



CITY OF HALF MOON BAY
PLANNED DEVELOPMENT LAND USE DESIGNATION
GENERAL INFORMATIONAL HANDOUT

This handout presents the general locations of the Planned Development (PD) designated lands throughout the City and summarizes the general land use regulations governing PDs.

What is a Planned Development (PD)?

PD is a land use designation established in the City's Local Coastal Land Use Plan (LUP), certified by the Coastal Commission 4/15/21. The LUP contains general policies applicable to all PDs in the City as well as specific policies for individual PDs. These policies provide guidance and flexibility for developing within PD areas.

What is the Purpose of a PD?

The PD designation was first established in the 1980s and applied to lands throughout the City to provide a means for master planning these areas where it is important to:

- Avoid uncoordinated piecemeal development
- Encourage creative site design that is responsive to environmental constraints.
- Encourage a variety of land uses & allow design flexibility
- Provide for efficient and cost-effective construction of infrastructure, including public streets, utilities, public services, open space, and recreational facilities
- Provide appropriate vehicular access, parking, and circulation
- Promote safe and convenient pedestrian and bicycle circulation
- Maintain and enhance coastal access
- Protect coastal resources
- Avoid environmental hazards

Where are the PDs?

The LUP includes 10 PD areas, as mapped on the reverse side of this page. Three of the PDs are considered *substantially developed*, and seven are considered *substantially undeveloped*.

What is Required to Develop in a PD?

For Substantially Developed PDs, these three areas have existing standards associated with their development that still apply, as well as LUP policies that guide their on-going development and maintenance (See LUP Chapter 2, Policies 2-41 through 2-45).

For Substantially Undeveloped PDs, the PD must be planned through a master plan by

either the City or by an individual landowner(s). Master plans must be reviewed and approved by the City and the Coastal Commission. The master planning process is guided by LUP Chapter 2, Policies 2-46 through 2-65, as well as Zoning Code Chapter 18.15. The LUP also identifies potentially allowed uses and a development vision for each substantially undeveloped PD (See LUP Chapter 2, pages 2-45 through 2-59). Generally, master plans will provide the range of permitted uses, development standards, performance criteria, and phasing of development to ensure adequate public services and infrastructure. Master plans are also subject to environmental review under the CA Environmental Quality Act.

Coastal Development Permits & Use Permits

After a master plan is certified by the Coastal Commission, the plan can be implemented. Coastal Development Permits and use permits are required to develop in master planned PDs. Prior to approving these permits, the City must find that the proposed development is in conformance with the master plan and other City policies and regulations.

What Can I Do on Property in a PD that Does Not Have an Approved Master Plan?

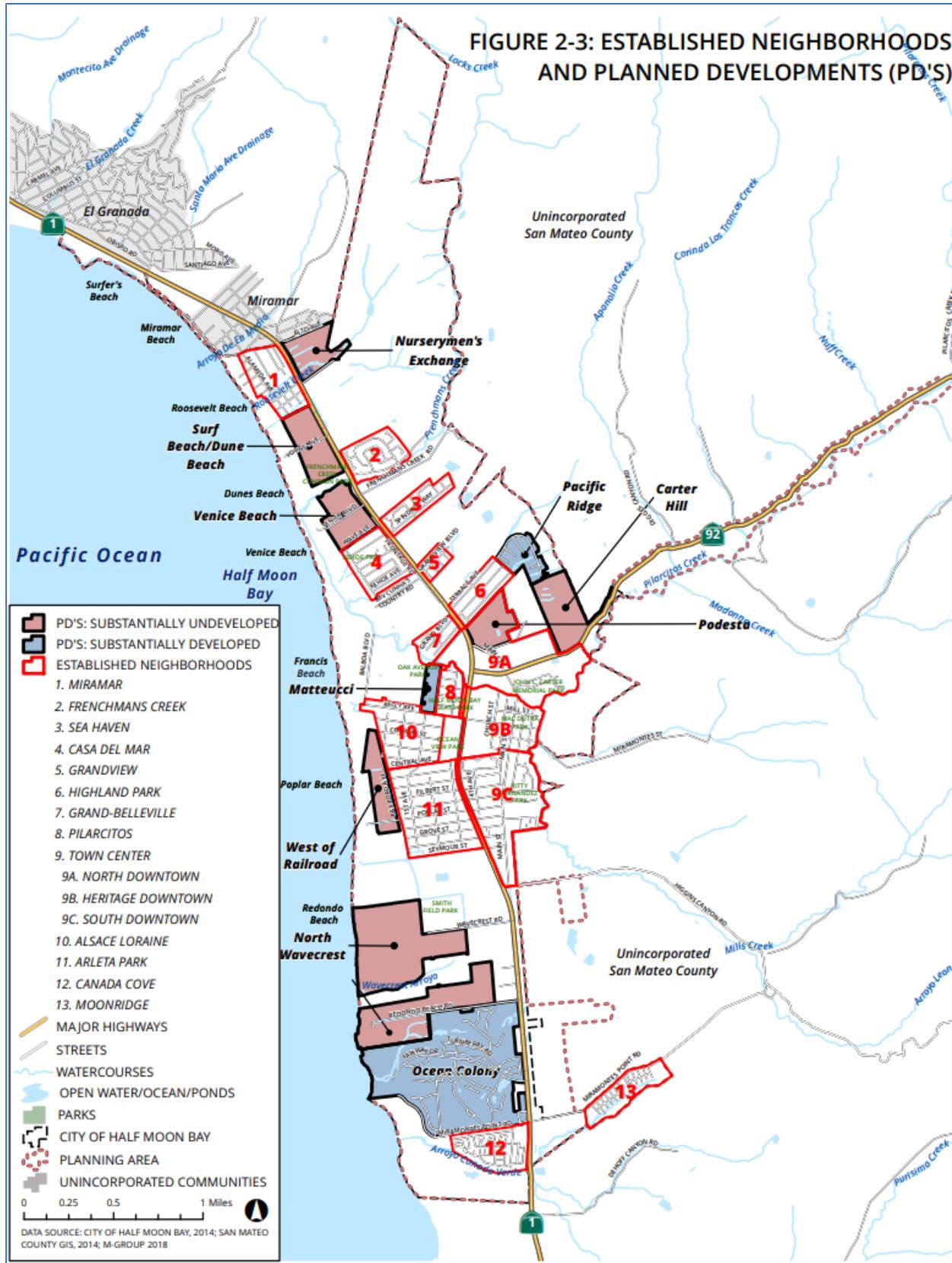
If a master plan has not yet been adopted, the following uses may be allowed through a Coastal Development Permit and/or use permit as identified in Policy 2-51 of the LUP.:

- Continuation of existing uses
- Agriculture and agriculture compatible uses, including farmworker housing
- ADUs with existing single-family homes
- Resource dependent uses including coastal accessways, multi-use trails, habitat restoration, and hazard mitigation
- Ancillary facilities to support resource dependent uses
- Temporary uses approved by the Community Development Director or Planning Commission through a temporary use permit with an explicit termination date

Contact the Planning Division at 650-726-8270 for more information about any particular PD.

(See Map on Reverse Side)

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



PD'S: SUBSTANTIALLY UNDEVELOPED
 PD'S: SUBSTANTIALLY DEVELOPED
 ESTABLISHED NEIGHBORHOODS
 1. MIRAMAR
 2. FRENCHMANS CREEK
 3. SEA HAVEN
 4. CASA DEL MAR
 5. GRANDVIEW
 6. HIGHLAND PARK
 7. GRAND-BELLEVILLE
 8. PILARCITOS
 9. TOWN CENTER
 9A. NORTH DOWNTOWN
 9B. HERITAGE DOWNTOWN
 9C. SOUTH DOWNTOWN
 10. ALSACE LORRAINE
 11. ARLETA PARK
 12. CANADA COVE
 13. MOONRIDGE
 MAJOR HIGHWAYS
 STREETS
 WATERCOURSES
 OPEN WATER/OCEAN/PONDS
 PARKS
 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 2018