


PLAN HALF MOON BAY
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General Plan Advisory Committee
June 2, 2016

Plan Half Moon Bay

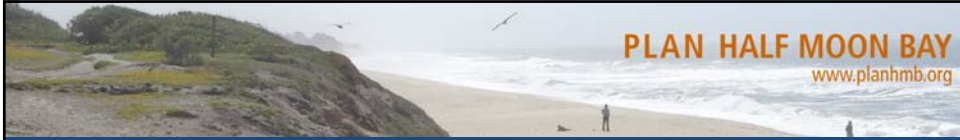


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Plan Half Moon Bay: Agenda

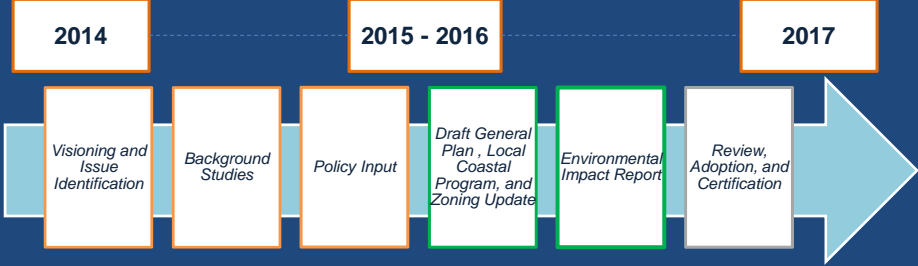
- Project Overview: Status and Schedule
- Levels of Agreement
- Draft Local Coastal Land Use Plan
 - Introduction
 - Land Use
 - Coastal Access and Recreation
- Public Comment
- Next Steps

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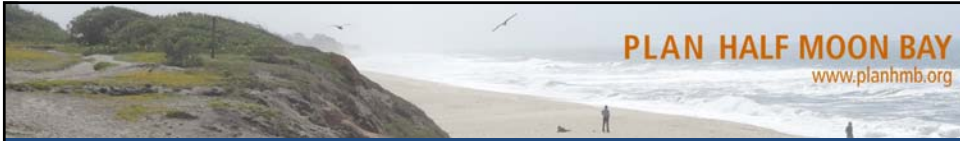
Project Status and Schedule



The timeline shows the following phases and their corresponding years:

- 2014:** Visioning and Issue Identification
- 2014:** Background Studies
- 2014:** Policy Input
- 2015 - 2016:** Draft General Plan, Local Coastal Program, and Zoning Update
- 2015 - 2016:** Environmental Impact Report
- 2017:** Review, Adoption, and Certification


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Project Status and Schedule

- 1. Introduction to LUP and General Plan
- 2. LUP (also the General Plan Land Use Element)
 - 2.1 Introduction
 - 2.2 Land Use
 - 2.3 Coastal Access and Recreation
 - 2.4 Coastal Resources
 - 2.5 Coastal Hazards
- 3-6. Circulation, Conservation, Open Space, Safety, and Noise Elements (Housing Element separate)
- Appendices and Glossary



Project Status and Schedule

- ☐ Notification: Commenced May 14, 2016
 - ☐ Half Moon Bay Enews, multiple notifications
 - ☐ Plan Half Moon Bay Email, multiple notifications
 - ☐ Next Door
 - ☐ Discussed at April 14, 2016 GPAC Session, confirmed at April 28, 2016 GPAC session
 - ☐ Half Moon Bay Review Color Display Ad May 18, 2016
 - ☐ Press notifications
 - ☐ PlanHMB.org

- ☐ Agenda: Required 72 hours advance
 - ☐ E-Posted May 14, 2016 (HMBCity.org calendar and PlanHMB.org)
 - ☐ Revised E-Posted May 26, 2016 and City Hall



Project Status and Schedule


- ☐ Public Comment
 - ☐ Has been well integrated into past sessions
 - ☐ GPAC to provide time for public comment after presentation and their clarifying questions and before their discussion
 - ☐ Emphasis on Solution-Focused problem solving

- ☐ An Accommodating Process
 - ☐ Flexible
 - ☐ Open
 - ☐ Comfortably paced
 - ☐ Moving ahead



Levels of Agreement – GPAC Mission Statement and Principles of Participation

- Mission Statement
- Community representation
- Collaborative problem-solving
- Basic Conduct = Group Agreements
- Quorum – 9 members
- Membership and Alternates




Levels of Agreement - Consensus

- Consensus building is a process used to find the highest level of agreement without dividing the participants into factions.
- Consensus means that everyone in the group supports, agrees to, or can accept a particular decision.
- Consensus sounds like this: "Even though I may not prefer this decision above all others, in whole or in part, I will support the decision because it was reached fairly and openly and I trust the wisdom of the group."



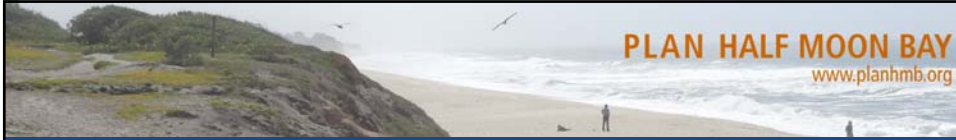
Levels of Agreement

1. I'm all in! The group's proposal is optimal.
2. I'm comfortable with the proposal and confident that it represents the wisdom of the group.
3. I accept the group's proposal even though I may not agree with all its components.
4. I do not agree with the group's proposal and must register my dissent.
5. There is no sense of agreement, we need to keep talking.




LUP – 2.1: Introduction

- Purpose of the Local Coastal LUP
- Coastal Zone and Appeals Jurisdiction
- Why Update the Local Coastal LUP
- Changes from the 1993 LUP
- Organization
- Plan Administration



LUP – 2.1: Introduction

- Sources of the Draft Policies
 - California Coastal Act, Coastal Commission
 - Background references – Sea Level Rise Assessment
 - Other best practices – e.g. recently adopted LUPs
 - Synthesis
 - 1993 LUP
- Notes to the Reader
- Document Format



LUP – 2.2 Land Use

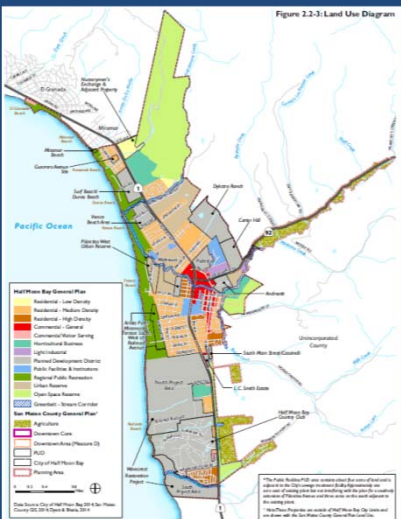
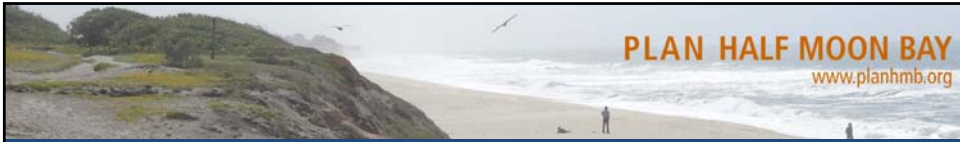


Figure 2.2-3: Land Use Diagram

- Coastal Act Framework
- Existing Land Use
- Land Use Plan Framework
- Projected Development
- Water and Sewer Services
- Policies



Land Use – Discussion Topics

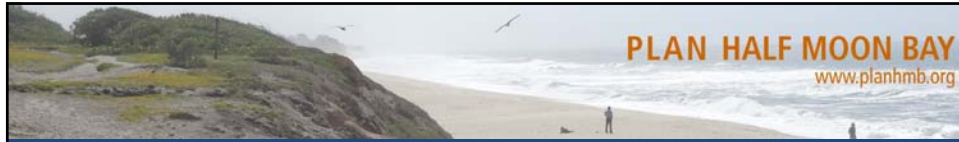
- Density and Intensity
- Water Supply and Sewer Treatment Capacity
- PUDs:
 - Built PUDs
 - Public Facilities PUD
 - Guerrero PUD
 - PUDs without “PUD” Land Use Designations
- Core Area:
 - Ground floor residential
 - Andreotti PUD access requirements (Cypress Cove/Stone Pine)



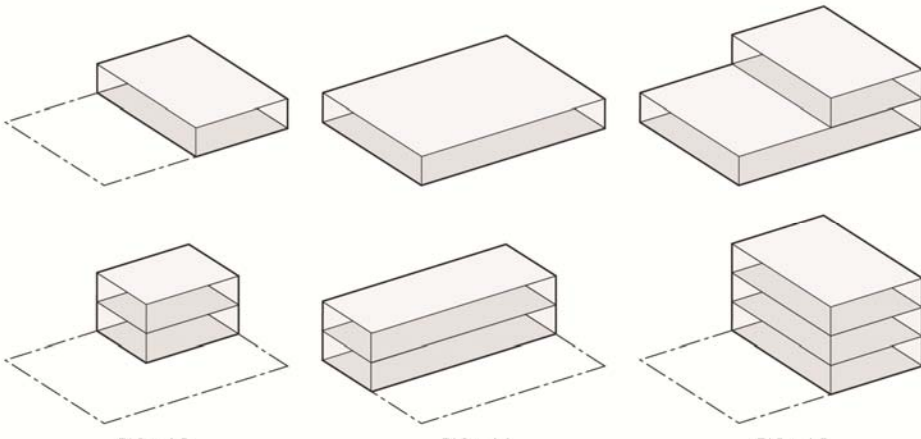
Land Use – Density and Intensity Residential Land Use Designations

1993 LUP	Draft LUP
Low: PUD zoning 0.3 - 2.0 du/ac	Low: PUD zoning 0.3 - 2.0 du/ac
Medium: R1 zoning 2.1 - 8.0 du/ac	Medium: R1 and R2 2.1-16.0 du/ac
High: R3 zoning 16.1 – 25 du/ac	High: R3 zoning 16.1 – 25 du/ac

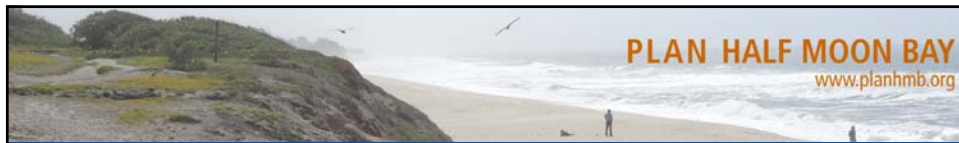
Zoning: R1 (R1, R1-B1, R1-B2): 5.8 - 8.7 du/ac gross
 R2: 17.42 du/ac gross
 R3: 29.04 du/ac gross



**Land Use – Density and Intensity
Commercial FARs**

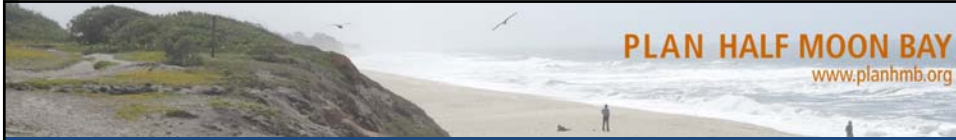


FAR = 0.5 FAR = 1.0 FAR = 1.5



**Land Use – Density and Intensity
Commercial FARs**

Land Use Designation	FAR	Associated Zoning
Commercial – General	1.0	Commercial General (C-G) Commercial Downtown (C-D) Commercial Residential (C-R)
Commercial – Visitor Serving	0.75	Commercial – Visitor Serving (C-VS)
Light Industrial	0.5	Industrial Land Use (IND)
Horticultural Business	0.5	Agricultural Land Use (A-1)
Public Facilities and Institutions	1.0	Public and Quasi Public Land Use (P-S)

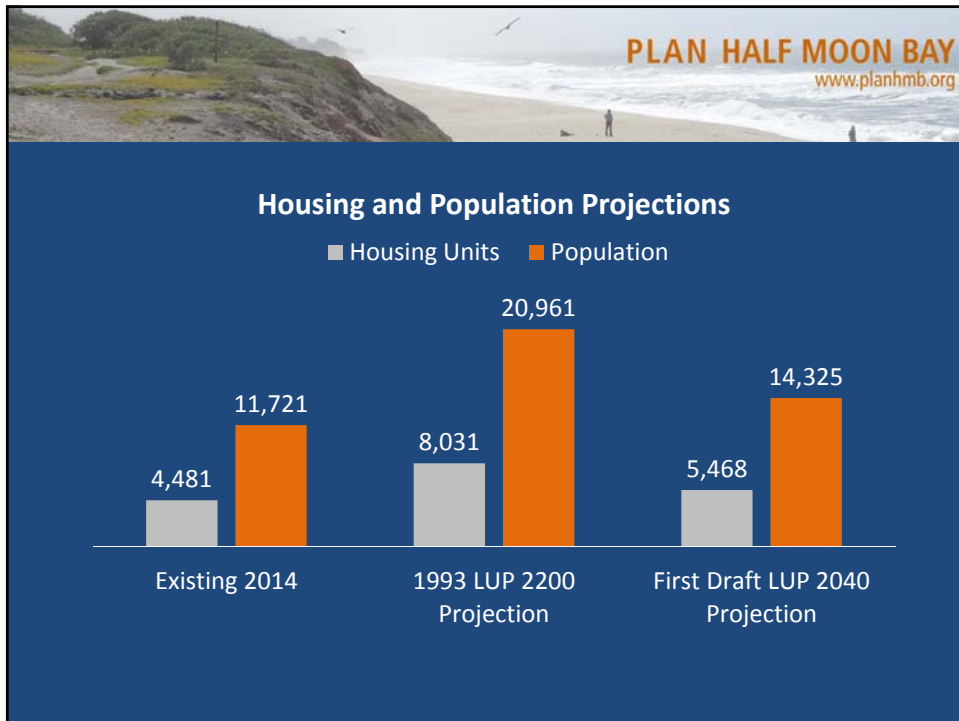


Land Use – Water Supply and Sewer Treatment Capacity

To be re-calculated with the Environmental Impact Report:

- Water Supply
- Sewer Treatment Capacity

Development	Existing 2014	1993 LUP Projection 2020	First Draft LUP Projection 2040
Housing Units	4,481	7,991-8,071	5,468
Population	11,721	20,857-21,065	14,325






Land Use – Built PUDs


- Narrative – Added information about existing condition
- Policy – Brought forward from 1993

1. Miramar Beach
2. Dykstra Ranch: Pacific Ridge (Settlement Agreement)
3. Matteucci
4. Andreotti: Stone Pine Center and Cypress Cove
5. Amesport Landing (PUD in zoning only)
6. South Main Street/Cassinelli: Mid Pen. Housing
7. Half Moon Bay County Club: Ocean Colony
8. Wavecrest Recreation Project: South Project Area




Land Use – Built PUDs

- Foreseeable development in built PUDs: remodels, infill of remaining already subdivided parcels
- Many built PUDs do not have Specific Plans
- Typical Process: Coastal Development Permit and a Use Permit



Land Use – Built PUDs
Considerations for some or all of the Built PUDs:

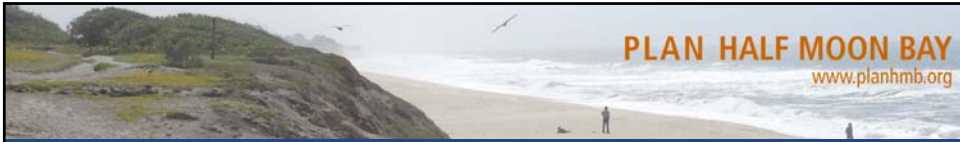
- Document existing condition
- Document intention for future – e.g. no further subdivision, provisions for remodeling, etc.
- Differentiate between those within and outside the Coastal Act appeals zone
- Provide straightforward and consistent implementation measures
- Consider revising land use designations, and/or names
- Consider revising zoning designations – e.g. match what is built



Land Use – Public Facilities PUD

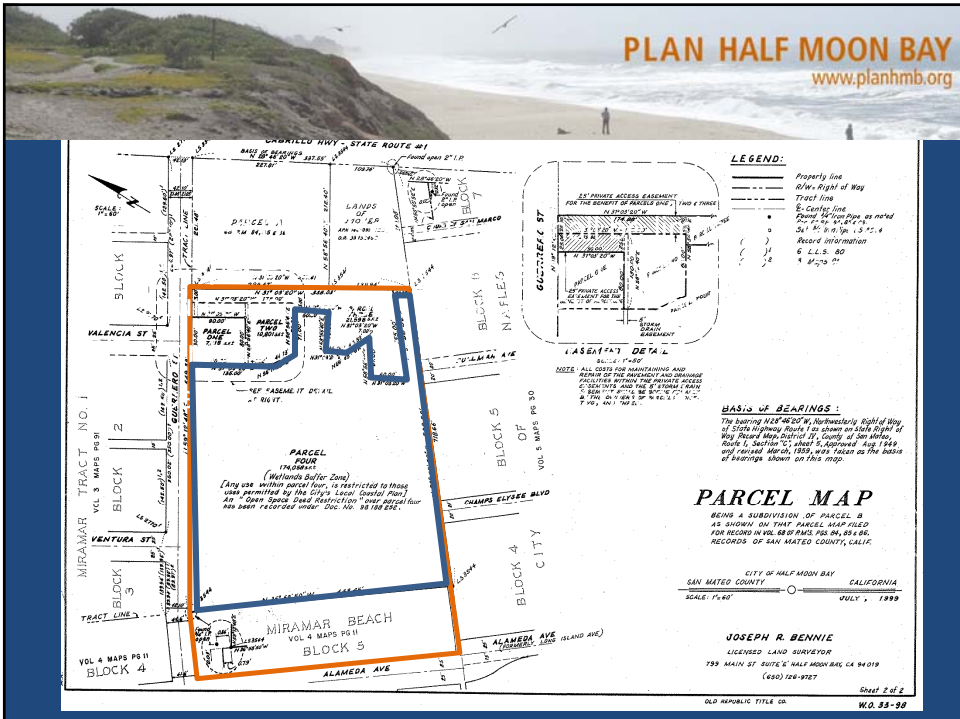
- 2.2-I.59 Public Facilities: Corporation Yard and Administrative Facilities.
- 2.2-I.60 Public Facilities: Recycled Water.

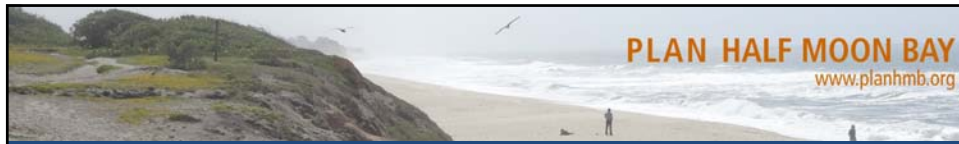
- *Known presence of ESHA and potential ESHA.*
- *SAM plant was upgraded for increased capacity.*



Land Use – Guerrero PUD

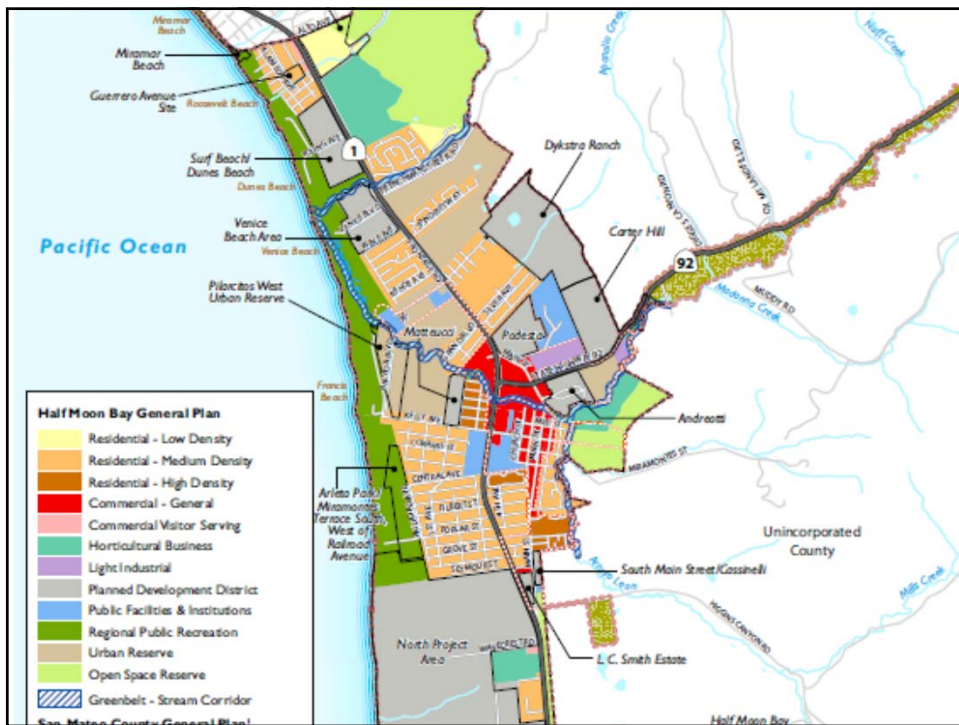
- ❑ Recorded Deed Restriction: “shall be limited to natural open space for habitat protection, private recreation and resource and resource conservation uses.”
- ❑ Recordation – 98188252, November 16, 1998
- ❑ Parcel Map July 1999 (metes and bounds match)

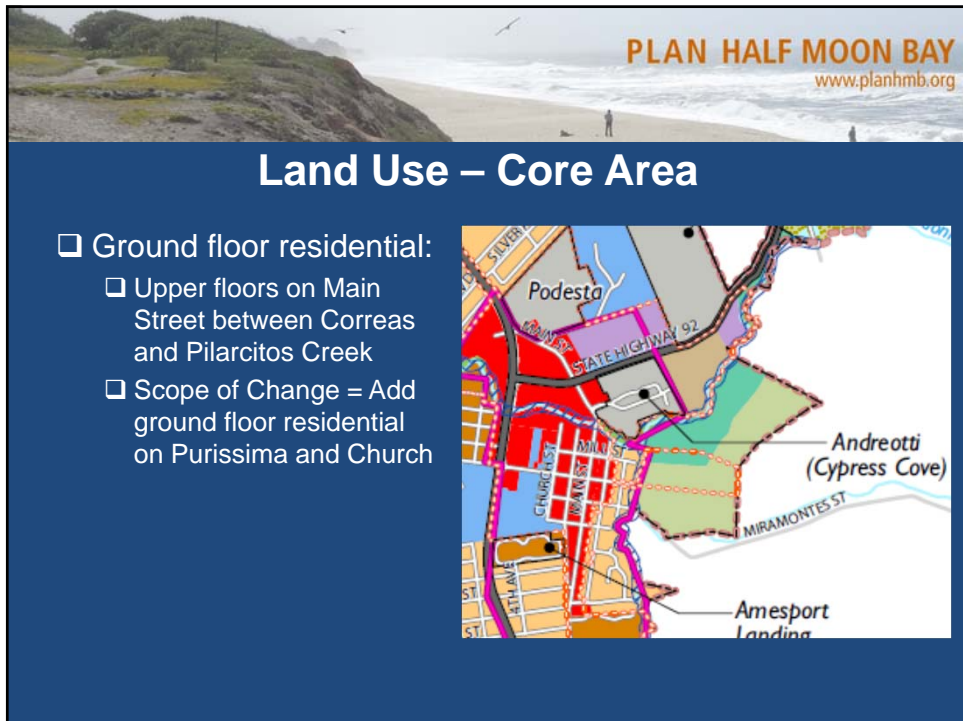
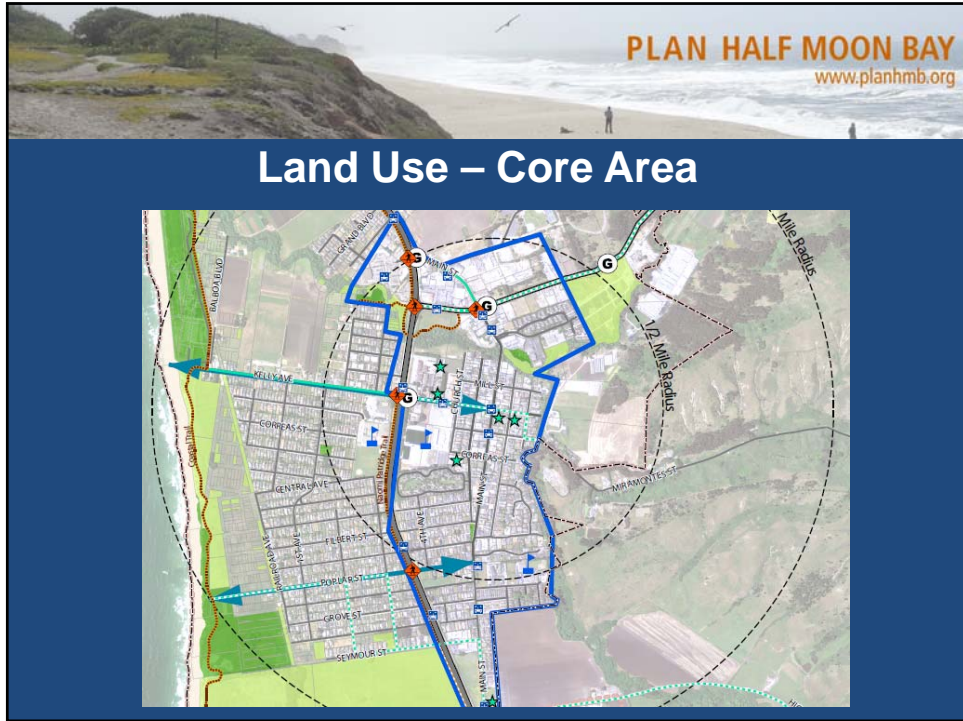


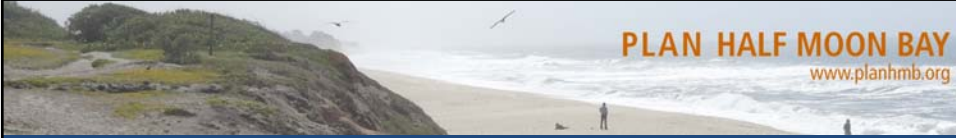


Land Use – PUDs without PUD Land Use Designations

PUD	Land Use Designation	Zoning	Existing Condition
Miramar Beach	Regional Public Recreation	PUD	Residential Development
Guerrero Avenue	Residential – Medium Density	R1-B1 C-VS	7 homes, Hotel, 4 AC deed restricted site
Pilarcitos West Urban Reserve	Urban Reserve	Urban Reserve	~ 2 homes, vacant parcels
West of Railroad	Regional Public Recreation	PUD	Mix of Vacant and Open Space Parcels
Nurserymen’s Exchange	Residential – Low Density	PUD	Vacant


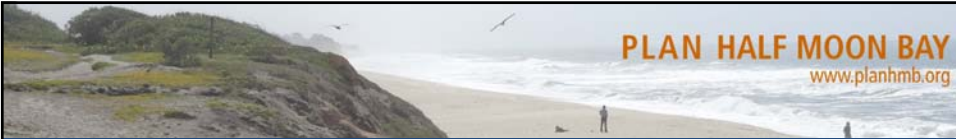






Land Use – Core Area

- Andreotti PUD:
 - Access requirements Cypress Cove/Stone Pine

Land Use - Comments

Comment/Question	Response
Questions about agricultural support - doesn't see support for equestrian uses as in synthesis.	The LUP presents policy, more specific land uses will be specified in the forthcoming LCIP.
Development is described for Andreotti property, which is urban reserve.	This PUD is Cypress Cove and Stone Pine Center, not the ag property west of HWY 1.






Figure 2.3-1 Coastal Access, Bicycle and Pedestrian Network



LUP – 2.3 Coastal Access and Recreation

- Coastal Act Framework
- Public Coastal Access
- Coastal Recreation
- Policies

- Circulation Element
- Recreation Element



Coastal Access and Recreation – Discussion Topics

- Kelly and Poplar: Downtown – Beach Links
- Improved Coastal Access
 - Poplar Beach
 - Redondo Beach

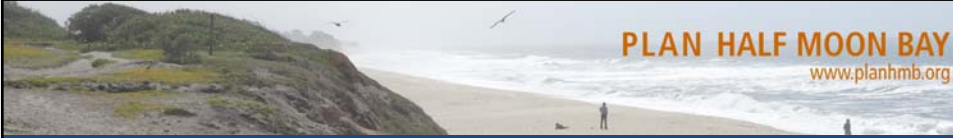
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Coastal Access and Recreation – Discussion Topics

- Long-Term California Coastal Trail Alignment

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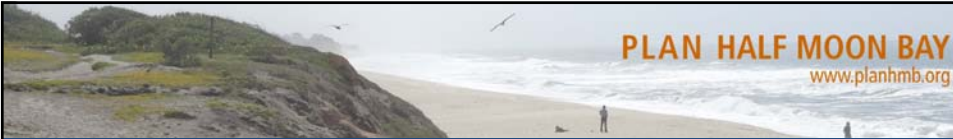
- GPAC Clarifying Questions
- Public Comment
- GPAC Discussion



Next Steps – Continued GPAC Review

- GPAC Meeting #11 - June 30, 2016
 - LUP 2.4: Coastal Resources
 - LUP 2.5: Coastal Hazards

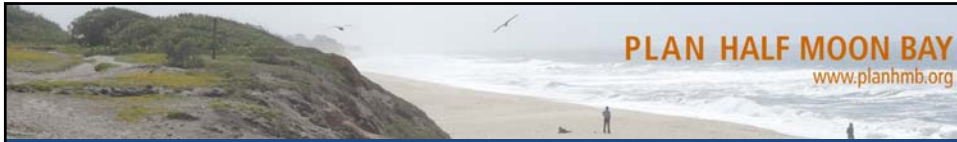
- Future GPAC Sessions – July/August 2016
 - More LUP
 - General Plan Elements



Next Steps - Housekeeping

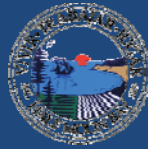
- GPAC Meeting Summary Notes:
 - April 28, 2016 – posted

- Document Availability:
 - PlanHMB.org
 - City Hall and Library - Reference
 - Order hard copies



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Thank you!



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The image is a presentation slide with a dark blue background. At the top, there is a horizontal banner featuring a photograph of a coastal landscape with a sandy beach, waves, and a rocky cliffside. Overlaid on the right side of the banner is the text 'PLAN HALF MOON BAY' in orange, with the website 'www.planhmb.org' in white below it. In the center of the slide, the text 'Thank you!' is written in white. Below this text is a circular logo for Plan Half Moon Bay, which depicts a beach scene with a red sun or moon in the sky. At the bottom of the slide, the website 'PlanHMB.org' is written in white.