

**Hyatt Hotel Project, PDP-072-13**  
**ERRATA TO THE FINAL EIR – dated September 4, 2024**

This Errata documents minor revisions/corrections to the Final EIR.

CEQA Guidelines Section 15088.5 requires that an EIR that has been made available for public review, but not yet certified, be recirculated only if significant new information has been added to the EIR. The information contained in this Errata merely clarifies, amplifies, or makes insignificant changes to the information that has already been presented in the EIR. In addition, the modifications to the EIR are not significant because the EIR is not changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project. Based on the above, these revisions to the EIR would not result in any new significant impacts or a substantial increase in the severity of any impact already identified in the EIR. Thus, none of the conditions in Section 15088.5 of the CEQA Guidelines are met, and recirculation is not required.

**Chapter 1.0: Introduction, Page 1-10**

**Table 1-1: Key Project Features**

<b>Project Component</b>	<b>Original Project</b>	<b>Modified Alternative 2</b>
Hotel size, description	90,784 square feet 129 rooms Five buildings Max building height: Three stories and <del>35</del> <u>36</u> feet	66,268 square feet 102 rooms Three buildings Max building height: Three stories and <del>35</del> <u>36</u> feet
Hotel features	148 parking spaces Bicycle rentals Lobby and guest services 2,700 square feet of meeting rooms/conference center space Fitness area Swimming pool	108 parking spaces Bicycle rentals Lobby and guest services 1,210 square feet of meeting rooms/conference center space
Building frontage	60% of the length of the project site	53% of the length of the project site
Residential uses	None	Up to 16 units on 1.15 acres on Seymour Street
Setbacks from sensitive resources	100' wetland buffer on hotel site	100' wetland buffer on hotel site 50' wetland buffer on residential site
Summary of Significant and Unavoidable Impacts	Degrade existing visual character Impacts to scenic vista Impacts to scenic resources	Degrade existing visual character
Open space	39% of the hotel site	<del>40</del> <u>44</u> % of the hotel site

### **Appendix 3.0-A: Attachment to EIR Text Revisions**

#### **Page 5-4:**

As indicated above in **Section 5.2, Project Objectives**, one of the City's and project applicant's project objectives is for project conformance with the Local Coastal Program, which consists of the Local Coastal Land Use Plan (LCLUP) and the City's Zoning Ordinance (often referred to as the Local Coastal Implementation Plan). The LCLUP, which is the policy component of the Local Coastal Program, contains policies for residential development. ~~While the project does not include a residential element, p~~Project alternatives that include a residential component would need to be assessed for their consistency with applicable policies of the LCLUP. Policies pertaining to residential development that are anticipated to apply to project alternatives are outlined in **Table 5-1**.

#### **Page 5-14:**

Under Modified Alternative 2, the building massing and number of guestrooms would be reduced, as compared to the project. The proposed conceptual site plans for Modified Alternative 2 are depicted in **Figure 5-1** and **Figure 5-5**. The proposed structures under Modified Alternative 2 have been reduced, spanning a length of 468 feet across the longest frontage of the project site, which is less than the 608-foot length of the Project's five buildings and breezeways. The 466-foot span includes a 32-foot gap and breezeway between the two buildings. This makes up approximately 50 percent of the project site, which would maintain the balance of structures and open space on the project site. ~~Figure 5-8~~ Figure 5-7 shows the proposed drainage system for the project site. **Appendix I, Drainage Memorandum - Alternative 2**, further illustrates how Alternative 2 would manage stormwater flows, enhance wetland buffer zones with native plants, and incorporate source control measures and bioretention areas that help filter potential pollutants from the water system.

#### **Page 5-20: Replace Figure 5-4 – see following pages**

*Summary of changes to Figure 5-4:* Modified the description of Phase 4 (Land north of Seymour Street) under the "Proposed Phasing Plan" heading to remove reference to affordable housing on Lot 1 and instead describe future units on Lot 1 as intended employee housing.

REMOVE:

Hyatt Place Half Moon Bay Project

PROPOSED PHASING PLAN

- 1). OBTAIN NECESSARY APPROVALS
  - HOTEL SITE
  - LOT LINE ADJUSTMENT ADDING LAND TO AUTO DEALERSHIP
  - PARCEL MAP CREATING 4 LOTS NORTH OF SEYMOUR ST.
- 2). BUILD HOTEL (18-24 MONTHS FOLLOWING APPROVALS)
  - INCLUDES BIKE PATH, WALKING PATH, BIOSWALES, BUFFER ZONE
- 3). LAND ADDED TO DEALERSHIP (ADDITIONAL 2 MONTHS)
  - SURFACE IMPROVEMENTS TO PARK VEHICLES
- 4). LAND NORTH OF SEYMOUR (ADDITIONAL 12 MONTHS)
  - DEVELOP LOT 1 WITH FOUR AFFORDABLE HOUSING UNITS. EACH UNIT CONSISTING OF 1 AND/OR 2 BEDROOMS (AFFORDABLE HOUSING UNITS TO BE LOW INCOME HOUSING FOR INCOMES RANGING BETWEEN 50%-80% OF MEDIAN INCOME LEVELS BASED ON SAN MATEO COUNTY YEARLY INCOME & RENT LIMITS. THIS AFFORDABLE HOUSING IS BEING DEVELOPED FOR EMPLOYEES OF JAMES FORD AND/OR THE PROPOSED HOTEL AS FIRST PRIORITY. JAMES FORD AND/OR THE PROPOSED HOTEL AS FIRST PRIORITY. MAINTAIN USING LOTS 2, 3, AND 4 AS PARKING FOR THE AUTO DEALERSHIP THAT EVENTUALLY WILL BE DEVELOPED AS MARKET RATE HOUSING IN THE FUTURE.

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PROPOSED LOTS NORTH OF SEYMOUR ST.

10,156 SF	0.23	ACRES LOT 1
10,156 SF	0.23	ACRES LOT 2
10,156 SF	0.23	ACRES LOT 3
19,805 SF	0.45	ACRES LOT 4 (INCL. 7.297 SF CONSERVATION EASEMENT)
50,280 SF	1.15	ACRES TOTAL (E) APN 064-352-150

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PROPERTY DIVISION

88,296 SF	2.02	ACRES OPEN SPACE (A), WITH WETLAND CONSERVATION EASEMENT
111,026 SF	2.55	ACRES HOTEL LOCATION (B)
19,230 SF	0.43	ACRES ADDING LAND TO AUTO DEALERSHIP (C)
219,052 SF	5.02	ACRES EXISTING VACANT PARCEL (A, B & C)
APN 064-352-150		
65,377 SF	1.50	ACRES EXISTING AUTO DEALERSHIP (SOUTH OF SEYMOUR ST) PARCEL 1 (D)
149,730 SF	3.35	ACRES ADDING LAND TO AUTO DEALERSHIP (C) WITH THE LOT LINE ADJ.
85,107 SF	1.93	ACRES AFTER LOT LINE ADJUSTMENT IS NEW PARCEL 1 (C-D)
4,503 SF	0.12	ACRES PARCEL 2 (12-STRIP SOUTH SIDE OF SEYMOUR ST)
90,410 SF	2.07	ACRES TOTAL FOR AUTO DEALERSHIP (C-D ON SOUTH OF SEYMOUR ST)
150,280 SF	3.35	ACRES EXISTING AUTO DEALERSHIP (NORTH OF SEYMOUR ST) LIE
140,690 SF	3.22	ACRES TOTAL AUTO DEALERSHIP (C, D & E)
150,280 SF	3.35	ACRES TOTAL AUTO DEALERSHIP (C, D & E)
90,410 SF	2.07	ACRES AUTO DEALERSHIP (C&D) AFTER DEVELOPING NORTH OF SEYMOUR ST (E)

APN 064-352-150

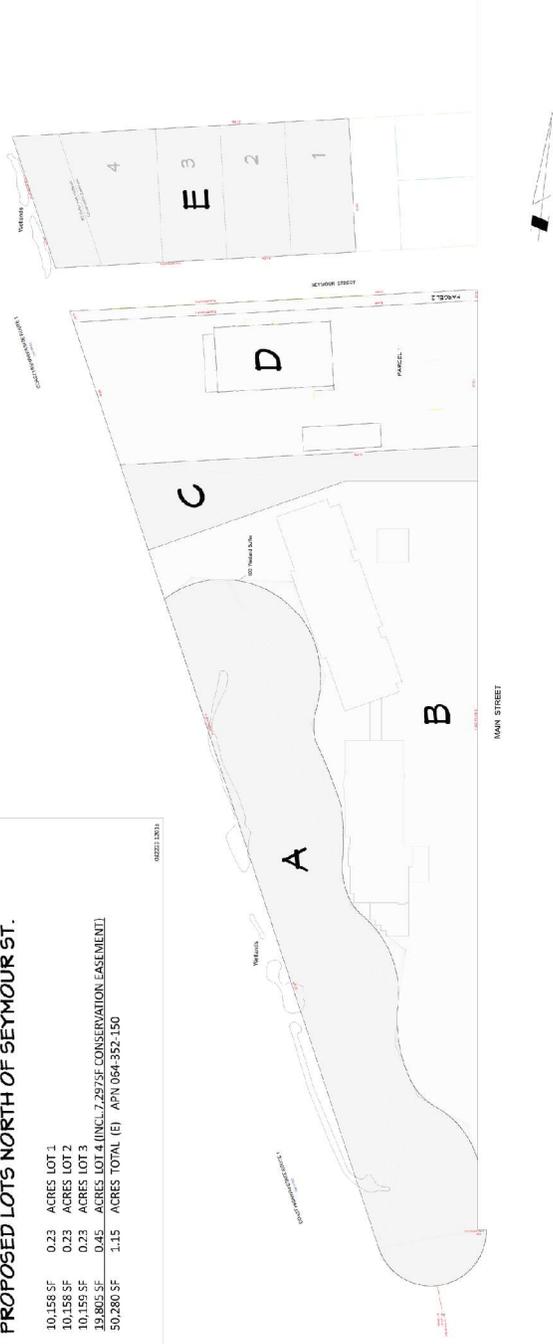


Figure 5-4

Property Division Map and Phasing Plan

Source: AXIS/GFA Architecture + Design, 2024

REPLACE:

### PROPOSED PHASING PLAN

- 1). **OPTIONAL NECESSARY APPROVALS**
  - HOTEL SITE
  - LOT LINE ADJUSTMENT ADDING LAND TO AUTO DEALERSHIP
  - PARCEL MAP CREATING 4 LOTS NORTH OF SEYMOUR ST.
- 2). **BUILD HOTEL (18-24 MONTHS FOLLOWING APPROVALS)**
  - INCLUDES BIKE PATH, WALKING PATH, BIOSWALES, BUFFER ZONE
- 3). **LAND ADDED TO DEALERSHIP (ADDITIONAL 2 MONTHS)**
  - SURFACE IMPROVEMENTS TO PARK VEHICLES
- 4). **LAND NORTH OF SEYMOUR (ADDITIONAL 12 MONTHS)**
  - INTEND TO DEVELOP LOT 1 WITH FOUR - RENTAL HOUSING UNITS
  - EACH UNIT CONSISTING OF 1 OR 2 BEDROOMS
  - GOAL IS FOR EMPLOYEES OF EITHER THE JAMES FORD AUTO DEALERSHIP OR THE PROPOSED HOTEL TO HAVE PRIORITY
  - MAINTAIN USING LOTS 2, 3, AND 4 AS PARKING FOR THE AUTO DEALERSHIP THAT EVENTUALLY WILL BE DEVELOPED AS HOUSING IN THE FUTURE

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### PROPERTY DIVISION

88,296	SF	2.02	ACRES OPEN SPACE (A) WITH WETLAND CONSERVATION EASEMENT
111,026	SF	2.55	ACRES HOTEL LOCATION (B)
19,730	SF	0.45	ACRES ADD LAND TO AUTO DEALERSHIP (C)
219,052	SF	5.02	ACRES EXISTING VACANT PARCEL (A, B & C)
APN 065-012-030			
65,377	SF	1.50	ACRES EXISTING AUTO DEALERSHIP (SOUTH OF SEYMOUR ST.) PARCEL 1 (D)
119,730	SF	0.45	ACRES ADD LAND TO AUTO DEALERSHIP (C) WITH THE LOT LINE ADJ.
85,107	SF	1.95	ACRES AFTER LOT LINE ADJUSTMENT IS NEW PARCEL 1 (C+D)
+ 5,303	SF	0.12	ACRES PARCEL 2 (D) 1/2 STRIP SOUTH SIDE OF SEYMOUR ST.
90,410	SF	2.07	ACRES TOTAL FOR AUTO DEALERSHIP (C+D ON SOUTH OF SEYMOUR ST.)
+50,280	SF	1.15	ACRES EXISTING AUTO DEALERSHIP (NORTH OF SEYMOUR ST.) (E)
140,690	SF	3.22	ACRES TOTAL AUTO DEALERSHIP (C, D & E)
-50,280	SF	1.15	ACRES CREATE 4 LOTS (NORTH OF SEYMOUR ST.) (E)
90,410	SF	2.07	ACRES AUTO DEALERSHIP (C&D) AFTER DEVELOPING NORTH OF SEYMOUR ST. (E)

082233 12016

### PROPOSED LOTS NORTH OF SEYMOUR ST.

10,158 SF	0.23	ACRES LOT 1
10,158 SF	0.23	ACRES LOT 2
10,159 SF	0.23	ACRES LOT 3
19,805 SF	0.45	ACRES LOT 4 (INCL. 7,297 SF CONSERVATION EASEMENT)
50,280 SF	1.15	ACRES TOTAL (E) APN 064-352-150

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