



# Local Coastal Land Use Plan







# Local Coastal Land Use Plan

## Joint Study Session

### Meeting Overview:

- Presentation
- CC/PC Clarifying Questions
- Public Comment
- CC/PC Discussion and Direction
- Next Steps



# Local Coastal Land Use Plan

## LUP Current Status:

- Full draft available online
- Response Table for 500+ public comments
- Tonight: major topics and additional opportunities
- Next steps: Final draft revisions





# Local Coastal Land Use Plan

## Guiding Principles:

1. Maintain small-town character
2. Enhance scenic quality and protect environmental/agricultural resources
3. Foster a complete and balanced community
4. Enhance transit options and connectivity
5. Encourage Downtown vitality
6. Promote tourism in balance with local needs



# Local Coastal Land Use Plan

Thank you General Plan  
Advisory Committee  
(GPAC)!





# Local Coastal Land Use Plan

## Planning Commission Progress:

- New PC working drafts
- Ad hoc sub-committee oversight
- Nine study sessions
- Input gathered through minutes
- Master Responses align with PC input



# Local Coastal Land Use Plan

## Master Response Topics:

1. Short term rentals
- 2. Local workforce housing**
- 3. PD Housing Affordability Provisions**
- 4. PD Policy Specificity**
- 5. Ocean Colony and Pacific Ridge Re-designation**





# Local Coastal Land Use Plan

## Master Response Topics:

- 6. Dolores and Upper Grandview/Glencree PDs**
7. ESHA Buffer Requirements
8. ESHA Corrections
9. Conflicts between ESHA Protection and Fire Safety
10. Private Property Rights and Development Constraints





# Local Coastal Land Use Plan

## Tonight's Presentation:

- Planned Developments (PDs)
- Housing Affordability Strategies
- Town Center



# Planned Developments

## Proposed Strategies:

- Realistic look at what the undeveloped PDs could support
- Net acreage approach to determine buildable area
- Update maximum development and policies from existing LUP based on estimated net acreage





# Planned Developments

## CCC Staff input:

- Apply designations that reflect actual or intended land use(s) of all PDs

## OR

- Re-designate all developed PDs
- PD designation used only for substantially undeveloped PD areas



# Planned Developments

## City Staff Recommendation:

- Re-designate all developed PDs except:
  - Ocean Colony
  - Pacific Ridge (residential area)
- Retain PD designation for substantially undeveloped PDs except:
  - South Downtown Gateway



# Casa Mira

	Land Use
Existing LUP	Planned Development
Draft LUP Update	Planned Development
Current proposal	Residential – Medium Density



# Matteucci

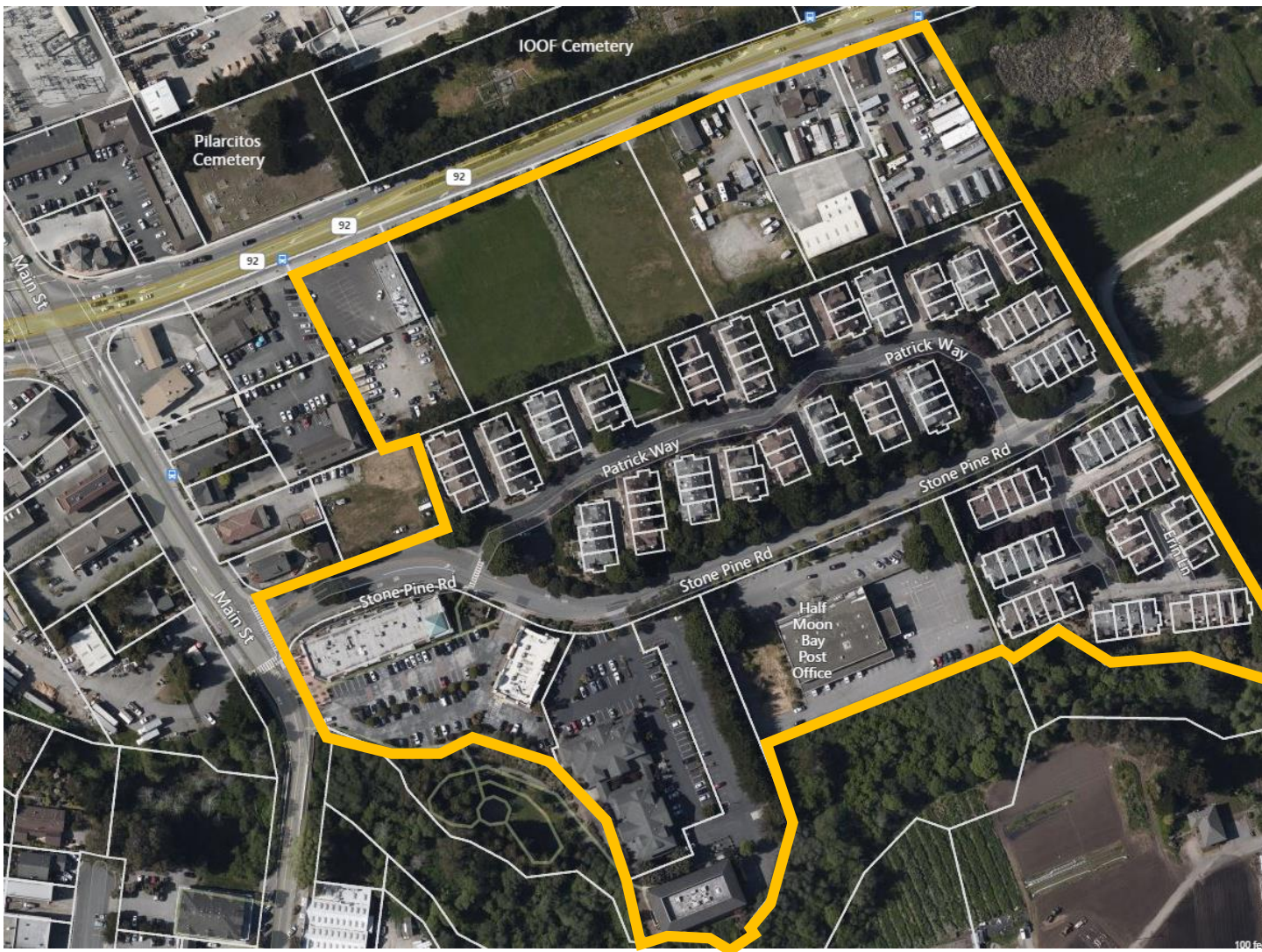
	Land Use
Existing LUP	Planned Development
Draft LUP Update	Planned Development
Current proposal	Residential – Low Density





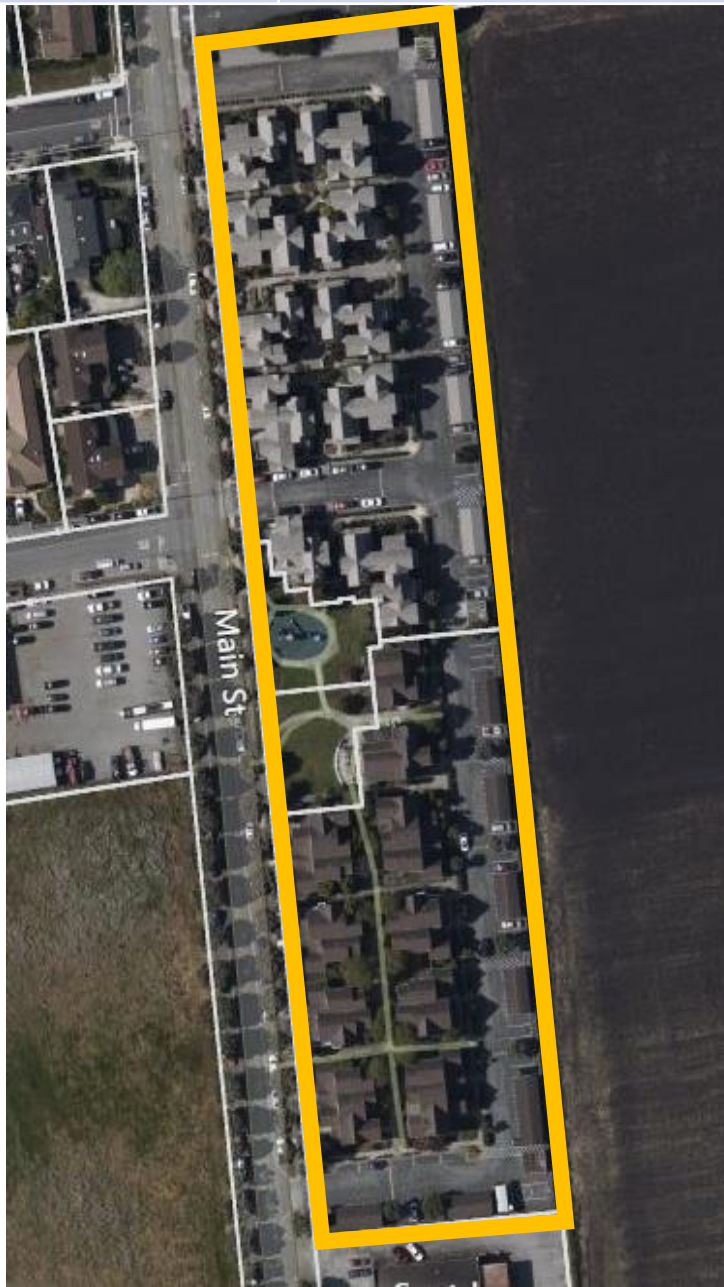
# Andreotti

	Land Use
Existing LUP	Planned Development
Draft LUP Update	Planned Development
Current proposal	Residential – Medium Density, Commercial-General, and Light Industrial/Mixed Use



# Main Street Park

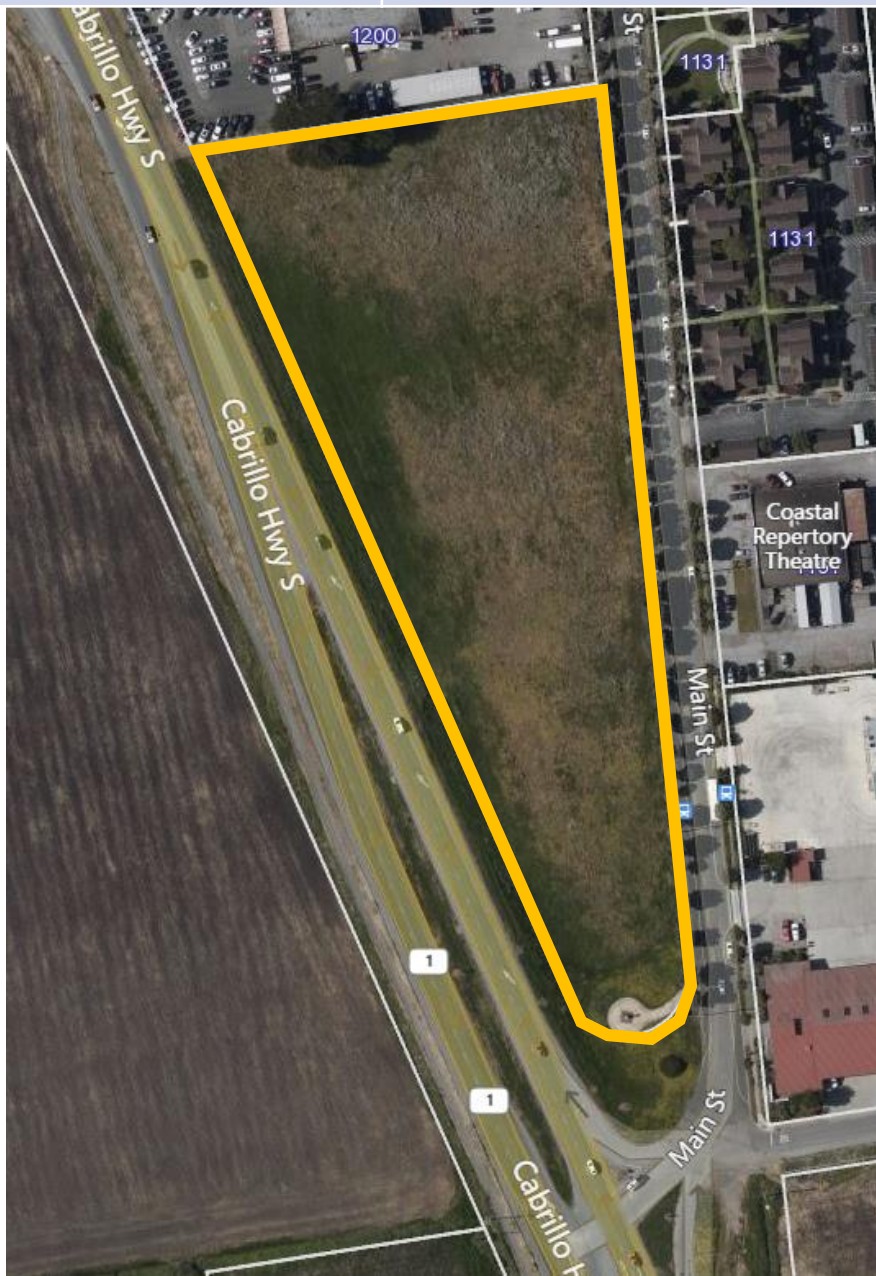
	Land Use
Existing LUP	Planned Development
Draft LUP Update	Planned Development
Current proposal	Residential – Medium Density





# South Downtown Gateway

	Land Use
Existing LUP	Planned Development
Draft LUP Update	Planned Development
Current proposal	Commercial – VS or Commercial – General



# South Wavecrest

	Land Use
Existing LUP	Planned Development
Draft LUP Update	Planned Development
Current proposal	Commercial - VS







# Planned Developments

## Remaining PDs:

- Nurserymen's Exchange
- Surf Beach/Dunes Beach
- Venice Beach
- Pacific Ridge
- Carter Hill
- **Podesta**
- Stone Pine Public Facilities/Conservation Corridor
- West of Railroad
- North Wavecrest
- Ocean Colony

# Venice Beach PD

## PLANNED DEVELOPMENT DIAGRAM 5 - VENICE BEACH

**DRAFT**



 ENVIRONMENTALLY SENSITIVE HABITAT AREAS

 POTENTIAL ESHA

 TSUNAMI INUNDATION AREAS

 PUBLIC AND LAND TRUST OWNERSHIP

 BUFFER/SETBACK  
(FOR MOST TYPES OF DEVELOPMENT)

 SUGGESTED BUFFER/SETBACK

DISCLAIMER:

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PURPOSES ONLY. ADDITIONAL



# Upper Grandview/Glencree

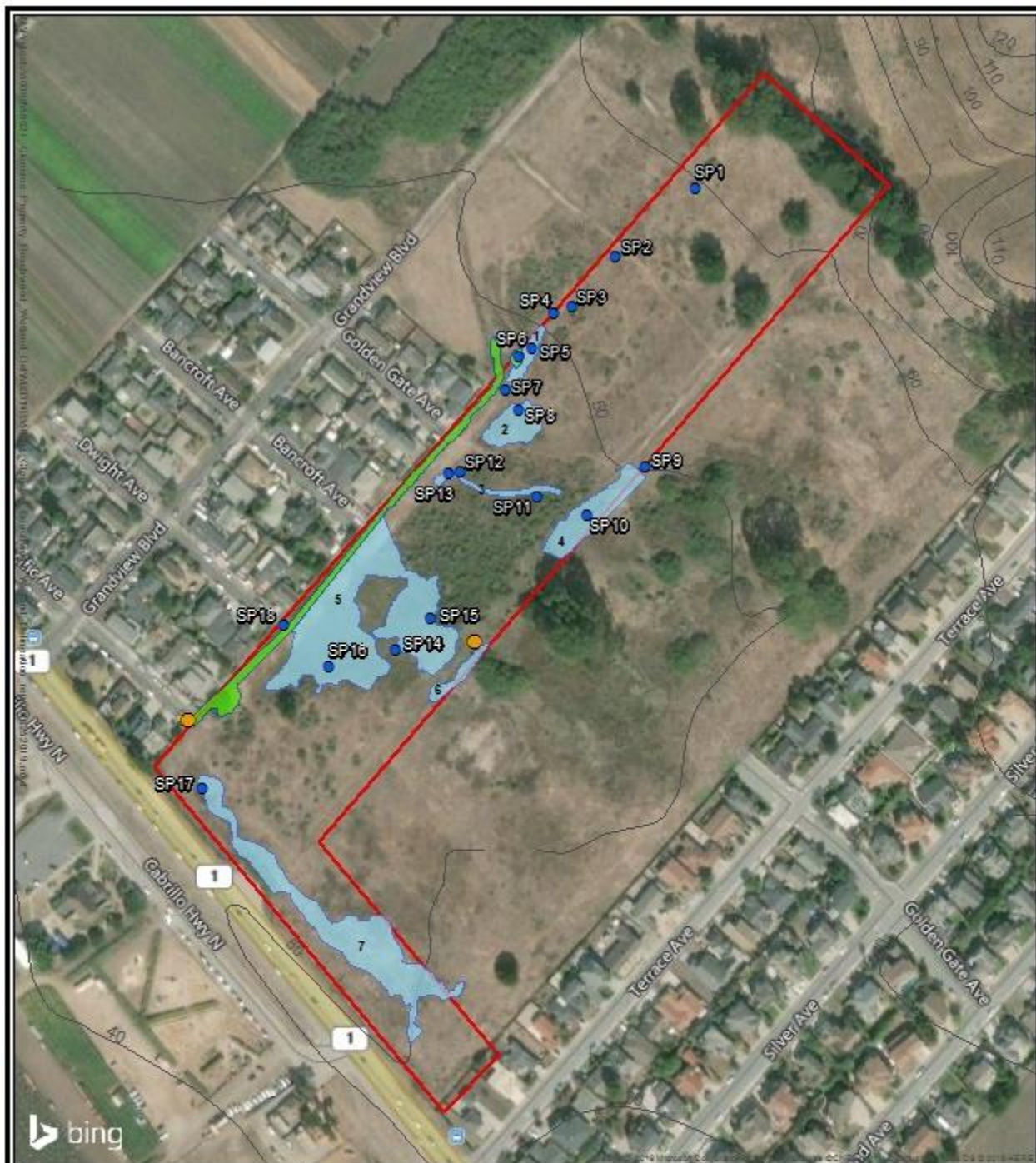
## PLANNED DEVELOPMENT DIAGRAM 6 - UPPER GRANDVIEW AND GLENCREE

**DRAFT**





# Upper Grandview/Glencree



## Legend

- Survey Area
- Sample Points
- Culvert Points
- Potential CCC Wetland
- Potential ACOE Wetland



0 200 400 Feet

0 100 200 Meters

1:3,778

San Mateo County, CA  
NAD 1983 UTM Zone 10N  
6/25/2019

**SWCA**  
ENVIRONMENTAL CONSULTANTS

60 Stone Pine Road, Suite 100  
Half Moon Bay, California 94019

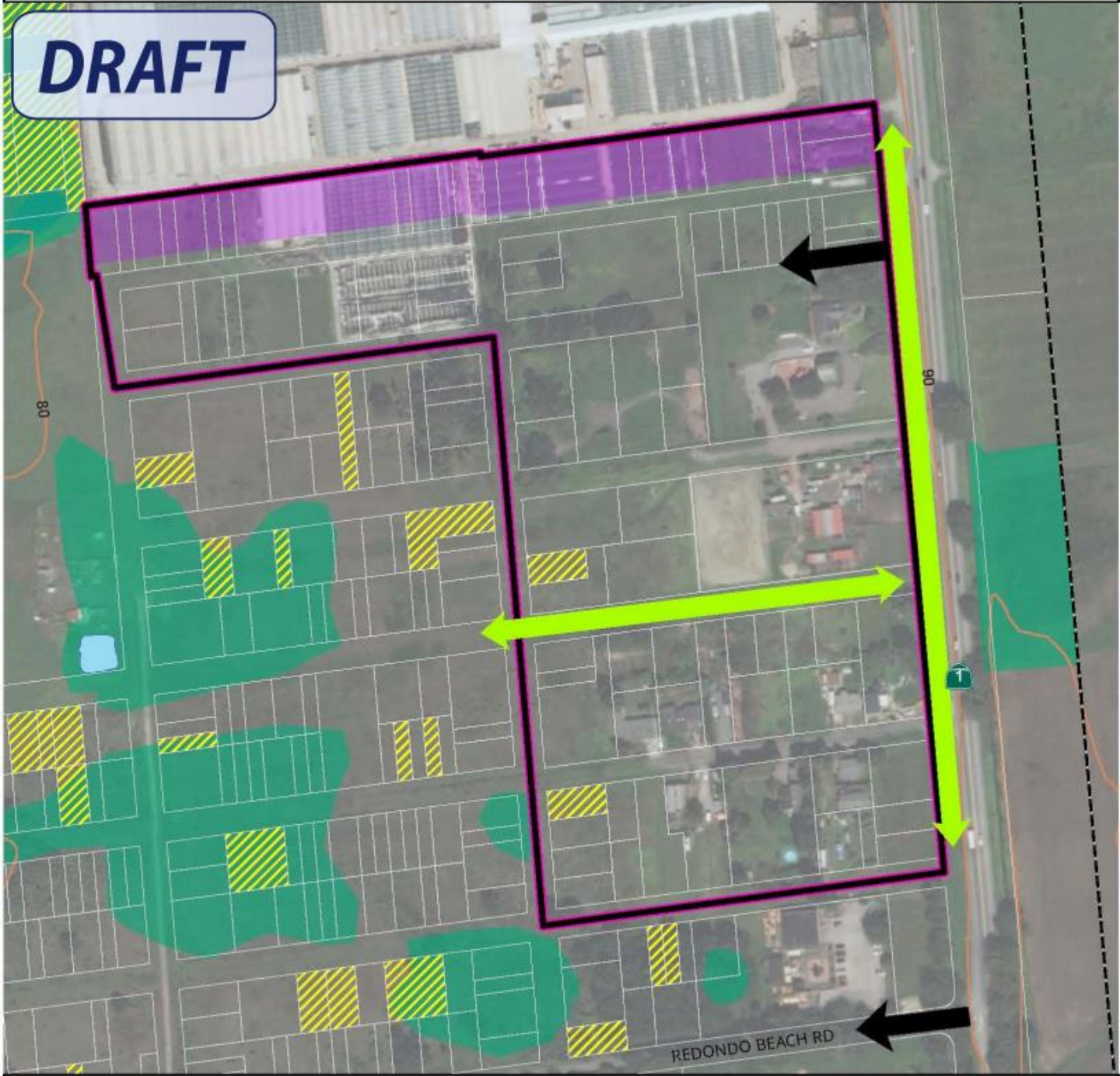
Phone: 650.440.4160  
Fax: 650.440.4165  
www.swca.com



# Dolores

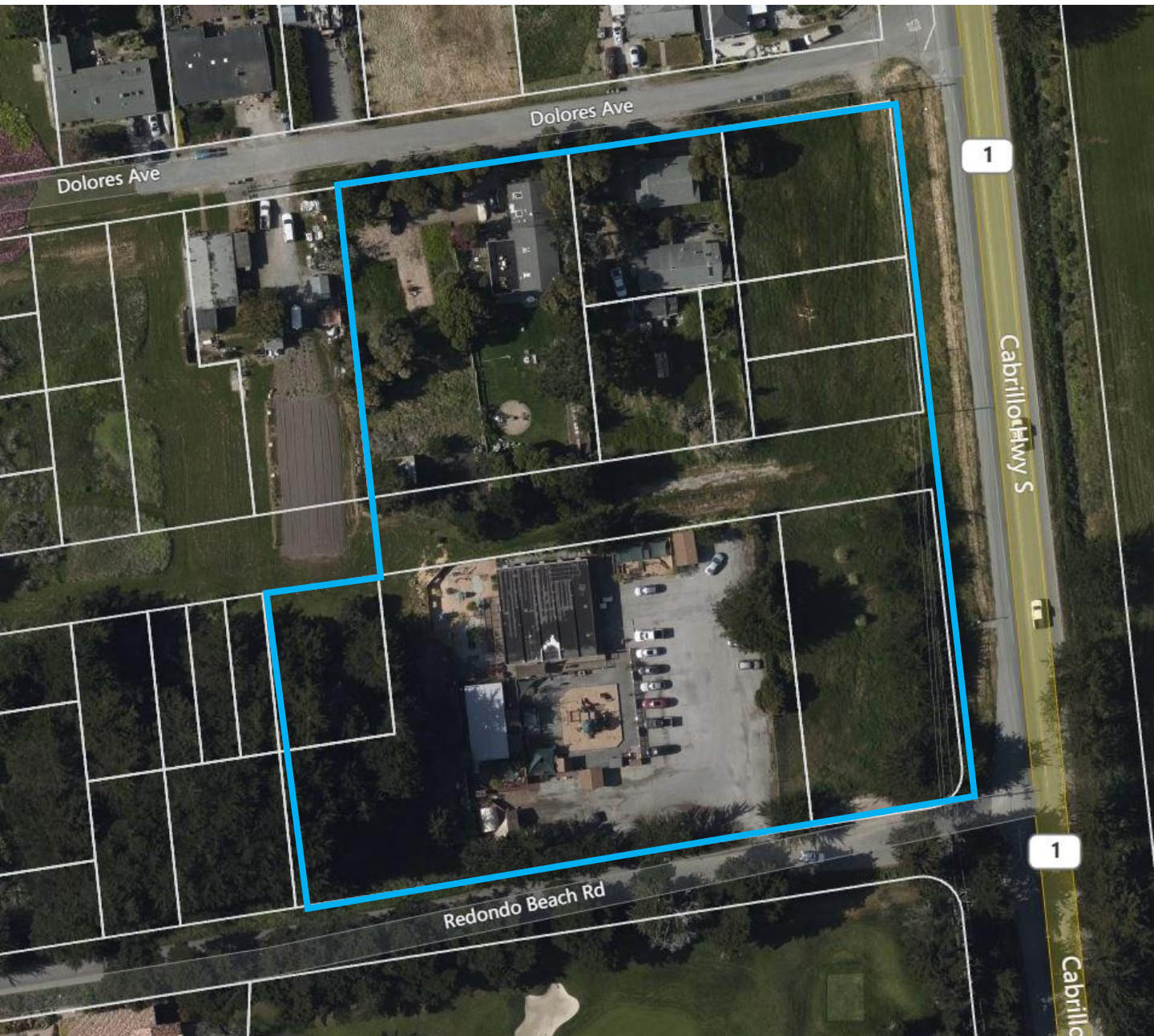
## PLANNED DEVELOPMENT DIAGRAM 11 - DOLORES

**DRAFT**





# Dolores



*Consideration: Commercial node*

- Commercial – General land use → C-R zoning
- Could support assisted living, neighborhood services



## **Policies and Implementation Tools:**

- Water Connections
- Lot Retirement
- Small Lot Infill
- PD Provisions for Housing Affordability
- Planned Area Development Permit
- Priority Housing Overlay
- Town Center Approaches

# Housing Affordability Strategies

## PD Provisions for Housing Affordability:

- More affordable housing types
- Unit size guidance
- BMRs – 20%





# Housing Strategies

## Planned Area Development Permit

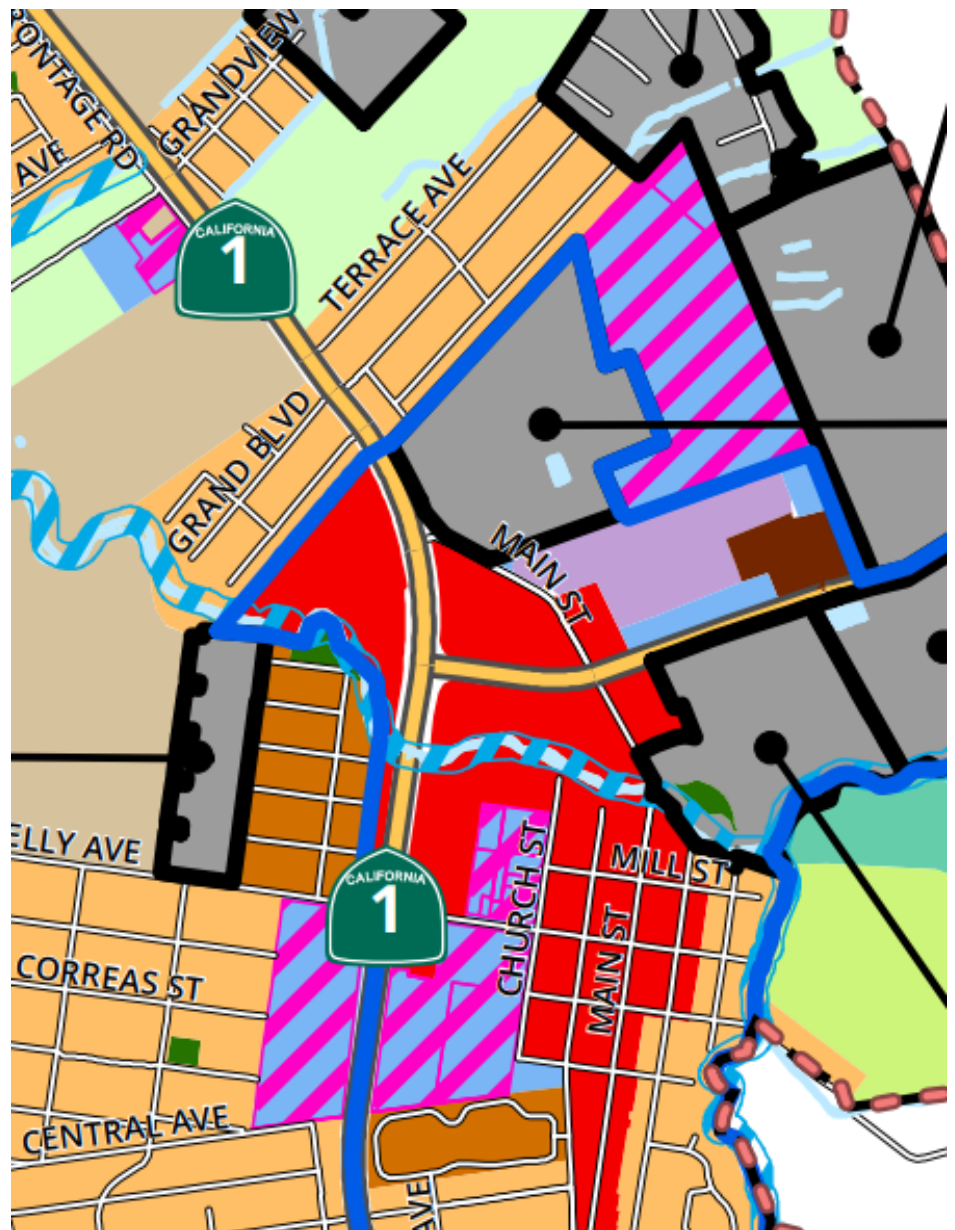
- Residential permitting flexibility
- Example: Poplar 4-plex



# Housing Affordability Strategies

## Priority Residential Overlay

- “Workforce Housing Overlay”
- Jobs : Housing connection





# Housing Affordability Strategies

## Workforce Housing Overlay

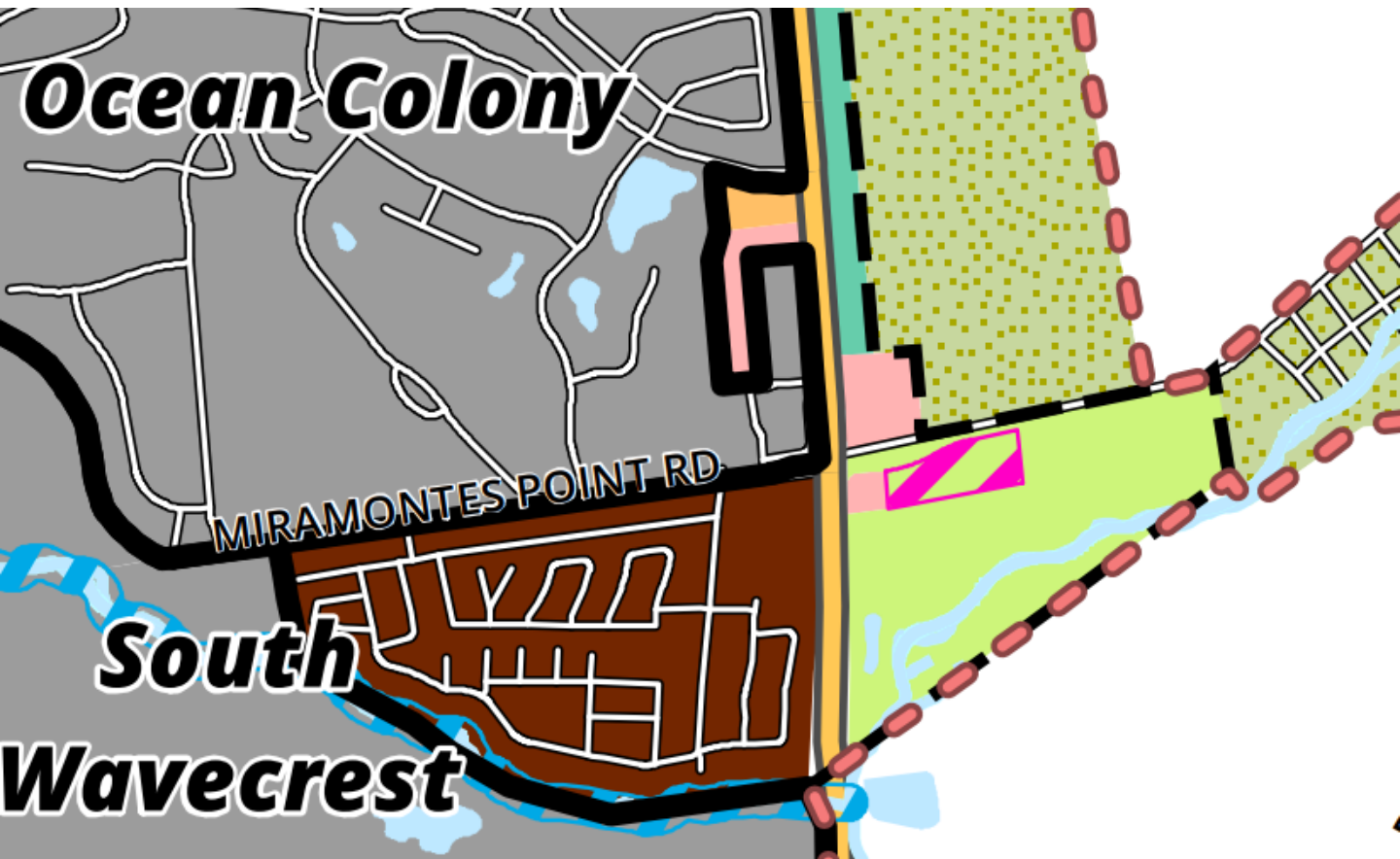
Land Use Designation	Who would live there?	How many units?
<b>Agriculture</b>	Ag/Hort workers	65
<b>Recreation</b>	State and County Parks staff	15
<b>Public Facilities:</b>		
Churches	Open	50
Schools	Staff or public employees	60
City-owned	Staff or public employees	10
<b>Totals:</b>	<b>200 + Potential Density Bonus</b>	

# Housing Affordability Strategies

## Workforce Housing Overlay

*Additional Considerations:*

- *Apply through policy, not map*
- *Capacity?*

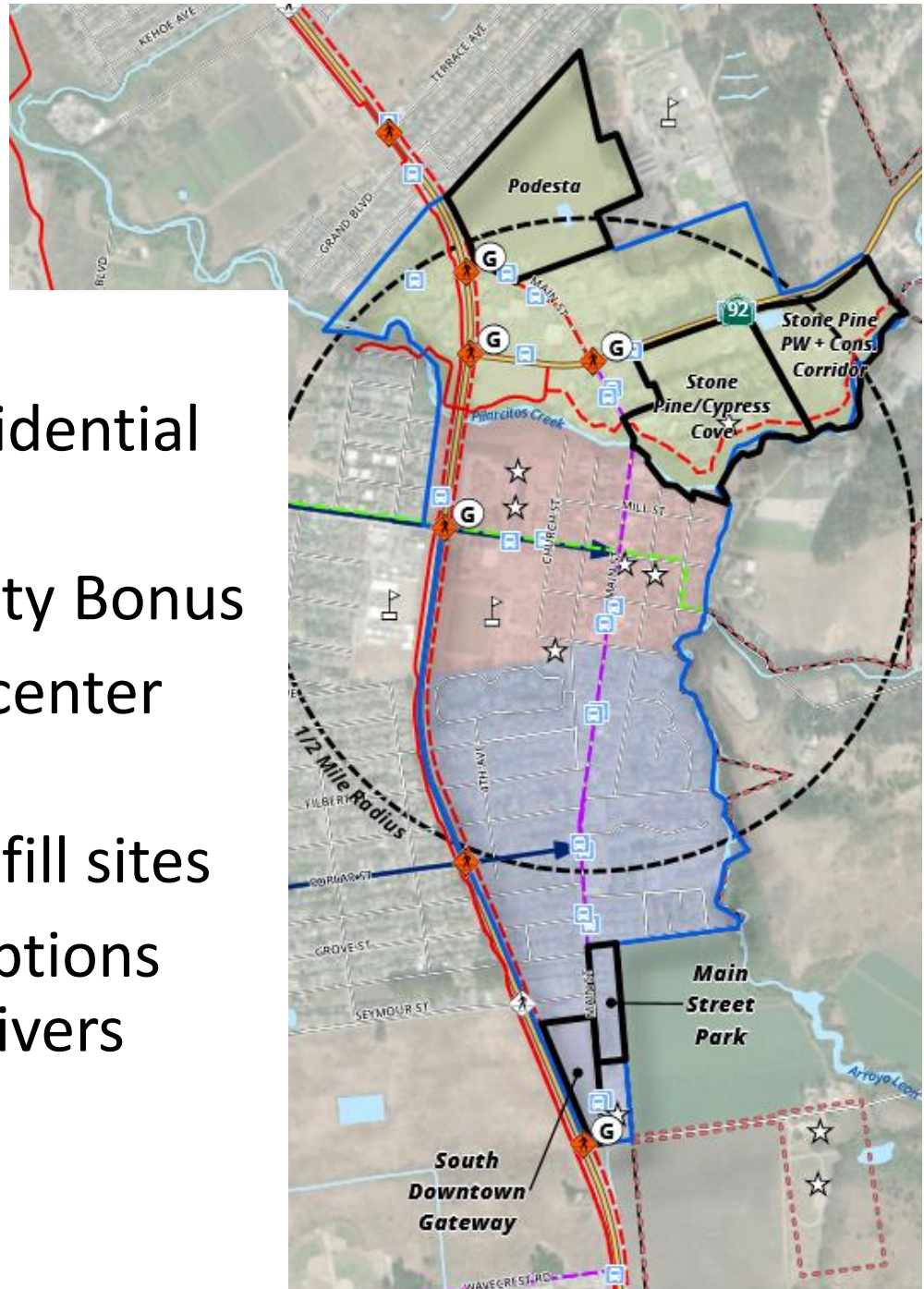




# Town Center

Proposed:

- Higher residential densities
- TDR/Density Bonus
- Shopping center retrofit
- PDs and Infill sites
- CDP exemptions and/or waivers







# Town Center: Podesta PD

## PLANNED DEVELOPMENT DIAGRAM 1 - PODESTA

**DRAFT**



 ENVIRONMENTALLY SENSITIVE HABITAT AREAS  
 POTENTIAL ESHA

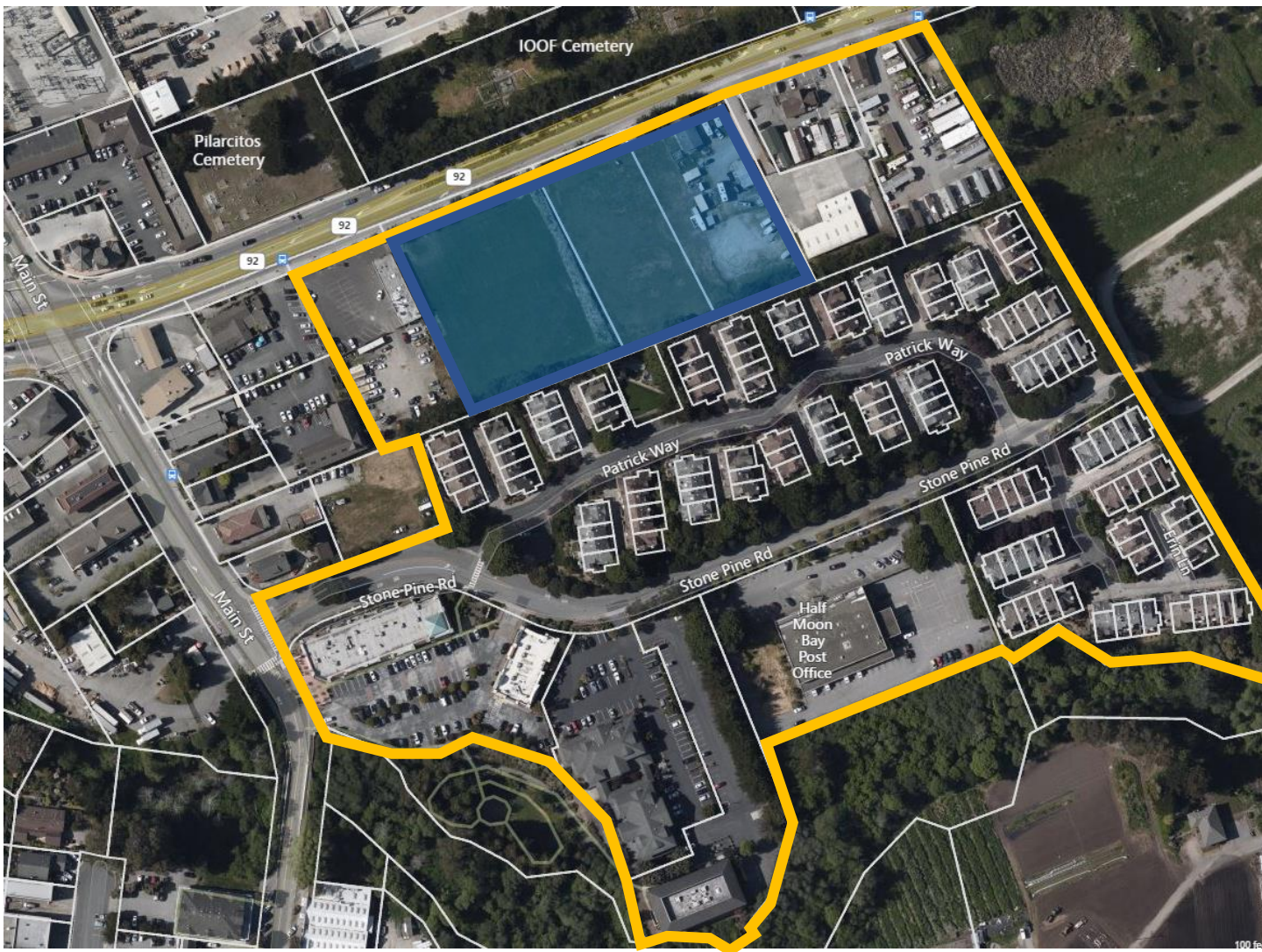
 BUFFER/SETBACK  
(for most types of development)  
 SUGGESTED BUFFER/SETBACK

DISCLAIMER:



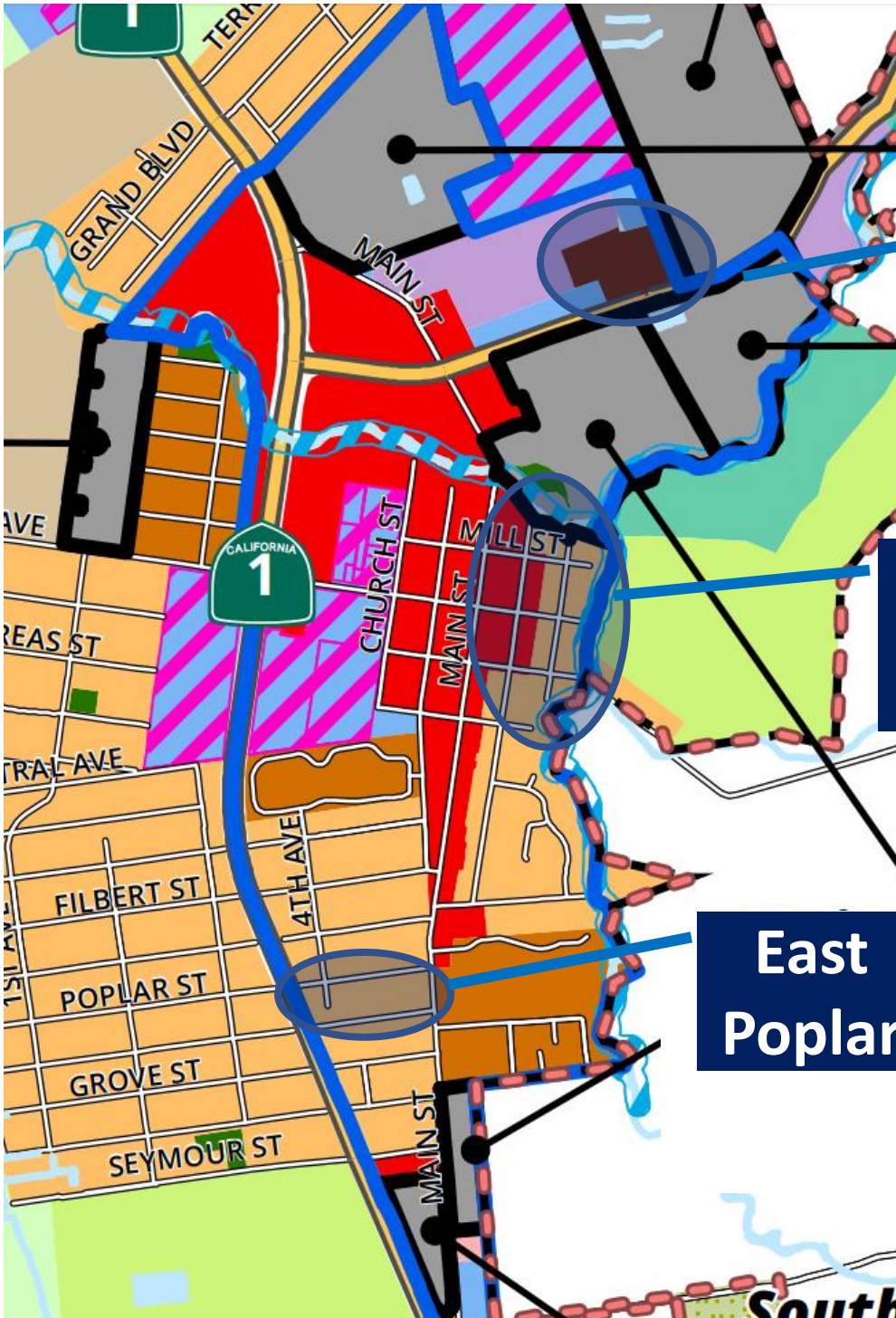
# Town Center: Andreotti PD

	Land Use
Existing LUP	Planned Development
Draft LUP Update	Planned Development
Current proposal	Residential – Medium Density, Commercial-General, and Light Industrial/Mixed Use





# Town Center: Infill Sites



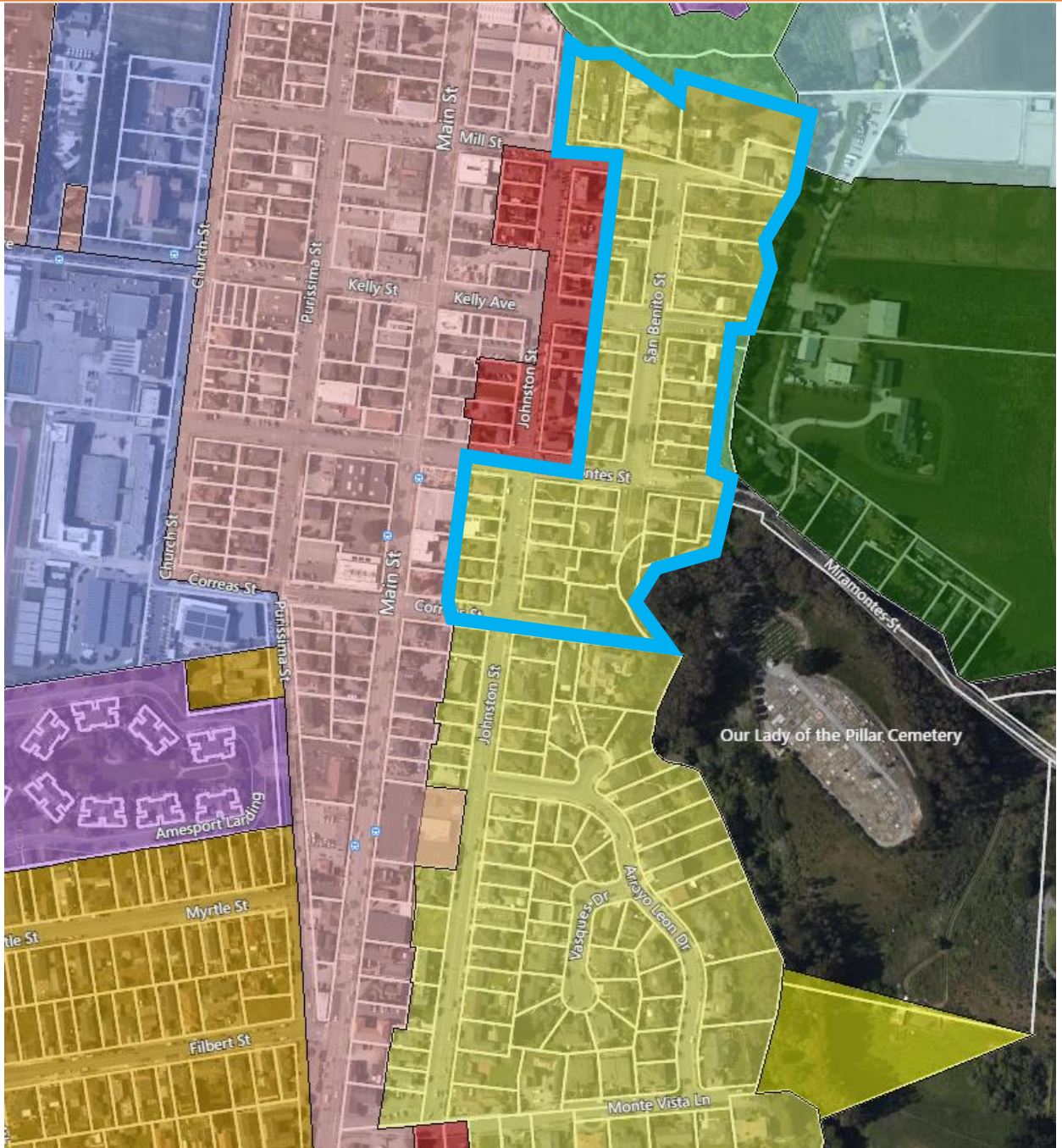
**MHP**

**East  
Downtown**

**East  
Poplar**



# Town Center: Infill Sites



## *East Downtown:*

- Medium Density (R-1) North of Correas Street
- Consider Mixed Use or High Density

# Town Center: Infill Sites

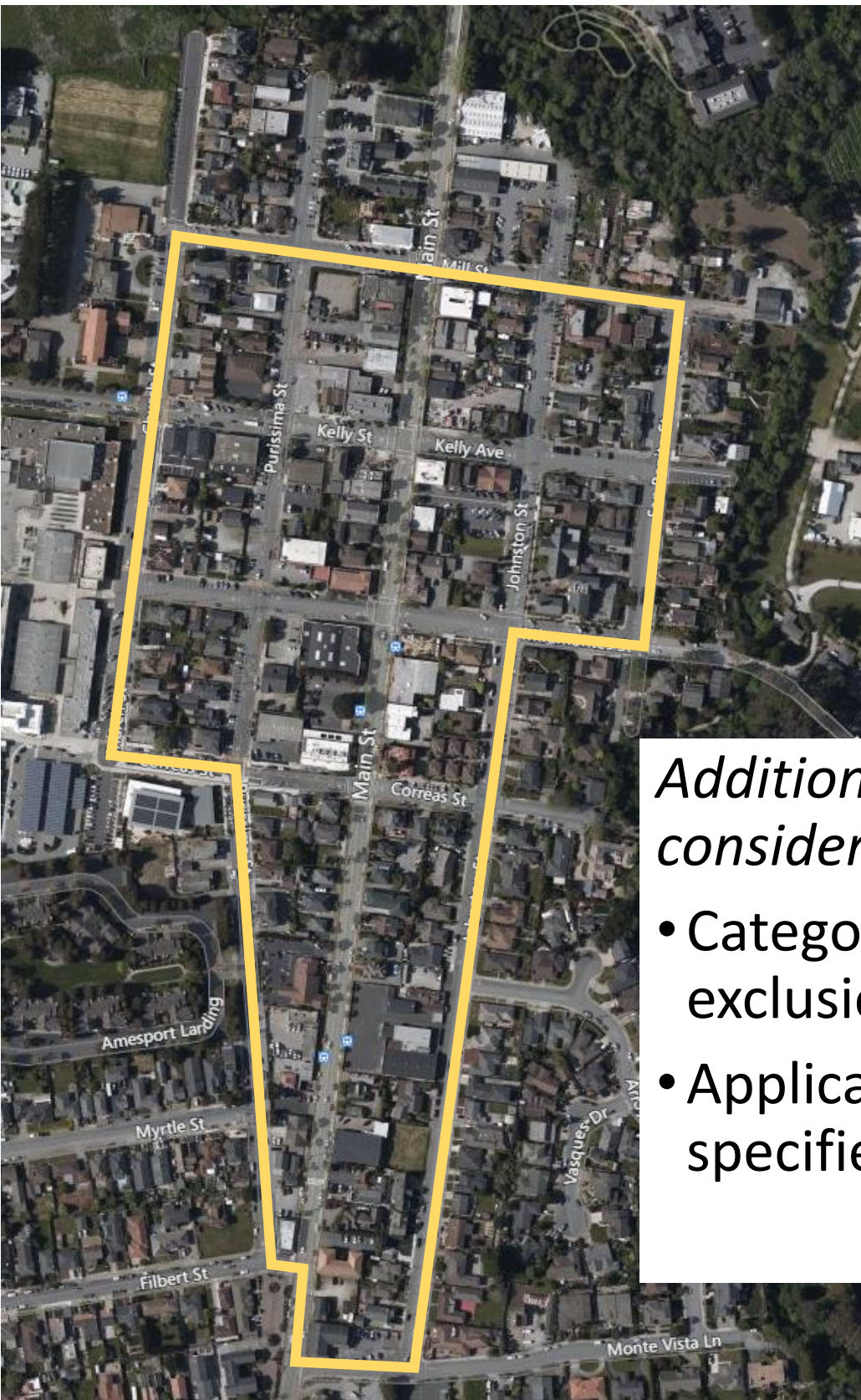


## *East Poplar:*

- Medium Density (R-1 and R-2)
- Consider Increasing to High Density (R-3)



# Town Center: Process

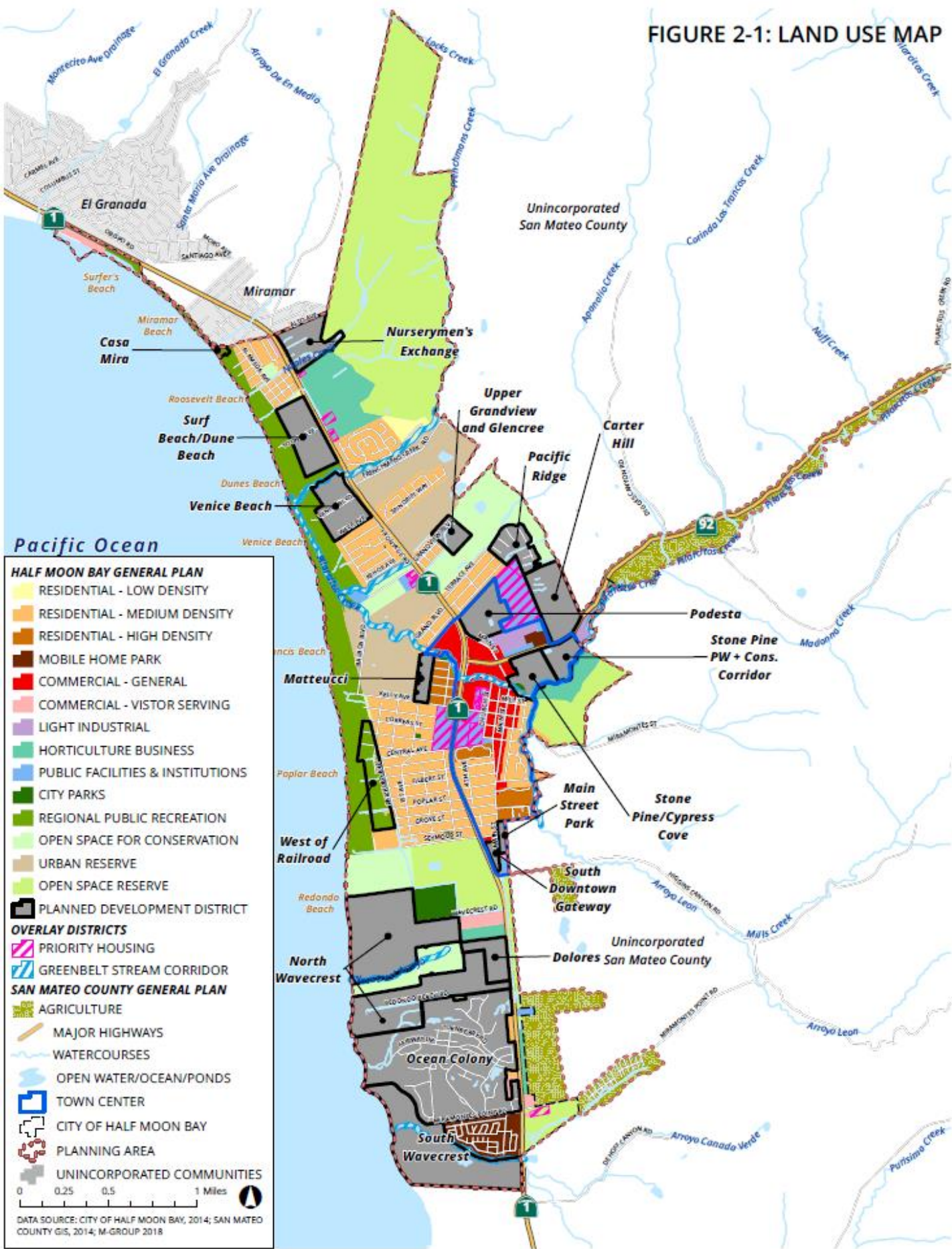


## *Additional considerations:*

- Categorical exclusion area
- Applicable for specified uses



FIGURE 2-1: LAND USE MAP



DATA SOURCE: CITY OF HALF MOON BAY, 2014; SAN MATEO COUNTY GIS, 2014; M-GROUP 2018





# Local Coastal Land Use Plan

➤ Clarifying Questions

➤ Public Comment

➤ Discussion



# Local Coastal Land Use Plan

## Next Steps

- Revise Draft for PC Hearings
- Convey PC Recommended Draft to CC in early 2020

[www.PlanHMB.org](http://www.PlanHMB.org)





# Local Coastal Land Use Plan



Thank you!

[www.PlanHMB.org](http://www.PlanHMB.org)





# Pacific Ridge





# Ocean Colony










# Nurserymen's Exchange

## PLANNED DEVELOPMENT DIAGRAM 3 - NURSERYMEN'S EXCHANGE

**DRAFT**



-  ENVIRONMENTALLY SENSITIVE HABITAT AREAS
-  POTENTIAL ESHA
-  TSUNAMI INUNDATION AREAS
-  PONDS
-  FIRE HAZARD SEVERITY: VERY HIGH

-  PUBLIC AND LAND TRUST OWNERSHIP
-  BUFFER/SETBACK (FOR MOST TYPES OF DEVELOPMENT)
-  SUGGESTED BUFFER/SETBACK
-  ROUNDABOUT (POTENTIAL)
-  SIGNIFICANT FUTURE ACCESS

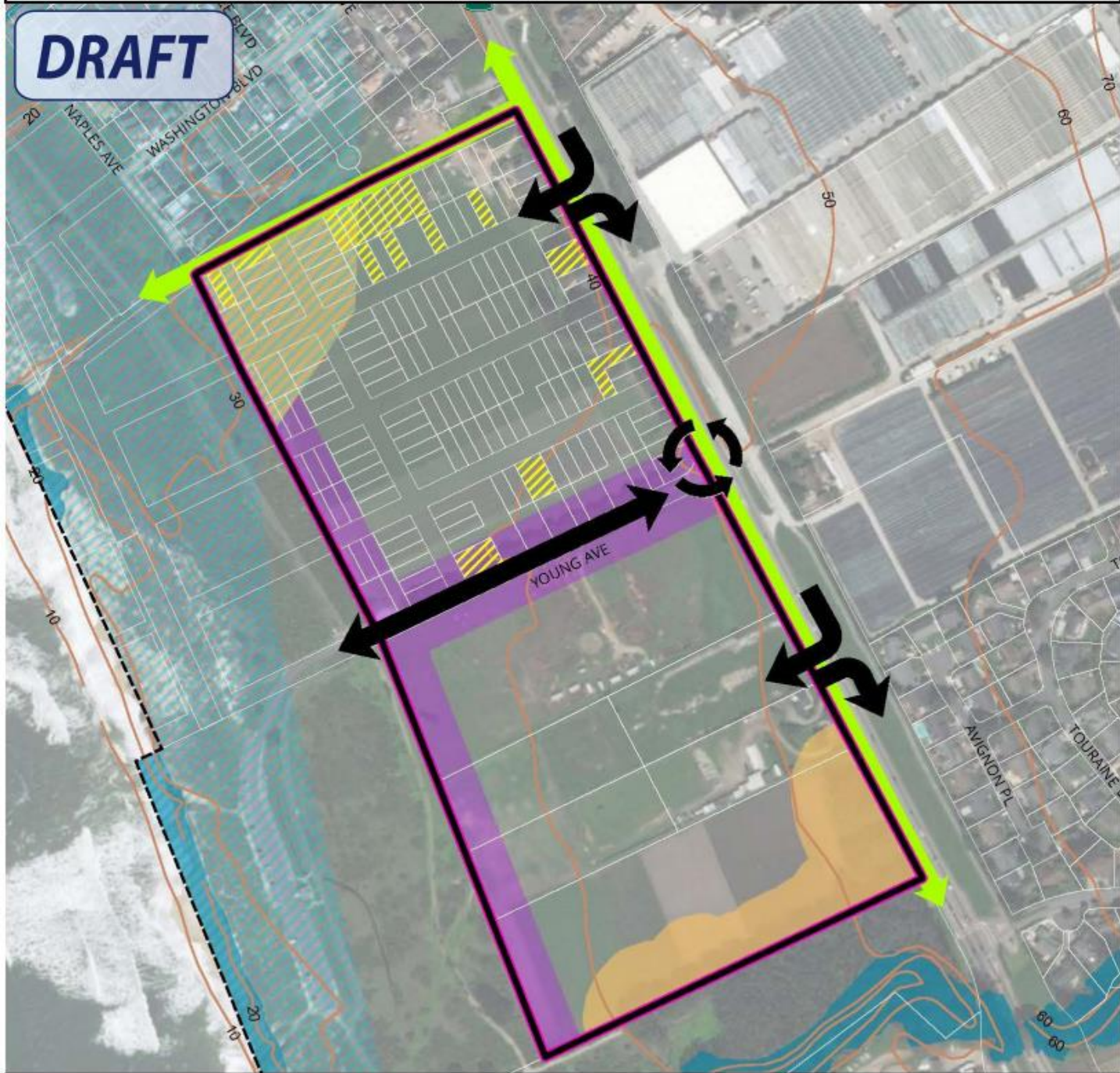
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# Surf/Dunes

## PLANNED DEVELOPMENT DIAGRAM 4 - SURF BEACH/DUNES BEACH

**DRAFT**



-  ENVIRONMENTALLY SENSITIVE HABITAT AREAS
-  POTENTIAL ESHA
-  TSUNAMI INUNDATION AREAS
-  PONDS
-  FIRE HAZARD SEVERITY: VERY HIGH
-  CITY OF HALF MOON BAY
-  PUBLIC AND LAND TRUST OWNERSHIP
-  BUFFER/SETBACK (FOR MOST TYPES OF DEVELOPMENT)
-  SUGGESTED BUFFER/SETBACK
-  ROUNDABOUT (POTENTIAL)
-  BICYCLE/PEDESTRIAN ACCESS (POTENTIAL)

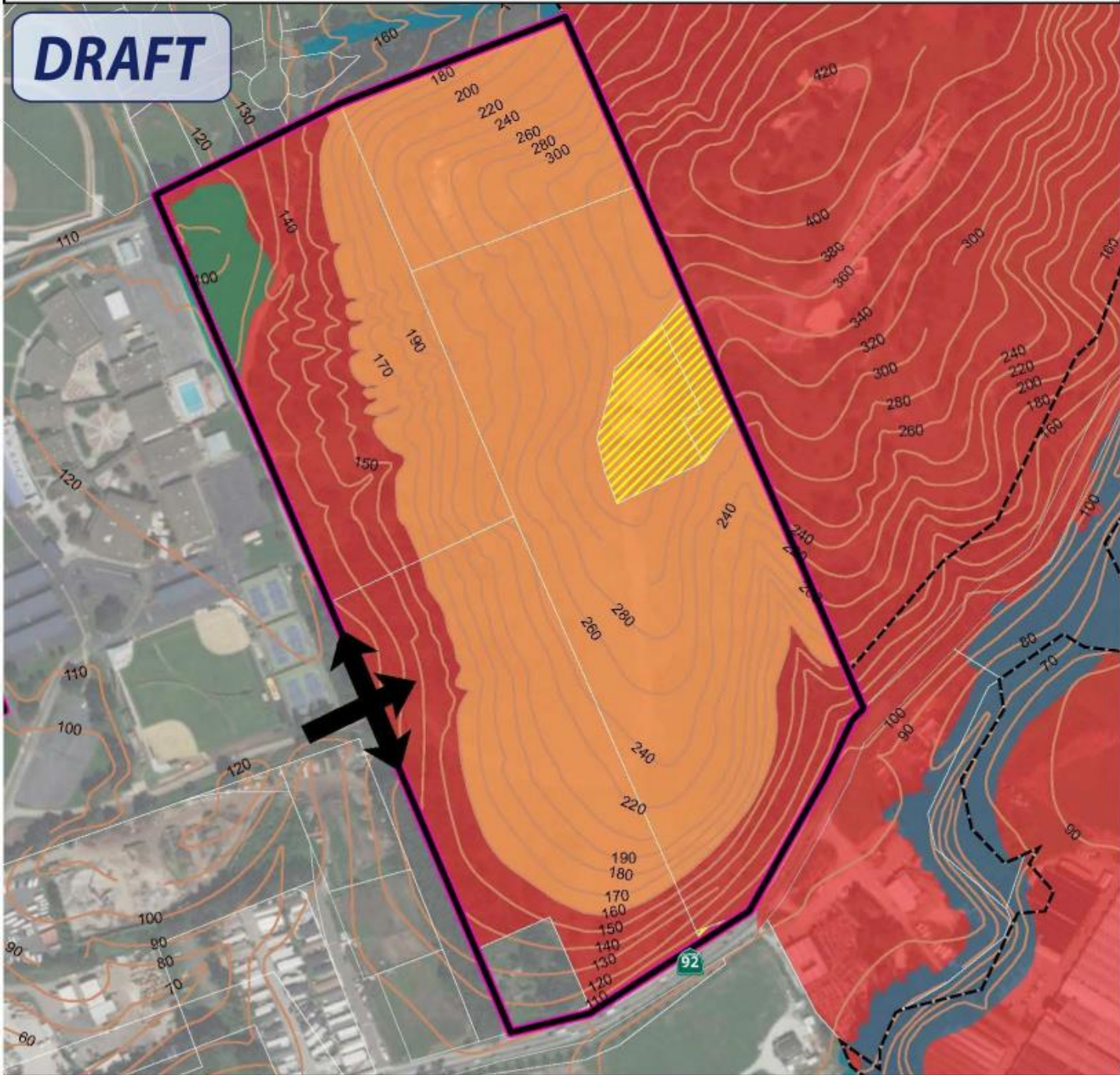
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# Carter Hill

## PLANNED DEVELOPMENT DIAGRAM 7 - CARTER HILL

**DRAFT**



-  ENVIRONMENTALLY SENSITIVE HABITAT AREAS
-  POTENTIAL ESHA
-  TSUNAMI INUNDATION AREAS
-  PONDS
-  FIRE HAZARD SEVERITY: VERY HIGH

-  PUBLIC AND LAND TRUST OWNERSHIP
-  BUFFER/SETBACK (FOR MOST TYPES OF DEVELOPMENT)
-  SUGGESTED BUFFER/SETBACK
-  ROUNDABOUT (POTENTIAL)
-  BICYCLE/PEDESTRIAN ACCESS (POTENTIAL)

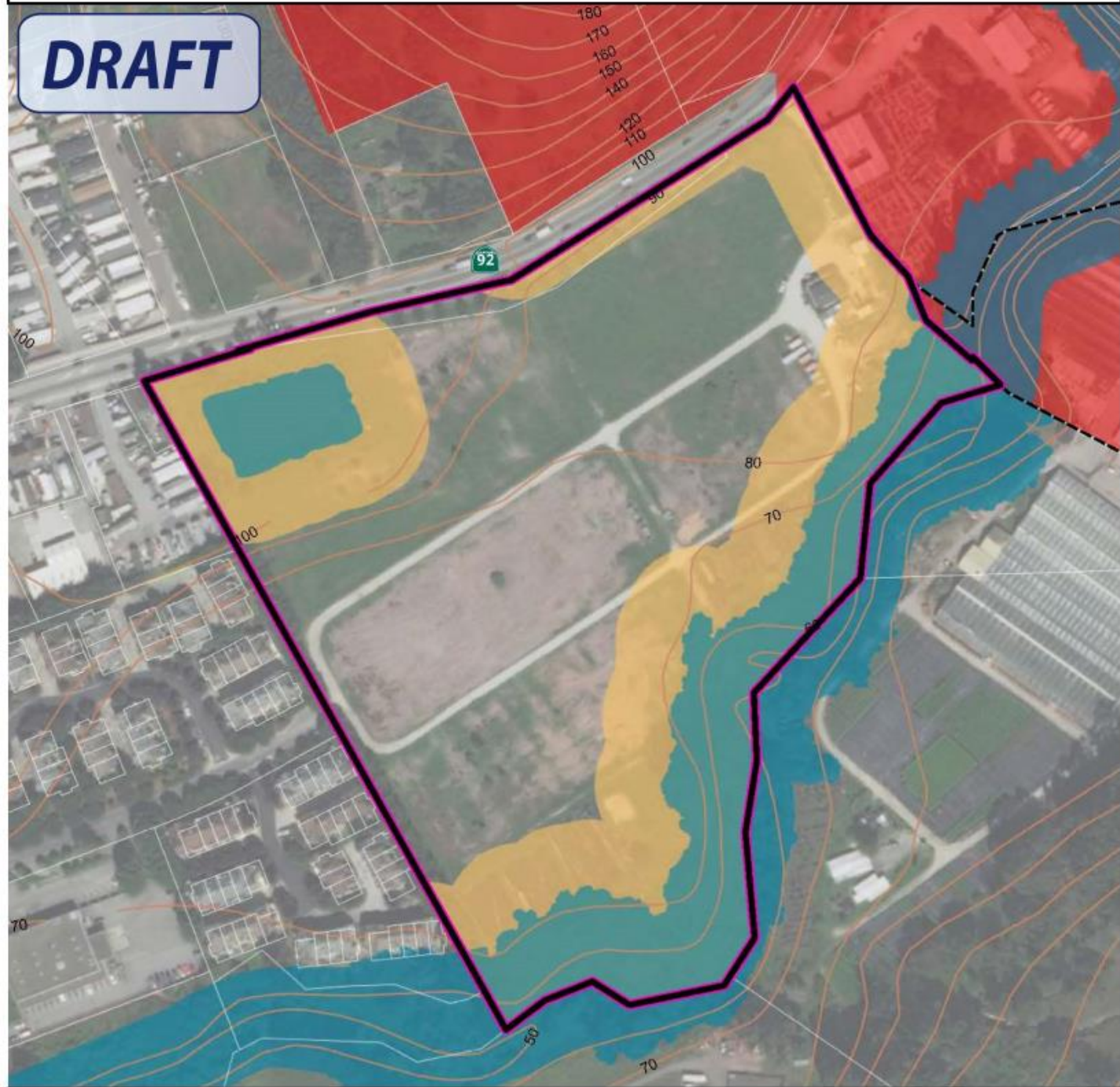
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# Stone Pine PW/CC

## PLANNED DEVELOPMENT DIAGRAM 8 - STONE PINE PW & CONSERVATION CORRIDOR

**DRAFT**



- ENVIRONMENTALLY SENSITIVE HABITAT AREAS
- POTENTIAL ESHA
- TSUNAMI INUNDATION AREAS

- BUFFER/SETBACK (FOR MOST TYPES OF DEVELOPMENT)
- SUGGESTED BUFFER/SETBACK
- ROUNDABOUT (POTENTIAL)

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# West of Railroad

## PLANNED DEVELOPMENT DIAGRAM 9 - WEST OF RAILROAD

**DRAFT**



- ENVIRONMENTALLY SENSITIVE HABITAT AREAS
- POTENTIAL ESHA
- TSUNAMI INUNDATION AREAS
- PONDS
- BUFFER/SETBACK (FOR MOST TYPES OF DEVELOPMENT)
- SUGGESTED BUFFER/SETBACK
- ROUNDABOUT (POTENTIAL)
- BICYCLE/PEDESTRIAN ACCESS (POTENTIAL)

### DISCLAIMER:

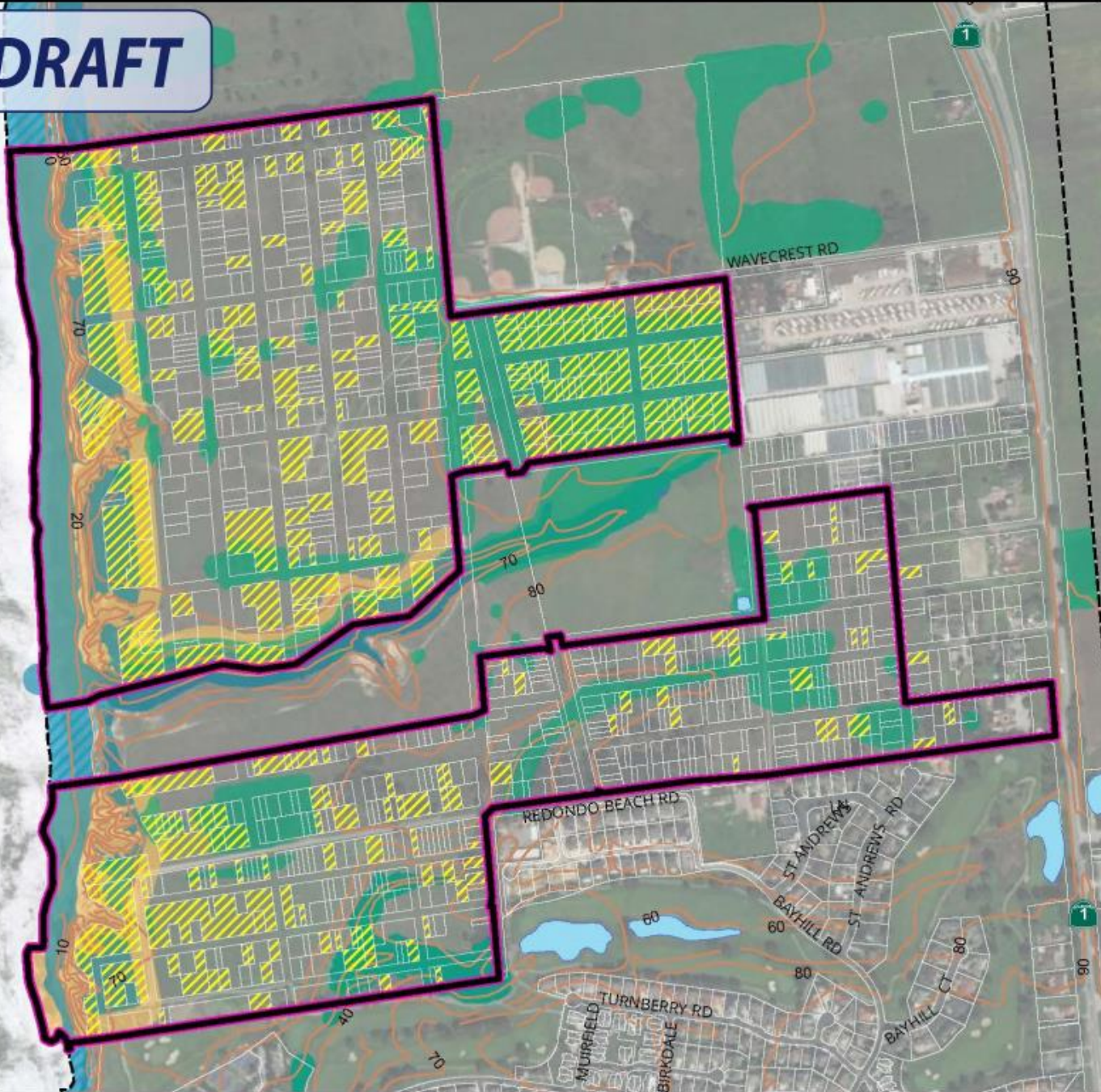
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# North Wavecrest

## PLANNED DEVELOPMENT DIAGRAM 10 - NORTH WAVECREST

**DRAFT**



- ENVIRONMENTALLY SENSITIVE HABITAT AREAS
- POTENTIAL ESHA
- TSUNAMI INUNDATION AREAS
- PONDS

- BUFFER/SETBACK (FOR MOST TYPES OF DEVELOPMENT)
- SUGGESTED BUFFER/SETBACK
- ROUNDABOUT (POTENTIAL)

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