

City of Half Moon Bay Municipal Code Section 17.06.120.I: Distribution of residential dwelling unit allocations		
Maximum Points per Ordinance: 246 points		Maximum Points per 2020 Clarifications: 164 points
Criteria shown with grey shading are not included in the scoring as described in the “Notes, Interpretations, etc.” column on the right, below.		
Additional interpretations developed for the 2021 Measure D scoring process are highlighted in yellow, and were used again for 2024.		
Interpretations, including cases where some criteria are not included in final scores, do not affect the outcome of rankings.		
Criteria	Points	Notes, Interpretations, etc.
1. Infill Sites (Maximum 70 Points)		(Maximum 65 points per 2020 Interpretation)
a. Project is located in a built urban setting with utilities in place for ten years or more	5	<p>“Built urban setting with utilities” requires all of the following for 5 points; otherwise 0 points:</p> <p>Setting: At least half the sites in the subdivision are developed.</p> <p>Zoning: Zoned for residential development (R-1, R-1-B-1, R-1-B-2, R-1-B-3), mixed-use development (C-D, C-R, C-G, C-VS), or planned development with approved PUD or Specific Plans that provide for residential development (PUD or PUDX)</p> <p>Utilities: Municipal water and sewer service proximate (see “f” below with respect to roadway requirements)</p>

<p>b. Project is located in a built urban setting and avoids environmentally sensitive areas</p>	<p>5</p>	<p>“Avoids environmentally sensitive areas” requires the project to fully avoid ESHA and be sited to conform with standard (not reduced) ESHA buffer requirements for 5 points; otherwise 0 points. For sites identified as including or located near potential ESHA as indicated by City mapping or other relevant sources, substantial evidence, such as a biological resources evaluation, is required to confirm ESHA avoidance and buffer requirements.</p>
<p>c. For each contiguous side of a building site adjacent to existing development (including across any public or private right-of-way)</p>	<p>5</p>	<p>Building sites that are located in a “built urban setting with utilities” (as defined in “a.” above), qualify for this criterion if the site abuts a public facility including public open space areas such as at a school or a City park. If all sides of the building site are contiguous to existing development, 5 points are awarded even if the site has only 4 sides. For ADUs proposed with an existing residence, all points awarded.</p>
<p>d. For each contiguous side of a building site for which residential dwelling units have been allocated, but development not completed under the provisions of this system (including across any public or private right-of-way)</p>	<p>5</p>	<p>Criterion is not specifically applicable to infill sites and is redundant with aspects of “a.” and “c.” above for these cases.</p>

<p>e. Building site is located within one-half mile of a transit stop</p>	<p>5</p>	<p>All SamTrans bus stops qualify as major transit stops. This interpretation aligns with State Law guidance for accessory dwelling units. Almost every residentially zoned property in Half Moon Bay is located within one-half mile of a SamTrans bus stop and therefore most projects will qualify for this criterion.</p>
<p>f. Where there is an existing all-weather road surface providing vehicular access to the site constructed to city standards or otherwise acceptable to the city engineer</p>	<p>5</p>	<p>This may include both City streets and private streets.</p>
<p>g. Except for below market rate (BMR) housing, those applications for development on a site that meet all of the established development standards for the zoning district and no variance or other discretionary applications are required</p>	<p>5</p>	<p>Discretionary applications include variances and/or exceptions; they do not include coastal development permits, use permits, design or environmental review.</p>
<p>h. For those applications for development that provide BMR housing through deed restriction or other legally binding mechanism</p>	<p>35</p>	<p>“BMR housing” means that there is at least one unit deed restricted affordable for extremely low, very low, or low income households for a minimum of 55 years. All 35 points awarded for such a case.</p>

2. Home Size, Scale and Clustering (Maximum 30 Points)		(Maximum 30 points per 2020 Interpretation)
<p>a. Homes are clustered to preserve open space and natural features</p>	<p>5</p>	<p>For infill sites, “clustered” includes the following for 5 points:</p> <ul style="list-style-type: none"> • Multi-family development: Duplexes, triplexes, apartments, and condominiums • Single-family development with an ADU • ADUs after primary dwelling(s) established <p>Single-family development without an ADU does not qualify as “clustered,” and will receive 0 points.</p> <p>New subdivisions: Refer to 17.06.200</p>
<p>b. Resource conservation achieved by increasing density</p>	<p>5 points plus one additional point for every 5 du/ac greater than 10 du/ac</p>	<p>Density is calculated for each site, including both existing and new units. For projects that will result in a site density of at least 10 du/ac, 5 points awarded. Another point is awarded for each additional full 5 du/ac (e.g. 15 du/ac = 6 points, 20 du/ac = 7 points, 25 du/ac = 8 points, 30 du/ac = 9 points, 35 = du/ac 10 points); for example, a density of 22 du/ac will be awarded 7 points.</p> <p>All sites with an ADU receive 5 points as a base even if under 10 du/ac; otherwise, no points for projects with less than 10 du/ac. Maximum 15 points available only for projects invoking full density bonus allowances resulting in 35 du/ac.</p>

<p>c. Home Size Efficiency</p>	<p>5</p>	<p>Unit size is for living space in square feet (SF) and excludes covered or enclosed parking areas. For projects with more than one unit, the average unit size of all the units in the project shall be used for this criterion. Maximum size for an ADU pursuant to City draft ADU ordinance and Planning Commission draft Land Use Plan are guides for “home size efficiency:”</p> <p><= 1,000 SF living space: 5 points 1,001 – 2,000 SF living space: 2.5 points >= 2,001 SF living space: 0 points</p>
<p>d. Building layout and orientation improve natural cooling and passive solar attributes</p>	<p>5</p>	<p>Examples of attributes that “improve natural cooling and passive solar” qualifying for this criterion include shading features on south and west sides of structures (deep eaves, covered porches, etc.); floor plans and window locations that allow for crossflow ventilation; maintenance of solar access to the rooftop. Most development in Half Moon Bay, because of its temperate climate, can qualify for this criteria with operable windows. Locational choices for ADUs are limited and therefore all ADUs qualify for the full 5 points.</p>

3. Design for Walking and Bicycling (Maximum 37 Points)		(Maximum 12 points per 2020 Interpretation)
<p>a. Pedestrian access is provided to neighborhood services within one-half mile: community center; library; grocery store; school; day care; laundry; medical; entertainment/restaurants; post office; place of worship; bank: one point for each service within one-half mile</p>	<p>1 point for each service within 1/2 mile (up to 12 points)</p>	<p>One-half mile is measured as a radius from the subject site; walking distance is not computed.</p>
<p>b. Development is connected with a dedicated pedestrian pathway to places of recreational interest within one-half mile</p>	<p>5</p>	<p>The Half Moon Bay Bicycle and Pedestrian Master Plan identifies pedestrian pathways to, through, or proximate to all of Half Moon Bay’s residential neighborhoods. As a result, all applications would qualify for these 5 points, and thus this criterion does not provide a mechanism for ranking applications.</p>
<p>c. At least two of the following traffic-calming strategies are incorporated into the project:</p>		<p>Criteria 3.c.1 – 4 are superseded by the Half Moon Bay Bicycle and Pedestrian Master Plan for infill development. The Plan identifies improvements for a comprehensive bicycle and pedestrian network to, through, and/or proximate to all of Half Moon Bay’s residential neighborhoods.</p>
<p>1. Designated bicycle lanes are present on roadways</p>	<p>5</p>	<p>As stated above, superseded by the Bicycle and Pedestrian Master Plan, noting that the plan identifies cases where other types of bicycle improvements are more appropriate than bike lanes in a given neighborhood.</p>

<p>2. Vehicle travel lanes are ten feet in width</p>	<p>5</p>	<p>As stated above, superseded by the Bicycle and Pedestrian Master Plan, noting that the plan includes guidelines with neighborhood context design options that may result in a variety of lane widths and associated bike and pedestrian improvements.</p>
<p>3. Street crossings closest to the site are located less than three hundred feet apart</p>	<p>5</p>	<p>As stated above, superseded by the Bicycle and Pedestrian Master Plan, noting that the Plan includes options for improvising linkages through large block subdivisions.</p>
<p>4. Streets have rumble strips, bulbouts, raised crosswalks or refuge islands</p>	<p>5</p>	<p>As stated above, superseded by the Bicycle and Pedestrian Master Plan, noting that it is often the case that traffic calming measures are implemented in locations where they are most needed to improve safety, etc. Many neighborhoods without traffic calming have low volume traffic and do not need such measures to achieve bike/pedestrian compatibility; furthermore, the Plan includes guidelines with a wide array of options for these types of improvements going beyond the options presented in the GreenPoints checklist.</p>

4. Design for Safety and Social Gathering (Maximum 15 Points)		(Maximum 10 points per 2020 Interpretation)
a. All home front entrances have views from the inside to outside callers	5	All homes are required to have a peephole or window in the entrance area.
b. All home front entrance can be seen from the street and/or from other front doors	5	ADUs receive full points. State ADU law requires that only objective design standards be applied to ADUs; City ADU ordinance may result in entrance locations that cannot meet this criterion. For multi-family development, criteria is met for units that share entrance facilities such as a lobby, elevator, or hallway.
c. Porches (one-hundred-square-foot minimum area) are oriented toward streets and/or public spaces	5	Attached and wholly within ADUs receive full points. Detached ADUs receive full points if open space is provided for the ADU.

5. Design for Diverse Households (Maximum 20 Points)		(Maximum 15 points per 2020 Interpretation)
a. At least one zero-step entrance provided in home	5	This is a flush entry between the unit and outside or a hallway or other area that can reasonable be anticipated to be free and clear of obstructions (e.g. a garage or carport does not qualify). Plans must indicate that grading, ramping or other means will achieve zero-step entry pursuant to ADA requirements.
b. All main floor interior doors and passageways have a minimum thirty-two-inch clear passage space	5	Building code requires 32-inch clear passage space for new development; for wholly or mostly within ADUs, State law requires approval despite nonconforming conditions.
c. At least one half-bath on the ground floor with blocking in walls for grab bars	5	Interpretation will consider one-half bathroom on ground floor as the standard (e.g. represents ADA “visitability”); however, blocking for grab bars can be required of all applications and is straightforward to implement.
d. Project is or includes an accessory dwelling unit	5	

6. Landscaping (Maximum 74 points per Ordinance)		(Maximum 32 points per 2020 Interpretation)
a. Resource-Efficient landscaping is incorporated into site design that:		
1. Meets California-Friendly Landscape Program requirements	4	All projects satisfy this criterion because WELO applies; awarding these points to every application will not help rank them; therefore, it is eliminated it from the calculation
2. Excludes any invasive plant species listed by the California Invasive Plan Council (CAL-IPC)	4	Standard condition of development approval; all projects will comply.
3. Excludes plant species that require periodic hedging or shearing	4	Criterion may conflict with coastal resource priorities, the Heritage Tree Ordinance, and desired screening between properties: e.g. this criterion may limit ability to establish natives, such as willows; furthermore, with Half Moon Bay’s highly favorable climate, many species of even modest sized plant materials will need pruning periodic pruning (e.g. dwarf fruit trees, roses, etc.). Although “hedging” and “shearing” suggest a particular form of pruning, this will be very difficult to discern at the planning stage because landscapers prune landscape materials in different ways.
4. Plant palette consists of at least 75% California natives, Mediterranean species or other appropriate adaptive species	2	All projects satisfy this criterion because WELO applies; awarding these points to every application will not help rank them; therefore, it is eliminated it from the calculation

<p>5. Fencing on-site consists of at least 70% of FSC certified, recycled plastic or composite lumber</p>	<p>2</p>	<p>Points awarded if application indicates applicant's intent to qualify for the criterion; in such case, the criterion will be a condition of approval.</p> <p>Points also awarded if the project is for an ADU on a developed site with an existing fence. Replacing an existing fence is outside the scope of an ADU project.</p>
<p>6. All turf areas have a water requirement that is rated at less than or equal to tall fescue (≤ 0.8 plant factor)</p>	<p>2</p>	<p>All projects satisfy this criterion because WELO applies; awarding these points to every application will not help rank them; therefore, it is eliminated it from the calculation</p>
<p>7. No turf is installed on slopes exceeding 10% or in areas that are less than 8 feet in any dimension</p>	<p>2</p>	
<p>A. Landscaping includes turf that is one-third or less than ($\leq 33\%$) the total landscaped areas on-site; OR</p>	<p>2</p>	<p>All projects satisfy this criterion because WELO applies; awarding these points to every application will not help rank them; therefore, it is eliminated it from the calculation</p>
<p>B. Turf is one-tenth or less than ($\leq 10\%$) of the total landscaped areas on-site</p>	<p>4</p>	<p>Superseded by WELO. Similar case of landscapes with more than 500 square feet of irrigated landscaping for which the WELO checklist must be used to ensure water efficiency.</p>

<p>8. Shade trees of an appropriate species are integrated into the landscape</p>	<p>5</p>	<p>Points awarded if application indicates applicant’s intent to qualify for the criterion; in such case, the criterion will be a condition of approval.</p> <p>2021 Additional Interpretation: Points also awarded if the project is for an ADU on a developed site with existing shade trees. New landscaping is outside the scope of an ADU project.</p>
<p>9. Plantings are arranged and grouped according to common water needs (hydrozoning)</p>	<p>5</p>	<p>All projects satisfy this criterion because WELO applies; awarding these points to every application will not help rank them; therefore, it is eliminated it from the calculation</p>
<p>10. Irrigation systems include high-efficiency components</p>		
<p>A. System uses only low-flow drip, bubblers, or low-flow sprinklers</p>	<p>5</p>	<p>All projects satisfy this criterion because WELO applies; awarding these points to every application will not help rank them; therefore, it is eliminated it from the calculation</p>
<p>B. System includes smart (weather-based) controllers</p>	<p>5</p>	<p>All projects satisfy this criterion because WELO applies; awarding these points to every application will not help rank them; therefore, it is eliminated it from the calculation</p>

<p>11. Non-plant landscape elements consist of at least 50% salvaged or recycled-content materials</p>	<p>5</p>	<p>Points awarded if application indicates applicant’s intent to qualify for the criterion; in such case, the criterion will be a condition of approval.</p> <p>2021 Additional Interpretation: Points also awarded if the project is for an ADU on a developed site with existing non-plant landscape elements. New landscaping is outside the scope of an ADU project.</p>
<p>12. Outdoor lighting systems incorporate low-lighting elements, shielded fixtures and direct lighting downward to avoid light pollution and glare:</p>	<p>5</p>	<p>Standard condition of development approval</p>
<p>13. At least 50% of all non-roof impervious surfaces on-site consist of light-colored, high albedo materials (solar reflectance index ≤ 0.3) to reduce heat-island effects</p>	<p>5</p>	<p>Points awarded if application indicates applicant’s intent to qualify for the criterion; in such case, the criterion will be a condition of approval.</p> <p>2021 Additional Interpretation: Points also awarded if the project is for an ADU on a developed site that appears to comply with the criterion (using information from submitted plans and/or GIS aerials). Such site improvements are outside the scope of an ADU project.</p>

<p>14. At least 50% of all non-roof surfaces consist of pervious materials</p>	<p>10</p>	<p>“Pervious materials” include aggregate, pervious pavers, mulch, landscape areas, and others.</p> <p>2021 Additional Interpretation: Points also awarded if the project is for an ADU on a developed site that appears to comply with the criterion (using information from submitted plans and/or GIS aeri-als). Such site improvements are outside the scope of an ADU project.</p>
<p>15. Rain water harvesting systems are provided on-site:</p>		<p>Either none or one of the following may be awarded based on application, but not both.</p>
<p>A. Less than 350 gallon capacity; OR</p>	<p>2</p>	<p>Points awarded if application indicates applicant’s intent to qualify for the criterion; in such case, the criterion will be a condition of approval.</p>
<p>B. Greater than 350 gallon capacity</p>	<p>5</p>	<p>Points awarded if application indicates applicant’s intent to qualify for the criterion; in such case, the criterion will be a condition of approval.</p>