contains small lots, with undeveloped street rights-of-way terminating at the public recreational area owned by the City of Half Moon Bay that comprises the Poplar Beach Blufftop Park. This area contains about 145 vacant lots and 3 developed with homes on 37 acres. The former railroad right-of-way, now owned by the City, abuts the eastern edge for the length of the PD. This strip of land is subject to a conservation easement managed by the Coastside Land Trust and designated

Open Space for Conservation in this Land Use Plan update. A “rails to trails” multi-use path for this corridor is included in Chapter 5. Coastal Access and Recreation.

Site Constraints. Concurrently with the Land Use Plan update, the City completed detailed erosion studies of the City-owned and maintained Poplar Beach Blufftop Park area immediately west of the West of Railroad PD. The analysis considered existing on-going erosion conditions as well as the effects of sea level rise. The estimated location of the bluff edge in 2050 and 2100 was mapped for a “business as usual” condition as well as a mitigated approach wherein drainage and public access improvements are implemented. In the unmitigated case, the bluff face is projected to recede as much as 200 feet by 2100 which would bring it into the West of Railroad PD. The mitigated case is about half that, or 100 feet. In either case, it should be assumed that less blufftop land will remain between the West of Railroad PD and the beach below over the course of the Land Use Plan horizon to 2040; even less blufftop will remain in one hundred years (representing the anticipated life of residential development). As these blufftops support a heavily used section of the Coastal Trail and a variety of sensitive animal and plant species, this projected loss is significant.

The entire West of Railroad PD is designated potential ESHA in the Land Use Plan as it likely contributes to the overall biological productivity of the area for numerous special status and unique species including dispersal and foraging habitat. Previous studies have identified numerous wetland areas within and surrounding the PD, and an approximately 300-foot wide swath of Coastal Terrace Prairie habitat, designated as ESHA, is present along the blufftop edge immediately west of the PD. Any new development must provide buffers from these habitat types, as established in Chapter 6. Natural Resources. Additional site constraints include approximately 5.5 acres of land under public or land trust ownership as of 2020, and significant scenic views across the site facing west from the Railroad Avenue public right-of-way towards the ocean and facing east from the Coastal Trail to the upland slopes.

Development Vision. The West of Railroad PD has long been envisioned for public land acquisition with the intent of preserving the larger blufftop area for its significant habitat, coastal access and recreation, and scenic value. While the 1996 Land Use Plan included Planned Development policies for West of Railroad, it prioritized public acquisition by the State Department of Park and Recreation to assure an adequate buffer between residential and recreational use in an area where the width of current public ownership is quite limited.

The Land Use Plan update recognizes that acquisition remains a priority. Due to budget constraints and numerous competing interests, State Parks has not been able to purchase any of the remaining privately-owned lots. This situation is not likely to change. Because this area is located immediately east of the City blufftop lands, these lots should be considered for acquisition directly by the City, through the City’s lot retirement program, or by land trusts. Public land acquisition would allow this land to be used for green infrastructure to address runoff and erosion concerns along this blufftop area. It would also allow space for managed retreat of the Coastal Trail as the bluffs erode to maintain public access and recreational opportunities.

Although undesirable, residential development remains a potential use. Complete re-planning and re-platting of the area would be necessary to establish buildable lots, alter

the mapped street system to minimize access conflicts and improve local circulation, avoid ESHA and conform to ESHA buffers, and preserve views along the blufftops within this significant visual resource area.

The 1996 Land Use Plan conveyed that development of this area was not an ideal outcome and assigned the Regional Public Recreation land use designation to the West of Railroad PD, which is consistent with the most appropriate use of this area. The Regional Public Recreation land use designation is thus carried forward for the 2020 Land Use Plan update.

North Wavecrest (a portion of the former Wavecrest Restoration Project)

Approximate Site Area	232 acres gross (including 134 acres accessed via Wavecrest Road, and 98 acres accessed via Redondo Beach Road)
Potentially Allowed Uses	Residential; public and quasi-public; visitor-serving commercial; open space conservation; and regional public recreational uses
Development (2020)	1 residential unit, horse pasture, informal trails and undeveloped lands
Natural Resources	An approximate 300-foot band along the western bluff frontage is designated as ESHA due to presence of Coastal Terrace Prairie habitat. The remainder of the PD is designated as Potential ESHA with wetlands; found to be likely suitable foraging habitat for CRLF and SFGS; raptor and short-eared owl habitat
Coastal Access	Wavecrest and Redondo Beach Roads are designated Coastal Access Routes, California Coastal Trail span is planned to traverse the western side of the PD between its northern and southern extents and provide connections to vertical access (Wavecrest Trail Phase 2), additional bicycle and pedestrian linkage identified for future implementation between Smith Field and the California Coastal Trail
Coastal Recreation	Passive recreational activities for pedestrians and bicyclists, birders, and other related activities
Agriculture	Open field agriculture operations to the northeast and horticultural businesses to the east
Environmental Hazards	Bluff and watercourse erosion, flooding
Visual Resources	Visible from Highway 1 scenic corridor; contains Coastal Trail scenic corridor, Wavecrest Road and Redondo Beach Road scenic coastal access routes, and scenic beach viewshed area including bluffs and ravines; broad ocean views across the site from Highway 1; expansive views across the site of upland slopes from Coastal Trail; significant views of open space conservation areas, riparian vegetation, significant tree stands, and agricultural operations.

Site Description. Formerly, the Wavecrest Restoration Project PD encompassed approximately 600 acres; including about 460 acres north of Ocean Colony (the "North Project Area"); and 140 acres south of Ocean Colony (the "South Project Area"). In 1981, the State of California and the City of Half Moon Bay designated the Wavecrest area as a California Coastal Conservancy Project referred to as the "Wavecrest Restoration Project." The Project was officially approved by the California Coastal Conservancy, California Coastal Commission, and the City of Half Moon Bay, and was intended to achieve Coastal Act goals of statewide significance and help meet local and regional housing needs.

The South Project Area moved forward with development following approval of a specific plan and Program EIR ("South Wavecrest Redevelopment Plan") in 1993, and is redesignated as Commercial – Visitor Serving land use with the 2020 Land Use Plan update. The North Project Area came forward for development with the Wavecrest Village Specific Plan, but that plan was appealed to the California Coastal Commission and ultimately withdrawn in 2000. As of 2020, much of the North Project Area had been acquired by conservation land trusts. This includes all land between Smith Field Park on the south and Seymour Street on the north, extending from Highway 1 to the blufftop, as well as substantial land holdings in the "paper subdivisions" to the west and south of Smith Field Park, and all land between Smith Field Park and Highway 1. The City of Half Moon Bay owns 16 acres of undeveloped land adjacent to the developed ballfields at Smith Field Park.

The Wavecrest Restoration Project PD is therefore redefined as the "North Wavecrest PD" for the 2020 Land Use Plan update. The large parcels in public and land trust ownership in the North Project Area, and the fully developed South Project Area, are removed from the PD boundary. This results in two distinct sections within the North Wavecrest PD: the northern 134 acres with access from Wavecrest Road; and the southern 98 acres with access from Redondo Beach Road. The redefined North Wavecrest PD is characterized by undeveloped land in scattered ownerships. A trunk sewer line runs north-south through the PD; otherwise, there are no water or sewer services and no paved streets. The Coastside Land Trust was planning the southern extension of the California Coastal Trail through North Wavecrest at the time of the LUP update.

Site Constraints. The entire North Wavecrest PD is potential ESHA. It contains a mosaic of coastal terrace prairie, wetlands, central coast scrub, Monterey cypress hedgerows, and non-native grasslands that support a variety of special status plant and wildlife species and winter foraging area for raptors. Areas closest to the bluff edge and gullies are subject to shoreline hazards, including sea level rise and bluff erosion. The Wavecrest Arroyo also presents erosion and flooding risk. Redondo Beach Road and Wavecrest Road are both designated scenic coastal access routes, and the PD as a whole provides sweeping views west from the Highway 1 scenic corridor to the ocean and east from the Coastal Trail to the upland slopes. Although the largest parcels in land trust ownership were removed from the PD boundary for the Land Use Plan update, a checkboard of land trust-owned parcels remain and present a challenge for master planning this PD. The entire PD has also been mapped as containing non-prime agricultural soils.

Development Vision. North Wavecrest PD is envisioned primarily for habitat conservation and restoration, hazard avoidance, public access and recreation, and lower-cost visitor

serving uses as consistent with Coastal Act priorities. Low-impact camping, Coastal Trail connections, ecotourism, birding, small ancillary facilities, and other similar types of low-impact outdoor recreational uses would be supported. As in the case for the West of Railroad PD, public land acquisition is highly desired to achieve this vision. A transfer of development rights (TDR) program could also potentially help achieve this vision while providing for increased development potential in the Town Center.

Although not desirable, additional potential land uses in North Wavecrest include residential and visitor-serving commercial. Residential uses could be clustered near the Ocean Colony residential area for land use compatibility and accessibility from Redondo Beach Road, and should comprise smaller one-story structures to provide more affordable housing inventory and protect scenic quality. Visitor-serving commercial uses could be clustered near Wavecrest Road, which contains a Commercial – Visitor Serving land use node and compatible land uses, and could comprise uses supportive of a primary outdoor recreational use with a limited footprint such as a small café or convenience store. In any case, siting and design of potentially permitted uses should consider land use compatibility with surrounding land uses.

As the 2020 Land Use Plan revises the boundaries of North Wavecrest such that it is in two non-contiguous portions (the northern portion accessed by Wavecrest Road and the southern portion accessed by Redondo Beach Road), it may be appropriate to allow separate and/or phased master plans, provided that each master plan considers an area no smaller than the size of the existing paper subdivisions, ensures that it is feasible to plan remaining areas in a coherent manner, includes all necessary habitat buffer zones and will not adversely impact ecosystem functions, provides meaningful open space area, and addresses coastal resource values and protections of the North Wavecrest PD as a whole. Policy 2-46. Comprehensive Master Planning would apply to each phase of the PD in the case that a phased master planning approach is pursued.

Re-planning and re-platting would be essential for a master plan or plans to protect and improve coastal access, to ensure continuous lateral access and protected recreational opportunities along the bluff edge, to reduce the potential impacts of new development, to restore damaged habitats and bluffs, and to protect watercourses. In any case, any permanent structures should be located at least 400 feet from the bluff edge to allow hazard avoidance, coastal terrace prairie conservation, and safe, natural bluff retreat. Future erosion studies may indicate that greater setbacks are necessary to fully avoid the hazard of bluff retreat and allow for inland migration of coastal terrace prairie habitat.

Should master planning not proceed or redesignation be preferred, the North Wavecrest PD could be most appropriate for the Regional Public Recreation and/or Open Space for Conservation land use designation but could support small portions of Residential – Low Density and Commercial – Visitor Serving land use designations as described above.

Residential Land Use Designations

The City's residential land use designations include Residential – Low Density, Residential – Medium Density, Residential – High Density, Mobile Home Park, and the Workforce Housing Overlay. Inside the Town Center, residential land uses are concentrated in South Downtown and the eastern portion of Heritage Downtown. Outside the Town Center, Half Moon Bay's residential areas are built out as discrete neighborhoods interspersed with mostly agricultural uses. The pattern reflects the conversion of primarily agricultural lands over several decades. Figure 2-3 presents a map of the city's established neighborhoods, including the three Town Center regions.

Residential – Low Density. The Residential – Low Density land use designation is applied to two small areas of the city: the former Stoloski/Gonzalez PD between the Miramar neighborhood and the Surf Beach/Dunes Beach PD, and a 14.5-acre parcel east of the Frenchmans Creek residential neighborhood. This designation generally supports larger single-family residences on larger lots.

Residential – Medium Density. Most of the city's established single-family residential neighborhoods are in the Residential – Medium Density land use designation and were established with traditional residential zoning. Neighborhoods in this land use designation include Miramar, Frenchmans Creek, Sea Haven, Casa del Mar, Grandview (including the undeveloped lots and the eastern portion of the adjacent City-owned Glencreed parcel), Highland Park, Grand-Belleville, Alsace Loraine, and Arleta Park. These neighborhoods are primary single-family with additional uses including accessory dwelling units, childcare homes, and home occupations. This designation also supports the city's main duplex neighborhood in South Downtown, and portions of the Bernardo Station subdivision between Wavecrest Road and Redondo Beach Road on the west side of Highway 1.

Residential – High Density. The Residential – High Density land use designation is applicable to multi-family neighborhoods including Pilarcitos, located between Kelly Avenue and Pilarcitos Creek on the west side of Highway 1, and three areas of South Downtown in the Town Center including the former Main Street Park PD. These areas support higher density housing including multi-unit apartment buildings, senior housing, and condominiums. Several of the city's largest affordable housing projects are in this land use designation, including Half Moon Village and Lesley Gardens. This land use designation provides opportunities for density bonuses and TDR receiver sites.

Mobile Home Park. The Mobile Home Park land use designation applies to all mobile home park neighborhoods in the city, including the Hilltop Mobile Home Park on both sides of Highway 92 towards the eastern city limits and the Canada Cove neighborhood at the southern end of the city. Both neighborhoods contain vacant parcel(s) and have the potential to expand. Mobile homes comprise about 10 percent of the city's housing stock and are a very important housing type on the San Mateo County Midcoast. This land use designation supports affordable housing options and expansion of existing mobile home neighborhoods is important for meeting the City's affordable housing needs.

Workforce Housing Overlay. To support recreation, service, and agricultural workers essential to Half Moon Bay's Coastal Act priority and local priority land uses, the City established the Workforce Housing Overlay land use designation with the 2020 LUP update. Occupancy of the residential development permitted through the overlay would be limited to these workers and their households, subject to conditions in a use permit, deed restriction, or other mechanism designed to ensure the housing will be affordable to the specified workforce. Because most of the intended workers are typically in the extremely low, very low and low income brackets, this housing will provide much needed affordable housing in the City. Policies include further specifications for applying the overlay with the underlying land use designation. Underlying designations include Rural Coastal, Horticulture Business, Regional Public Recreation, and Public Facilities and Institutions. Workforce Housing Overlay units are Local Priority Uses under this LUP. Workforce Housing Overlay units that specifically support agriculture are considered Coastal Act Priority Uses. Policies for each underlying designation provides additional guidance regarding permitted density, occupancy requirements, and siting and design.

POLICIES – RESIDENTIAL LAND USE DESIGNATIONS

- 2-66. Residential Land Use Permitted Uses.** Permitted uses in Residential – Low Density, Residential – Medium Density, and Residential – High Density land use designations include but are not limited to residential development, accessory dwelling units, supportive housing types, public schools and parks, family day care, accessory buildings, and home occupations. Conditionally permitted uses include but are not limited to private schools, private recreational facilities, religious assembly, and childcare and residential care homes. Single-family residential is not permitted in the Residential – High Density land use designation unless no feasible alternative exists.
- 2-67. High Density Residential - Minimum Density Requirement.** In the Residential - High Density designation, require new development to meet a minimum density of 16 residential units per acre (net area, excluding land required to protect coastal resources or avoid hazards).
- 2-68. Mobile Home Park Permitted Uses.** Permitted uses in the Mobile Home Park land use designation include but are not limited to mobile homes, home occupations, common facilities and amenities supportive to the mobile home park, and accessory structures normally associated with mobile home parks. Conditionally permitted uses include but are not limited to care facilities including assisted living, senior housing, recreational facilities, and retail sales catered to the mobile home park residents.
- 2-69. Mobile Home Park Development.** Development of vacant parcels or significant redevelopment of developed parcels in the Mobile Home Park land use designation shall require a comprehensive plan for the entire property that incorporates common facilities and amenities and addresses methods for protecting coastal resources.
- 2-70. Workforce Housing Overlay.** Occupancy of the residential development established through the Workforce Housing Overlay land use designation shall be limited to the workers specified in these policies and their households, subject to a use permit, deed restriction, or other mechanism designed to ensure the housing will be affordable to

the specified workforce. This residential development shall further comply with the requirements established by policies for each qualifying underlying land use designation including Rural Coastal (Policy 2-92), Horticultural Business (Policy 2-96), Public Facilities and Institutions (Policy 2-102), and Regional Public Recreation (Policy 2-105). Establish IP standards for implementing the Workforce Housing Overlay designation, including setbacks, height limits, and other requirements as consistent for compatibility with the underlying land use designation.

- 2-71. Residential Siting and Design Standards.** Require development of new and remodeled structures within established neighborhoods to be sited and designed to be:
- a. Compatible within each unique neighborhood area, including infrastructure and streetscape provisions such as walkways, street trees, and parking.
 - b. Scaled and appropriate for the limitations of non-conforming sites, such as smaller residences on substandard sized parcels and those that must accommodate natural resources, hazards, watercourses, coastal access, and visual resource requirements.
- 2-72. Residential Land Use Compatibility.** Ensure that development, including a change in intensity of use, in residential land use designations avoids impacts on the residential living environment and the adjacent land uses, including proximate agricultural and agricultural compatible land uses, with respect to noise, lighting, parking, loading, and aesthetics. Consider other aspects of non-residential uses permitted in residential land use designations that may be impactful on a neighborhood setting or the adjacent land uses and require strategies to avoid such impacts.
- 2-73. Small Infill Lots.** Update IP standards for substandard infill residential lots to encourage development of smaller homes that provide diverse and affordable housing options compatible with neighborhood character.
- 2-74. Accessory Dwelling Units.** Update IP standards as necessary to ensure that the Accessory Dwelling Unit ordinance complies with State law, provides for objective design standards, and allows an administrative review process provided there is no potential for impacts to coastal resources.
- 2-75. Home Occupations.** Permit home occupations within residences for business types and activities that are compatible with the residential living environment and subservient to the primary residential use of each property. Establish performance standards in the IP for traffic, parking, noise, and other considerations with respect to home occupations.
- 2-76. Short-Term Rentals.** Allow short-term rental businesses within the established neighborhoods. Short-term rental uses should be subordinate to primary residential uses such that residential units continue to be used for long-term residential occupancy. Establish land use regulations in the IP with performance standards necessary to protect coastal resources and the residential living environment of the neighborhoods, such as standards for property management, traffic, parking, noise, and trash. Short-term rental businesses shall pay transient occupancy tax to the

City. Non-permanent housing such as for seasonal farmworker housing and short-term boarding for researchers and others employed or otherwise affiliated with agricultural uses are not short-term transient lodging facilities or uses and are not subject to transient occupancy tax.

- 2-77. Neighborhood Infrastructure.** Require new residential construction, additions and remodels to provide public service infrastructure concurrently with development or to commit to participation in a benefit assessment district or deferred infrastructure agreement. Neighborhood infrastructure improvements shall be sized so as to not be growth-inducing.
- 2-78. Residential Right-of-Way Improvements.** Require new or significantly remodeled residences to provide frontage improvements including but not limited to walkway, sidewalk, curb, and gutter improvements where they do not yet exist or are in need of repair or replacement, or to provide an in lieu fee to the City to construct such improvements in the future.

Mixed-Use Land Use Designations

The City's mixed-use land use designations include Commercial – General, Commercial – Visitor-Serving, and Light Industrial. These designations allow for mixed-use development, in which case residential and non-residential land uses are allowed in a vertical or horizontal arrangement on the same property.

Commercial – General. Commercial – General is primarily located within the Town Center, and supports the city's main shopping centers and downtown commercial area. The Town Center policies at the beginning of this chapter are particularly applicable to this land use designation for residential, mixed-use, and a wide range of visitor-serving uses. This designation holds the greatest capacity for establishing professional office and small-scale research and development (R&D) uses that may provide higher-wage employment opportunities to residents. The Half Moon Bay community has expressed a critical need for local higher wage jobs on the coastside, the need for which is evidenced by the fact that 80% of residents currently commute out-of-town, the highest rate in San Mateo County. This designation is also important for residential goods and services such as grocery stores, health care and animal care, and other personal services.

Commercial – Visitor-Serving. The Commercial – Visitor-Serving land use designation is applied primarily along Highway 1 toward the north and south ends of the city limits. This designation supports Coastal Act priority land uses including accommodations, recreation, and other visitor-serving services. Chapter 5. Coastal Access and Recreation includes policies that address these uses, especially those that are lower-cost. In this Land Use Plan update, the Visitor-Serving Commercial land use designation is expanded modestly in the south end of town where traffic congestion tends to be lower than north of Highway 92. The designation is added to the eastern corners of the Highway 1 intersection with Miramontes Point Road and expanded west along Wavecrest Road. These two locations provide for small convenient

clusters of uses of interest to coastal tourists. The Miramontes Point Road location is intended to also contribute to a notable southern gateway; while the Wavecrest Road uses provide immediate access to habitat and coastal recreation.

Light Industrial. The City's Light Industrial land use designation provides for production, distribution, repair, construction, and storage and is located on both sides of Highway 92 east of Highway 1. The city has very little industrial zoning, most of which is located within the Town Center. In fact, many of the town's light industrial uses, such as small-scale fabrication and repair operations, operate in Commercial – General areas. A concrete batch plant below the Half Moon Bay High School is the largest industrial land use in Half Moon Bay. Light Industrial land uses outside of the Town Center include Spanishtown on the south side of Highway 92 at the eastern city limits. Development in these areas primarily consist of changes of use and expansions of existing uses. At the time of this Land Use Plan update, there was opportunity for new light industrial or mixed-use development to provide a live-work use on two vacant parcels on Highway 92 across from the Odd Fellows Cemetery. Similar to Commercial – General, this land use designation is important and suitable for residential goods and services such as automobile repair, hardware supplies, and animal care services.

Accommodating light industrial uses within Half Moon Bay is important. Availability of these types of industries and services on the coastside reduces a significant number of truck and automobile trips to the bayside of the peninsula and beyond. The Land Use Plan policies provide for maintaining existing industrial uses, while allowing for additional light industrial uses in specific locations subject to performance standards to ensure compatibility with adjacent land uses.

Policies for the commercial and industrial land use designations emphasize support for Coastal Act priorities while also providing for the service needs of the local population.

POLICIES – MIXED-USE LAND USE DESIGNATIONS

- 2-79. Commercial – General Permitted Uses.** Permit a variety of commercial activities in the Commercial – General land use designation that serve both residents and visitors, including but not limited to day-to-day needs, professional office and small-scale R&D uses, wholesale, retail, and live-work uses.
- 2-80. Commercial – Visitor-Serving Permitted Uses.** Permit uses that support the coastal access and recreational needs of visitors in the Commercial – Visitor-Serving land use designation including but not limited to overnight accommodations, restaurants, bars, galleries, coastal and ocean recreational facilities, and service and EV charging stations. Community serving uses that support tourists can also be accommodated in this designation.
- 2-81. Mixed-Use Development.** Permit horizontal and vertical mixed-use development to incorporate residential development in the Commercial – General, Commercial – Visitor-Serving, and in certain cases, Light Industrial land use designations.
- 2-82. Allowances for Industrial Uses.** Review and update the IP and allow low intensity light industrial land uses in general commercial land use designations subject to performance standards.

- 2-83. Industrial Land Use Protection.** Protect industrial land uses and areas designated with the Industrial land use designation from encroachment of sensitive uses so as to maintain a diverse range of employment and industry. Discourage conversion of industrial uses to other uses.
- 2-84. Industrial Use Performance Standards.** Review and update performance standards in the IP to ensure compatible operation of industrial land uses as means to maintain these uses. Encourage existing industrial operations to update performance standards when expansion or redevelopment is proposed.
- 2-85. Mixed-Use Land Use Compatibility.** Consider aspects of non-residential uses permitted in mixed-use land use designations that may be impactful on residential uses or other adjacent land uses and require strategies to avoid such impacts.

Agricultural Land Use Designations

The agricultural land use designations in Half Moon Bay include Rural Coastal and Horticulture Business. These land use designations support most of the open field agriculture, agriculture-compatible, and greenhouse operations in the city and are predominantly located in areas with prime and non-prime agricultural soils, as further described in Chapter 4. Agriculture. These land uses allow for a wide range of ancillary and supplemental uses to support the economic viability of agriculture within the city limits. In-town farms tend to be smaller and are encroached upon by urban uses. These farms are well-suited to related retail business, agritourism, and other small-scale, temporary, or seasonal uses that can support long-term economic viability.

Rural Coastal. This land use designation is introduced by the 2020 Land Use Plan update and contains lands previously designated as Urban Reserve and Open Space Reserve. This new designation is no longer intended to function as a reserve for urban development and instead is meant to support the continuation and expansion of agricultural and agricultural compatible uses, the preservation of prime and non-prime agricultural soils, and the provision of farmworker housing. As was the case with the previous Urban Reserve and Open Space Reserve designations in the prior LUP, conversion of lands in this designation to allow urban development would require a Land Use Plan amendment approved by the City and certified by the Coastal Commission.

Rural Coastal lands are primarily clustered around the Sea Haven neighborhood, between Highway 1 and Pilarcitos Creek north of the Grand-Belleville neighborhood, and between Pilarcitos Creek and Kelly Avenue west of the Matteucci PD. Other areas in Rural Coastal land use include an area east of Heritage Downtown, the POST property between Seymour Street and North Wavecrest PD, and the southeast corner of Highway 1 and Miramontes Point Road. Primary uses are open field agriculture including row crops and horse breeding, as well as recreation. Many small, non-conforming parcels with this designate are either vacant or developed with one or two residences. Low-lying Rural Coastal lands along Pilarcitos Creek are within the tsunami and dam inundation zones and will become subject to flooding from 100-year storm events as sea levels rise.

Horticulture Business. The Horticultural Business land use designation covers nearly all of the greenhouse developments in the city. These areas serve as the city's predominate industrial use.

The Rural Coastal and Horticultural Business land use designations allow residential development as specified in the policies that follow and as consistent with the definitions and policies in Chapter 4. Agriculture. The residential housing types available in these designations include:

- Single-family homes at a density of one unit per 15 acres;
- Farmworker housing as provided for by the State Employee Housing Act including non-permanent housing, dormitory housing and other types of housing for seasonal and/or permanent agricultural workers; and
- Workforce Housing Overlay units subject to density limits and other objective standards established in policy below.

The residential development types emphasize farmworker housing and are intended to provide flexible options for permanent and seasonal farmworkers who support agricultural uses in the Rural Coastal, Horticultural Business, and in some cases, other agricultural operations along the San Mateo County Midcoast. All farmworker housing is considered to be part of the underlying agricultural use and is thereby considered to be a Coastal Act Priority Use. In addition to the housing types listed above, allowances for supplemental uses include short-term housing for researchers, interns, visiting customers, and others who are specifically associated with the primary agricultural use. Lodging, such as for farm-stay or bed and breakfast operations, are not considered residential uses.

Policies related to agriculture, agricultural compatible, and horticulture uses are primarily addressed in Chapter 4. Agriculture. All policies in Chapter 4 must be considered in combination with the specific land use designation policies below. The policies below address permitted uses, land use compatibility, and Workforce Housing Overlay allowances.

POLICIES – AGRICULTURAL LAND USE DESIGNATIONS

2-86. Consistency with Agricultural Use Policies. Policies and definitions in Chapter 4. Agriculture are specifically intended to supplement policies in Chapter 2. Development for lands in agricultural use and/or containing prime and non-prime agricultural soils, while the policies in this section address lands with Rural Coastal and Horticulture Business land use designations. As defined in this LUP, agricultural land uses are a Coastal Act Priority Use and include the cultivation of food, fiber or flowers; the grazing, growing or pasturing of livestock; and horse breeding operations.

2-87. Minimum Lot Size. Determine minimum lot sizes for lands with Rural Coastal and Horticulture Business land use designations on a case-by-case basis to ensure maximum existing or potential agricultural productivity, recognizing that subdivision of lands in agricultural use is discouraged; while lot line adjustments and other boundary adjustments may be found beneficial to the underlying use for purposes

such as estate planning for the sake of maintaining a family farm or establishing agricultural conservation easements.

- 2-88. Rural Coastal Permitted Uses.** Permitted uses in the Rural Coastal land use designation include agriculture; agricultural compatible uses including recreational equestrian uses, public recreation, and habitat restoration; greenhouses; horse breeding; grazing; equestrian centers; farmworker housing as provided for by State law; ancillary uses necessary to support the primary use or operation; and supplemental uses to support the long-term viability of the primary use. Conditionally permitted uses include single-family residences at no more than one unit per 15 acres.
- 2-89. Rural Coastal Permitted Supplemental Uses.** Allow for a wide range of supplemental uses to support long-term viability of agriculture, including:
- a. Agri-tourism uses that enhance the link between the agriculture use and tourism, such as farm-to-table establishments and tasting rooms;
 - b. Small-scale lodging such as farm-stays and other overnight accommodation options;
 - c. Educational opportunities for adults and children such as tours, classes, and day camps;
 - d. Temporary events and seasonal uses, including those that support coastal recreation provided that such uses do not include significant permanent structures;
 - e. Research and development facilities and clinical uses connected to the primary use, including boarding for researchers and students and modest facilities for conducting basic laboratory functions or on-site veterinary care; and
 - f. Boarding and care of horses including training and demonstration clinics.
- 2-90. Rural Coastal Permitted Ancillary Uses.** Permit ancillary uses and facilities associated with agricultural use of lands in the Rural Coastal land use designation including but not limited to barns, feed storage facilities, farm stands/retail stands, field shelters, stables, wells, reservoirs, lot line adjustments, parking, fences, and arenas.
- 2-91. Rural Coastal Land Use Compatibility.** Maximize the amount of land in agriculture production and in agriculture-compatible use. Consider vacating streets and establishing buffers on adjacent lands, not on the Rural Coastal land, where necessary for land use compatibility.
- 2-92. Workforce Housing Overlay –Rural Coastal.** Apply the Workforce Housing Overlay to portions of lands in agricultural use when they are within the Rural Coastal land use designation. The overlay area shall provide farmworker housing units and shall further comply with the following requirements:
- a. The workforce housing must be located on a parcel within an agricultural operation or on a parcel contiguous with the agricultural land use it supports, and may be comprised of prefabricated or modular housing types;

- b. Subdivision of land to accommodate workforce housing is allowed only if the use of the site established for the workforce housing is permanently limited to farmworker housing and if compliant with the subdivision restrictions in Chapter 4. Agriculture;
 - c. Within any parcel or group of contiguous parcels subject to the Workforce Housing Overlay, the workforce housing must be located where most protective of prime soils and with the following additional restrictions:
 - i. For agricultural operations with total site area up to 50 acres, maximum 10 percent of the agricultural operation site area or 1 acre, whichever is smaller.
 - ii. For agricultural operations with total site area 50 acres or more, maximum 2 acres.
 - d. The density of the workforce housing is a maximum of 5 units per acre;
 - e. At least one resident of each workforce housing unit shall be an employee of the associated agricultural operation or another agricultural operation within the San Mateo County coastside; and
 - f. Non-permanent housing for seasonal farmworkers must comply with State requirements and does not count toward the maximum number of units allowed for any agricultural operation through the Workforce Housing Overlay land use designation.
- 2-93. Horticulture Business Permitted Uses.** Permitted uses in the Horticulture Business land use designation include but are not limited to nurseries, greenhouses, field crops, research and development facilities related to horticulture or agriculture, retail sales associated with a primary use, and ancillary uses to support horticulture or research and development operation. Conditionally permitted uses include single-family residences at no more than one unit per 15 acres.
- 2-94. Horticultural Business Protection.** Protect Horticultural Business land use designated areas from encroachment of sensitive uses so as to maintain a diverse range of employment and industry. Discourage conversion of Horticultural Business land use designation to designations allowing other non-agricultural or non-horticultural uses.
- 2-95. Horticultural Business Performance Standards.** Review and update performance standards in the IP to ensure compatible operation of horticultural businesses as means to maintain these uses. Standards shall address operational impacts of these uses including but not limited to truck traffic, air quality, noise, and lighting including dark skies provisions. Encourage existing horticulture business operations to update performance standards when expansion or redevelopment is proposed.
- 2-96. Workforce Housing Overlay – Horticultural Business.** Apply the Workforce Housing Overlay to portions of lands in horticultural/greenhouse use when they are within the Horticultural Business land use designation. The overlay area shall provide housing units to support horticultural business workers and shall further comply with the following requirements:

- a. The workforce housing must be located on a parcel within the horticultural business operation or on a parcel contiguous with the horticultural business land use it supports, and may be comprised of prefabricated or modular housing types;
- b. Subdivision of land to accommodate workforce housing is allowed only if the use of the site established for the workforce housing is permanently limited to horticultural workforce housing and if compliant with the subdivision restrictions in Chapter 4. Agriculture;
- c. Within any parcel or group of contiguous parcels subject to the Workforce Housing Overlay, the workforce housing must occupy no more than 5 percent of the horticultural business or 1 acre, whichever is smaller;
- d. The density of the workforce housing is a maximum of 16 units per acre;
- e. At least one resident of each workforce housing unit shall be an employee of the associated horticultural business or another horticultural business within the San Mateo County coastside; and
- f. Non-permanent housing for seasonal farmworkers must comply with State requirements and does not count toward the maximum number of units allowed for any agricultural operation through the Workforce Housing Overlay land use designation.

Conservation Land Use Designations

The Greenbelt Stream Corridor Overlay and Open Space for Conservation land use designations are intended to provide protection of the most significant habitat areas in Half Moon Bay.

Greenbelt Stream Corridor Overlay. The Greenbelt Stream Corridor designation is brought forward from the 1996 Land Use Plan as an overlay. This approach allows for additional protections of specified watercourses and the extents of their riparian vegetation. The Greenbelt Stream Corridor overlay is applied on the Land Use Map to watercourses with ESHA status including Frenchmans Creek, Kehoe Watercourse, Pilarcitos Creek, Arroyo Leon, Wavecrest Arroyo, and Arroyo Canada Verde. The boundaries of the overlay are established as of the 2020 Land Use Plan update to be coterminous with the extents of riparian vegetation as presented in Figure 6-2 Environmentally Sensitive Habitat Areas (Habitat ESHAs). If riparian vegetation expands over time, the Greenbelt Stream Corridor Overlay expands as well. Protections provided to the Greenbelt Stream Corridor overlay areas are addressed in detail through the riparian corridor policies in the Natural Resources chapter.

Open Space for Conservation. This is a new designation for the 2020 Land Use Plan update. The designation is meant to be applied to lands suitable for preservation and conservation because of natural resources, hazard avoidance, retreat for bluff erosion and sea level rise inundation. Such lands should be protected from future use for other development through deed restrictions or other means in advance of or concurrently with application of this land

use designation. These areas are grouped according to watercourses and their associated drainage sub-basins because a primary function of and opportunity for each is to provide space for green infrastructure to ameliorate the impacts of flooding, improve water quality, and support sediment transport balance.

The following areas are designated Open Space for Conservation as of the 2020 LUP update:

Upland hills above Nurserymen's Exchange. This area includes three parcels that encompass approximately 680 acres and contain steep slopes, several riparian corridors, and U.S. Fish and Wildlife designated critical habitat for the California red-legged frog. This area is also entirely within the Very High Fire Severity Zone and is located outside of the Urban Boundary.

Guerrero Wetlands. The former Guerrero PD included 7 parcels for residential development and a larger area in the center of the PD, which has become known as the Guerrero Wetlands. The wetlands portion is characterized by vernal marsh habitat and is considered ESHA. It is deed restricted as a wetlands area, although it remains in private ownership. The Roosevelt Creek watercourse abuts the south side of the Guerrero wetlands.

Pacific Ridge Areas A and B. As previously described for the Pacific Ridge PD, the former Dykstra Ranch PD included two areas, known as "A" and "B" were deed restricted as natural resource conservation areas as a stipulation to a settlement agreement. The lands total about 90 acres and are currently maintained by the homeowners association for the adjacent residential development. This area contains a mosaic of central coast scrub, non-native grasslands, and freshwater marsh, and has been recognized by USFWS and California Coastal Commission as suitable aquatic and terrestrial habitat for California red-legged frog and San Francisco garter snake as well as nesting habitat for San Francisco common yellowthroat. Ideally, a land trust or other conservator would be better suited to manage these properties.

Beachwood. This 24.5-acre City-owned property is designated potential ESHA in the Land Use Plan update due to the significant density and quality of habitat throughout the site, including wetlands. The Natural Resources chapter and the City's Parks Master Plan identified this area as appropriate for a mitigation bank. It is also strategically located at the base of the foothills where it could be utilized for a larger-scale green infrastructure project providing significant water storage capacity which would reduce the volume and rate of storm event flows through the culvert under Highway 1 leading to the Kehoe Watercourse.

Lower Glen Cree. Adjacent to Beachwood, this 6-acre portion of another City-owned property has also been identified as appropriate for a mitigation bank. This site is considered Potential ESHA as it contains wetlands and may support sensitive status species.

City-SAM Bev Cunha's Country Road Properties. These properties consist of 15 acres of City-owned land on two parcels on the south side Bev Cunha's Country Road and a 9.25-acre parcel owned by SAM north of Bev Cunha's Country Road. This area is suited to educational and interpretation trails, especially those that provide access for birding due to the high diversity of species found in throughout the area. These properties could also be included in a comprehensive upstream to downstream green infrastructure plan involving the Beachwood and Lower Glen Cree properties mentioned above.

Railroad Avenue Conservation Corridor. This City-owned 60-foot wide strip of land runs immediately parallel to and east of Railroad Avenue between Kelly Avenue and Seymour Street. A conservation easement managed by the Coastside Land Trust (CLT) has been secured over the area. With the exception of two privately owned parcels, the entire strip is brought into the Open Space for Conservation land use designation in the LUP update.

Land Trust Properties. Peninsula Open Space Trust (POST) and CLT own and manage larger properties between the Seymour and Wavecrest watercourses. Although these watercourses follow traditional drainage patterns to some extent, many years ago they were straightened and realigned as manmade ditches, which has resulted in high flow rates and extensive erosion and incising. At the time of the LUP update, POST had also recently purchased the Wavecrest Arroyo. In combination, the POST and CLT lands are operated in conservation uses including habitat restoration and agriculture. Similarly, to the Beachwood, lower Glen Cree and City-SAM properties, in combination there is potential for stormwater management approaches utilizing green infrastructure methods. Both POST and CLT own many other parcels throughout the North Wavecrest PD, including some that are fairly well aggregated.

Policies related to protecting and enhancing sensitive habitat areas are primarily addressed in Chapter 6. Natural Resources, including requirements for new development to avoid impacts to sensitive habitat areas. The policies below address application of and permitted uses in the Greenbelt Stream Corridor Overlay and the Open Space for Conservation designation.

POLICIES – CONSERVATION LAND USE DESIGNATIONS

- 2-97. Greenbelt Stream Corridor Overlay Designation.** Apply the Greenbelt Stream Corridor Overlay to the extents of riparian vegetation of Frenchmans Creek, Kehoe Watercourse, Pilarcitos Creek, Arroyo Leon, Wavecrest Arroyo, and Arroyo Canada Verde. The policies in the Natural Resources chapter for riparian corridors implement this land use designation, including regulations on permitted uses.
- 2-98. Open Space for Conservation Designation.** Consider adding lots that become permanently protected for habitat purposes through conservation easements or deed restrictions (e.g. retired lots for which development potential has been extinguished) to the Open Space for Conservation land use designation based on criteria including: suitable for aggregation with other conservation lands, contributes to habitat value, reduces risks from hazards, and/or provides for other public benefits consistent with the designation, including coastal access, research, and education.
- 2-99. Open Space for Conservation Permitted Uses.** Permitted uses in the Open Space for Conservation land use designation include habitat conservation and restoration, necessary public safety activities, resource dependent uses including low-impact public access and recreation, ancillary uses such as a small ranger station, and one dwelling unit for natural resource management caretaker per legal parcel with a minimum lot size of 100 acres. Permitted uses are not intended to supersede the

provisions of any open space deed restrictions or conservation easements that may be associated with properties in this land use designation.

Public Use Land Use Designations

Public use land use designations include Public Facilities and Institutions, Regional Public Recreation, and City Parks.

Public Facilities and Institutions. This land use designation covers a diverse range of uses including government, civic, cultural, health, and infrastructure uses and activities that contribute to and support community needs. In Half Moon Bay, this category is applied to City facilities, public schools, the fire and police stations, and the SAM plant. Quasi-public uses and institutions are also included in this category. These are often privately owned and operated and may include places of worship, private schools, hospitals and large medical facilities. Emergency shelters and other uses necessary for the health and safety of the community are often accounted for within the Public Facilities and Institutions land use designation. Some of these uses are considered critical facilities and/or essential services, such as the SAM plant or a corporation yard that provides emergency response services, as further defined and discussed in the context of public works infrastructure capacity needs in Chapter 3. Public Works and hazard protection considerations in Chapter 7. Environmental Hazards.

The land uses associated with this category can be vastly different, with some having characteristics of commercial office space, while others are essentially industrial uses. The associated implementing zoning, typically the Public Services Zoning District, must accommodate a variety of public uses while also imposing performance standards to ensure that such uses, as in the case of utilities, are compatible with adjacent development.

Half Moon Bay's public facilities needs are mostly met through the City's existing holdings. City Hall operations have been supplemented with leased office space nearby. The Ted Adcock community center complex is undergoing upgrades and longer-term master planning. The 21-acre site just east of the Cypress Cove condominiums houses the City's corporation yard, as well as an abandoned irrigation impoundment that has been identified as a California red-legged frog (CRLF) breeding pond. The City intends to improve the corporation yard site to better meet City needs while establishing a conservation corridor to support CRLF and protect the Pilarcitos Creek riparian corridor on the southern border of the site. Additional uses such as agriculture may be appropriate at this site, as it was formerly in agriculture use.

The Workforce Housing Overlay may be combined with the Public Facilities and Institutions land use designation. The overlay is applied to all of the public schools, two church sites and the Ted Adcock Community Center complex. The overlay creates opportunity in the future for public and quasi-public institution to develop affordable housing on-site for employees, or more broadly for qualifying low income household, as in the case of churches.

Regional Public Recreation. This land use designation is located along the City’s coast and bluffs from the northern end of town to Seymour Street. It applies primarily to State Parks beach lands and the City’s Poplar Beach Blufftop Park. County-owned and maintained land immediately south of the City’s Poplar Beach holdings and Surfer’s Beach at the northern city limits are also included. The primary planning need for these areas is funding. Maintenance and operation are critical for public enjoyment and safety along the coast, including the California Coastal Trail and other amenities including parking, restrooms, and recreation and educational offerings. The City, San Mateo County, and many other governmental agencies have been actively planning for adaptation and retreat in advance of anticipated inundation and erosion along the coast exacerbated by sea level rise. These studies and future implementation of avoidance and adaptation measures will take decades. The Environmental Hazards and Coastal Access and Recreation chapters of the Land Use Plan include policies that are especially pertinent to these coastal areas.

The Workforce Housing Overlay may be combined with the Regional Public Recreation land use designation. For this designation, the overlay is intended to provide local housing for State Parks rangers and employees who work in Half Moon Bay and the along the Midcoast. The overlay is especially important for State Parks’ long-term planning for adaptation and retreat in the face of bluff erosion and future inundation. In 2017, one of their seven ranger homes had to be removed due to imminent threat of collapsing on the beach below in the Miramar neighborhood. Establishing safe and sustainable housing for State Parks employees, especially with structures that can be relocated, is a need that they have expressed to both the City and Coastal Commission staff.

City Parks. This designation updates the 1996 Land Use Plan’s “Local Recreation and Open Space” designation, which was never implemented. Up until the 2020 Land Use Plan update, City Parks were primarily designated in residential categories consistent with their surrounding neighborhoods. Application of this City Parks land use designation confirms the City’s long-term commitment to park maintenance and operations throughout the city. The provision of active parkland for the local population is a Coastal Act requirement. Coastal cities may not rely upon coastal public recreational areas for their local parks and recreational needs. The Coastal Access and Recreation chapter of the Land Use Plan includes additional parks policies, and the City’s Parks Master Plan is the primary implementation guide for the City’s parks and recreational programs.

POLICIES – PUBLIC USE LAND USE DESIGNATIONS

2-100. Public Facilities and Institutions Permitted Uses. Permitted uses in the Public Facilities and Institutions land use designation include educational, governmental, agricultural, and institutional uses such as schools, hospitals, churches, community gardens, fire stations, cemeteries, and emergency shelters.

2-101. Future Public Facilities and Institutions Needs. Plan for the maintenance, operation, expansion and improvement to public facilities, including for the SAM plant, which is subject to future inundation by sea level rise, and for the City’s corporation yard, which has ongoing, on-site habitat conservation needs. Support opportunities for public agencies and institutions to share facilities, such as

corporation yards or offices, for the purpose of conserving resources and reducing development footprints.

2-102. Workforce Housing Overlay – Public Facilities and Institutions. Apply the Workforce Housing Overlay to portions of lands in the Public Facilities and Institutions land use designation. The overlay areas shall comply with the following requirements:

- a. The following locations and amount of housing may be considered for application of the Workforce Housing Overlay in the Public Facilities and Institutions land use designation:
 - i. Public Schools: Up to 40 units may be developed at the Cabrillo Unified School District campuses. Units may be distributed amongst the different campuses, such as 10 units at Hatch Elementary/Pilarcitos High School, 20 units at Cunha Middle School, and 10 units at Half Moon Bay High School. At least one resident of each workforce housing unit shall be a full-time employee of the Cabrillo Unified School District.
 - ii. Other Public and Quasi-public Uses: Up to 10 units may be developed at the City of Half Moon Bay Ted Adcock Center; up to 40 units at the 515 Kelly Avenue Catholic Church; and up to 7 units at the 900 Cabrillo Highway North Lutheran Church. The units developed for this category shall be affordable to extremely low, very low, and low-income households.
- b. Subdivision of land to accommodate workforce housing is allowed only if the use of the site established for the workforce housing is permanently limited to school district workforce housing or affordable housing.

2-103. Quasi-Public Uses. Allow quasi-public uses, including places of worship, private schools, childcare centers, and others as permitted or conditional uses in residential zoning districts.

2-104. Regional Public Recreation Permitted Uses. Permitted uses in the Regional Public Recreation land use designation include but are not limited to public access and recreation, public trails, campgrounds, habitat conservation and restoration, hazard avoidance, and ancillary facilities normally associated with or supportive of public access and recreation.

2-105. Workforce Housing Overlay – Regional Public Recreation. Apply the Workforce Housing Overlay to portions of lands in the Regional Public Recreation land use designation. The overlay areas shall comply with the following requirements:

- a. The workforce housing must be sited east of the California Coastal Trail and designed so as to be visually compatible with the surrounding recreational area, to avoid ESHA and coastal hazards, and to otherwise comply with the development requirements of the LCP;
- b. Each workforce housing unit shall be limited to 1,500 square feet with a 15-foot or one-story height limit, shall not include deep foundations, and shall be relocatable in the event of significant exposure to shoreline hazards, migration of ESHA, or the need to accommodate other Coastal Act priorities uses;

- c. The following locations and amount of housing may be considered for application of the Workforce Housing Overlay in the Regional Public Recreation land use designation for State Parks: Up to one acre may be developed with a total of 7 units including employee housing present in 2020;
- d. At least one resident of each workforce housing unit shall be a full-time employee of State Parks with primary duties assigned to parks and beaches along the San Mateo County coast; and
- e. Subdivision of land to accommodate workforce housing is allowed only if the use of the site established for the workforce housing is permanently limited to State Parks workforce housing.

2-106. City Parks Designation. Apply the City Parks land use designation to existing parks, with the exception of the Skate Park and downtown plazas. When new parks are developed, they shall be designated as City Parks.

2-107. City Parks Permitted Uses. Permitted uses in the City Parks land use designation include local parks and indoor or outdoor recreational facilities.

2-108. Public Land Uses Land Use Compatibility. Review and update development standards in the IP to ensure compatible operation of public land uses. Encourage existing public land use operations to address land use compatibility when expansion or redevelopment is proposed.