

Development Policy and Planned Development Comparison Table*

*As the new draft Development Chapter is organized so differently from the existing 1993 LUP Development Chapter and includes a significant amount of new policies, this comparison document is organized differently as follows:

- I. The first table compares the 14 existing general Development and Specific Planned Development policies to the equivalent policies in the 2018 draft LUP update.
- II. The following section of tables compare the existing 1993 LUP policies and land use allowances for Planned Developments to the policies and land use allowances under the current 2018 draft LUP update, first by substantially undeveloped PDs then by substantially developed.
- III. The last section of this comparison document lists the policies and Planned Developments that are either new to the 2018 draft LUP update or have been brought forward from the 2016 first public draft LUP update version.

I. General Development Policy Comparison

Existing 1993 Land Use Plan	LUP Update – 2018 Public Draft
<i>General Policies</i>	
<u>Existing Policy 9-1.</u> Land Use Plan designations shall apply in accordance with the policies of this Plan, unless the Plan is subsequently amended in accordance with the amendment procedures specified in Chapter IV.	<u>New Policy 2-1. Land Use Plan Map.</u> Apply Land Use Plan designations in accordance with the policies of this Land Use Plan.
<u>Existing Policy 9-2.</u> The City shall monitor annually the rate of build-out in categories designated for development. If the rate of build-out exceeds the rate on which the estimates of development potential for Phase I and Phase II in the Plan are based, further permits for development or land divisions shall not be issued outside existing subdivision until a revised estimate of development potential has been made. At that time the City shall establish a maximum number of development permits to be granted each year in accordance with expected rates of build-out and service capacities. No permit for development shall be issued unless a finding is made that such development will be served upon completion with water, sewer, schools, and	<u>New Policy 2-11. Residential Growth Management.</u> Provide for compatible and orderly residential growth at a managed pace and ensure that future development is consistent with the city’s growth management standards. Measure D (Residential Growth Limitation Ordinance) added the following provisions to the Land Use Plan and they may not be amended or repealed except by a majority vote of the people of Half Moon Bay as follows: <ul style="list-style-type: none"> a. The number of dwelling units which the City may authorize each calendar year may not exceed the number of units which would result in a growth of 1 percent in the City’s population as of January 1 of that year. In determining the number of permissible

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<p>road facilities, including such improvements as are provided with the development. (See Table 9.3).</p>	<p>units, the City shall use the most recent United States Census figures for Half Moon Bay to calculate the average number of persons per household.</p> <ul style="list-style-type: none">b. The number of dwelling units authorized each year under subsection a. may be increased by 50 percent for additional dwelling units in the Downtown Area.c. Applications for new units from areas of the City outside the Downtown Area have priority for one-half of the units authorized under subsection a. If fewer applications are received, the remainder of these units may be authorized in the Downtown Area.d. Subject to subsections b. and c., the city shall allocate permissible dwelling units among applications under the existing allocation system in the Municipal Code, to the extent feasible, and subsequent modifications by the City Council.e. The limitations in the Section shall not apply to replacement of existing dwelling units on a one-for-one basis, nor shall it apply to density bonuses for the provision of low and moderate income housing to the extent required by State law.f. The Downtown Area is the area designated as the Downtown Half Moon Bay Redevelopment Survey Area in City Resolution No. C-91-98, November 3, 1998. <p><u>New Policy 2-13. Non-Residential Development Growth Management.</u> Monitor and assess the cumulative impacts of non-residential development on the capacity of infrastructure and utilities. Every three years after certification of the Land Use Plan update, the City shall confirm its inventory of non-residential development including commercial office, retail and restaurants, overnight accommodations, industrial and agricultural uses. The monitoring and assessment program is intended to ensure the following:</p>

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	<ul style="list-style-type: none"> a. That commercial development, representing both priority and nonpriority uses, is prioritized within the Town Center over new commercial development outside the Town Center. b. That non-residential uses which are limited in area and/or have minimal impacts on infrastructure are accommodated, including: <ul style="list-style-type: none"> i. Agriculture uses; ii. Industrial uses; iii. Commercial uses established within existing development or within new development on sites previously developed with commercial uses; and iv. Commercial portions of mixed-use development, provided that the floor area of the commercial use is limited to the ground floor and occupies less floor area than the residential portion.
<p><u>Existing Policy 9-3.</u> All new development permitted shall comply with all other policies of the Plan. (New development means any project for which a Coastal Permit is required under Section 30106, 30250, 30252, 30600, and 30608 of the Coastal Act which has not received such permit as of the date of certification of this Plan).</p>	<p><u>New Policy 2-2. Complete Policy Compliance.</u> Ensure that all new development complies with all policies of the Land Use Plan. New development means any project for which a Coastal Permit is required. Allow flexibility only when the Land Use Plan provides for an exception.</p>
<p><u>Existing Policy 9-4.</u> All new development, other than development on parcels designated Urban Reserve or Open Space Reserve on the Land Use Plan Map permitted while such designations are effective, shall have available water and sewer services and shall be accessed from a public street or shall have access over private streets to a public street.</p> <p>Prior to issuance of a development permit, the Planning Commission or City Council shall make the finding that adequate services and resources will be available to serve the proposed development upon its completion and that</p>	<p><u>New Policy 2-21. Infrastructure Capacity and Design.</u> Design public infrastructure, including water, sewer, stormwater management, communications, energy, and transportation systems, to serve the existing community and new development as permitted by growth limits, infrastructure constraints, and to support new technology including the continued expansion of EV vehicle use. Infrastructure shall be designed according to best practices for sustainability, maintenance, aesthetics, resilience, and durability. As applicable, new infrastructure shall be undergrounded.</p>

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<p>such development is located within and consistent with the policies applicable to such an area designated for development. The applicant shall assume full responsibility for costs incurred in the service extensions or improvements that are required as a result of the proposed project, or such share as shall be provided if such project would participate in an improvement or assessment district. Lack of available services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the Land Use Plan. (See Table 10.3).</p>	<p><u>New Policy 2-23. Fiscally Sustainable Development.</u> New development shall fully fund the development, operation, and maintenance of public infrastructure required for the new development.</p>
<p><u>Existing Policy 9-5.</u> The base permitted residential density for any parcel located within an area designated Planned Development (PD) District shall be no more than 2 units per acre, except as provided with respect to such District under Subsections 9.3.3 through 9.3.16.</p> <p>This “base density” policy may be revised upward as a result of compliance with other conditions which limit the area which may be developed. However, the total amount of development permitted by the LUP shall not exceed the amount programmed in the Phasing Section of this Plan (see Table 9.3 and related text).</p>	<p><u>New Policy 2-88. Planned Development Base Residential Density.</u> Establish base residential densities for PD master plans based on net land area. Generally, higher densities may be assigned to PD areas within the Town Center, while lower densities shall be applied to areas outside the Town Center. Base densities shall be established as follows, except as provided for specific PD designations under the policies of this chapter:</p> <ul style="list-style-type: none"> <i>a. Town Center.</i> 25 units per acre net land area <i>b. Outside Town Center.</i> 2 units per acre net land area <p>Base density may be revised upward as a result of invocation of a density bonus for the provision of affordable housing or as part of a transfer of development rights or other similar program.</p>
<p><u>Existing Policy 9-6.</u> The City shall develop a fee schedule or other fiscal impact measures necessary to assure that new development permitted by the Land Use Plan within the Urban/Rural Boundary will generate sufficient revenues to cover costs to the City for providing public services (i.e. police, fire, school, roads, etc.).</p>	<p><u>New Policy 2-22. Development Impact Fees.</u> Periodically review, prepare nexus studies, and update development impact fees. Establish additional fiscal impact measures necessary to assure that new development permitted by the Land Use Plan will generate sufficient revenues to cover costs to the City for providing public services (e.g. public safety, parks, schools, roads, and utilities, etc.).</p>

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<p><u>Existing Policy 9-7.</u> The City shall reserve the right to reduce the density specified in the Land Use Plan for a particular parcel if it is determined that such reduction is warranted by conditions specifically applicable to the site, such as topography, geologic or flood hazards, habitat areas, or steep slopes, particularly where such constraints are indicated by the overlay designations on the Land Use Plan Maps.</p>	<p><u>New Policy 2-16. Development Intensity Reductions.</u> Reserve the right to reduce the density and/or intensity specified in the Land Use Plan for a particular parcel or area if it is determined that such reduction is warranted by conditions specifically applicable to the site, such as the presence of ESHA, impacts on coastal access or recreation, and exposure to hazards such as steep slopes or flooding, particularly where such constraints are indicated on Land Use Plan maps.</p>
<p><i>Specific Planned Development Policies</i></p>	
<p><u>Existing Policy 9-8.</u> The entire site shall be planned as a unit. Preparation of specific plans (Government Code Section 65450) may be required for one or more separate ownerships, individually or collectively, when parcels comprising a site designated PD are in separate ownerships.</p>	<p><u>New Policy 2-78. Comprehensive Master Planning.</u> The entire PD area shall be comprehensively planned as a unit with a master plan as follows:</p> <ul style="list-style-type: none">a. Master plans may be established as specific plans (Government Code Section 65450) or precise plans as specified in policies for each PD.b. City approved master plans shall be certified by the California Coastal Commission.c. In the case of any PD where portions are in separate ownership, approval may be given for development of a single parcel or group of parcels, provided that the City has approved and the Coastal Commission has certified a master plan for the entire PD area as required by the provisions of this section.

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<p><u>Existing Policy 9-9.</u> Use of flexible design concepts, including clustering of units, mixture of dwelling types, etc., shall be required to accomplish all of the following goals:</p> <ul style="list-style-type: none">(a) Protection of the scenic qualities of the site;(b) Protection of coastal resources, i.e. habitat areas, archaeological sites, prime agricultural lands, etc., as required by the Coastal Act;(c) Avoidance of siting of structures in hazardous areas; and(d) Provision of public open space, recreation, and/or beach access.	<p><u>New Policy 2-80. Site Plan Design.</u> Site plan design shall be prepared to comply with the findings of the Master Plan Site Assessment, shall incorporate flexible siting and design concepts such as clustering and/or spreading out of development, and shall accommodate a mixture of residential and non-residential uses to accomplish the following:</p> <ul style="list-style-type: none">a. Protect coastal resources, including but not limited to ESHA, coastal access, view sheds, archaeological sites, historic resources, and prime agricultural lands as required by the Coastal Act;b. Avoid siting structures in hazardous areas;c. Provide public open space, recreation, and/or beach access; andd. Protect the scenic qualities of the site as a designated visual resource area.
<p><u>Existing Policy 9-10.</u> Permitted uses shall include:</p> <ul style="list-style-type: none">(a) Any uses permitted and set forth in the zoning ordinance of the City of Half Moon Bay and consistent with the Local Coastal Plan.(b) Recreational facilities, including but not limited to tennis courts, golf courses, swimming pools, playgrounds, and parks for the private use of the prospective residents, or general public use.(c) Open space. <p>In developments of 200 residential units or greater, or on 100 acres or more (unless otherwise specifically permitted in area-specific policies), conditionally permitted uses include:</p> <ul style="list-style-type: none">(d) Commercial recreational facilities (private or public) other than permitted above that are compatible with the proposed residential units;(e) In especially scenic coastal areas, visitor-serving commercial facilities, i.e. a motel or restaurant; and	<p><u>New Policy 2-84. Planned Development Uses.</u> Establish the following as permitted uses in PDs:</p> <ul style="list-style-type: none">a. Allowed uses described in the Land Use Plan policies for each specific PD;b. Habitat restoration and conservation uses;c. Agriculture and agriculture compatible uses including worker housing;d. Educational and resource conservation and restoration projects; ande. Open space. <p><u>New Policy 2-85. Uses Allowed Prior to Master Planning.</u> Existing and new uses allowed in advance of master plan certification for PD areas include:</p>

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<p>(f) Convenience establishments of a commercial and service nature such as a neighborhood store, provided:</p> <ol style="list-style-type: none"> 1. Such convenience establishments are an integral part of the general plan of development for the Planned Development and provide services related to the needs of the prospective residents; 2. Such convenience establishments and their parking areas will not collectively occupy more than 1 acre per 200 dwelling units; 3. Such convenience establishments will be located, designed, and operated primarily to serve trade and service needs of persons residing in the Planned Development and not persons residing elsewhere; 4. Such convenience establishments will not, by reason of their location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics, have adverse effects on residential uses within or adjoining the development, or create traffic congestion or hazards to vehicular or pedestrian traffic; and 5. Such convenience establishments will not be highway related or result in greater congestion on Highway 1. 	<ol style="list-style-type: none"> a. Established conforming and non-conforming uses; b. Existing, new, and/or expanded agriculture and agriculture compatible uses including worker housing; c. Habitat restoration and conservation projects; d. Lateral and vertical coastal accessways; e. Multi-use trails including the California Coastal Trail which may be located within the 300-foot setback from the blufftop edge; f. Hazard mitigation; and g. Ancillary facilities to support coastal access including small parking areas, restrooms, and similar amenities. <p>Uses shall be sited so as to anticipate and not preclude future development of the PD pursuant to the policies and buildout allowances herein.</p>
<p><u>Existing Policy 9-11.</u> The City shall specify the maximum density of development permitted for each parcel under the Planned Development designation at the time development approval is given for a particular parcel(s), unless already specified in the Land Use Plan. Determination of an appropriate density shall take into account all of the factors listed in Policy 9-12 and shall be compatible with the density and character of surrounding land uses.</p>	<p><u>New Policy 2-86. Maximum Planned Development Buildout.</u> The Land Use Plan provides estimated maximum allowed development buildout based on a preliminary site assessment of net land area. Each master plan shall specify the maximum residential density and non-residential intensity of development permitted within the PD area.</p> <p>The allowable buildout may be reduced if it is determined that coastal access will be substantially impaired and if other infrastructure and services are inadequate to support the proposed development.</p>

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<p><u>Existing Policy 9-12.</u> The amount of public, private, and common open space in a Planned Development shall be specified in the Development Plan. The required amount of common and public open space shall be at least 20% of the gross area. The City shall determine the amount of public open space required for coastal access and recreation and protection of public views, if not specified elsewhere in this Plan.</p> <p>Open space shall be defined as follows:</p> <ul style="list-style-type: none">(a) Public open space shall include but not be limited to public parks and parking lots, beaches, access corridors such as bike paths, hiking or equestrian trails, usable natural areas, and vista points which are accessible to members of the general public. Public open space shall not include areas which are unusable for recreational purposes, i.e. private or public streets, private parking lots, or hazardous areas, such as steep slopes and bluff faces. Environmentally sensitive habitat areas and archaeological sites may be included in public open space only if such areas are usable by the public for light recreation, i.e. walking;(b) Common open space shall include but not be limited to recreational areas and facilities for the use of prospective residents of the project, such as tennis courts, golf courses, swimming pools, playgrounds, community gardens, and other agricultural use, landscaped areas for common use, or other open areas of the site needed for the protection of the habitat, archaeological, scenic, or other resources. Common open space shall not include driveways, parking lots, private patios and yards, or other developed areas; and(c) Private open space shall include but not be limited to patios, decks, and yards for the private use of the residents of individual units, and shall include land permanently dedicated to agricultural use. <p>Additional conditions for parcels designated as PD-Planned Development are found in the following sections on specific areas.</p>	<p><u>New Policy 2-95. Open Space in Planned Development.</u></p> <p>Require that the amount of public, private, and common open space in each PD is specified in the master plan. The required amount of common and public open space for PDs is at least 20 percent of the gross area. For each PD area with maximum build out potential for more than 20 residential units, require that a portion of the open space be comprised of a public neighborhood park sized to meet or exceed the City’s parkland standard of 5 acres/1,000 residents. For PDs subject to significant hazards and/or with a buildout of less than 20 units, payment of an in-lieu fee is preferable to the provision of parkland. In-lieu fees do not substitute for required open space.</p> <p>Determine the amount of public open space required for coastal access and recreation and protection of public views, if not specified elsewhere in this Plan.</p> <p>Open space is defined as follows:</p> <ul style="list-style-type: none">a. <i>Public open space.</i> Includes but is not limited to public parks and accessory parking lots, beaches, access corridors such as bike paths, hiking or equestrian trails, usable natural areas, and vista points which are accessible to members of the general public. Public open space does not include areas which are unusable for recreational purposes, i.e. private or public streets, private parking lots, or hazardous areas, such as steep slopes and bluff faces. Environmentally sensitive habitat areas and archaeological sites may be included in public open space only if such areas are usable by the public for passive recreation. Portions of a PD used for green infrastructure and natural stormwater management purposes may be counted as public open space provided that they are landscaped, visually accessible, and otherwise compatible with adjacent areas so as to benefit the function and aesthetics of the PD as a whole.

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	<p>b. <i>Common open space.</i> Includes but is not limited to recreational areas and facilities for the use of prospective residents of the project, such as tennis courts, golf courses, swimming pools, playgrounds, community gardens, and other agricultural use, landscaped areas for common use, or other open areas of the site needed for the protection of natural, archaeological, scenic, or other resources. Common open space does not include driveways, parking lots, private patios and yards, or other developed areas; and</p> <p>c. <i>Private open space.</i> Includes but is not limited to patios, decks, and yards for the private use of the residents of individual units, and includes land permanently dedicated to agricultural use.</p> <p>Additional open space conditions for parcels designated as PD are found in the following sections on specific PD areas.</p>
<p><u>Existing Policy 9-13.</u> The City will seek the assistance of the State Coastal Conservancy where required or useful in the consolidation of older, unimproved subdivisions, and in carrying out the purposes of the Planned Development Districts, and shall encourage the Conservancy to assist generally in consolidation and re-subdivision where build- out according to existing plans is not proposed.</p>	<p><i>Parcel consolidation and re-subdivision is discussed in narrative and policies for certain Planned Developments where these planning tools are applicable and necessary. This policy is not brought forward as a general policy, but rather as it applies to certain Planned Developments.</i></p>
<p><u>Existing Policy 9-14.</u> In the case of any Planned Development District hereafter described where portions of the District are in separate ownership, approval may be given for development of a parcel or group of parcels in the same or different ownerships, provided that the City has approved a specific plan for the District as required by the provisions of this section.</p>	<p><u>New Policy 2-78. Comprehensive Master Planning.</u> The entire PD area shall be comprehensively planned as a unit with a master plan as follows: [...]</p> <p>c. In the case of any PD where portions are in separate ownership, approval may be given for development of a single parcel or group of parcels, provided that the City has approved and the Coastal</p>

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	Commission has certified a master plan for the entire PD area as required by the provisions of this section.

II. Planned Development Comparison Tables

A. Substantially Undeveloped PDs

Surf Beach/Dunes Beach PD Development Conditions

	Existing 1993 Land Use Plan	LUP Update – 2018 Public Draft
<i>Site Conditions</i>		
Site Area	Approximately 50 acres	Approximately 48 acres gross; 34.5 acres net
Allowed Uses	Residential, visitor-serving commercial and recreation	Residential, agricultural, visitor-serving commercial and recreation
<i>Development Policies</i>		
Development Type and Estimated Maximum Buildout	b, e, f. 150 residential units; 20 acres of commercial recreation/visitor-serving development; at least the same amount of land currently devoted to equestrian use to be maintained for such use or for other recreational purpose.	2-124 a. Minimum 10 acres of agriculture or outdoor visitor-serving recreation south of Young Avenue; and 69 residential units (24 additional units with affordable housing density bonus); <i>OR</i> 20 acres of lower-cost overnight accommodations with ancillary uses including up to 5,000 square feet for a hostel and/or retail businesses offering recreational goods and supplies south of Young Avenue, and 49 residential units (17 additional units with affordable housing density bonus)
Development Location	e. Commercial recreation or visitor-serving development preferably sited south of Young Avenue	2-124 c. Residential development shall be sited north of Young Avenue, outside the tsunami inundation area; visitor-serving commercial development and its ancillary use shall be located south of Young Avenue; open field agricultural uses may be located anywhere within the PD.

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Development Phasing	e. Commercial recreation or visitor-serving development shall not occur until the City has determined that there is a need for such use.	2-124 b. The PD may be developed in up to four phases including up to two phases for the residential development; and two phases for the lower-cost visitor-serving overnight accommodations and commercial recreation. The ancillary commercial uses may be established concurrently or subsequent to the primary related uses.
Bicycle & Pedestrian Access	c. As a condition of approval, a right-of-way of at least 25 feet in width in addition to the existing Young Avenue right-of-way shall be dedicated to the State Department of Parks and Recreation. A pedestrian and bicycle trail shall be constructed along such right-of-way from Highway 1 to the State Beach property line, in accordance with standards to be established by the City and State.	2-124 f. Class 1 bicycle and pedestrian facilities shall be provided as follows: i. <i>Young Avenue</i> . A 25-foot wide right-a-way parallel and separate from Young Avenue. ii. <i>Knewing Avenue</i> . A 25-foot right-of-way utilizing Knewing Avenue, a paper street. iii. <i>Naomi Patridge Trail</i> . An extension of the existing class 1 facility on the west side of Highway 1.
Vehicular Access	h. Vehicular access from residential development to Young Avenue shall be limited to protect beach access and no more than one opening onto Highway 1 north and south of Young Avenue shall be permitted to provide access to residential development; a frontage road may be required along Highway 1 to assure that residential traffic does not congest Highway 1.	2-124 e. Primary access shall be provided from Young Avenue. A round-about or other improvements shall be incorporated into the access plan consistent with the Town Boulevard concept to maintain circulation safety and service levels. Up to two right-in/right-out access points (one north and the other south of Young Avenue) shall be provided to ensure adequate emergency access and to distribute traffic associated with development away from coastal access traffic. Access and egress to the development shall be subject to review and approval by the City and Caltrans, and shall be designed in such a manner as to be safe, convenient, and not conflict with any existing or future development permitted in the area.
Buffers	g. Suitable landscaping, fencing, and other means shall be used to ensure that direct pedestrian access to the State Beach property is controlled and limited from the new residential development and that an adequate buffer is provided between the Young Avenue right-of-way and residential use.	2-124 d. Require suitable landscaping, fencing, and other means to ensure that direct pedestrian access to the State Beach property is controlled and limited from the new development and that an adequate buffer is provided between the Young Avenue right-of-way and residential use.

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<p>Special Site Planning/View Provisions</p>	<p>d. As a condition of approval, structures shall be clustered, maintained low in height, or constructed at low elevations to the maximum extent feasible and specific view corridors shall be established (including the Young Avenue right-of-way) and protected by easements so as to maintain views of the ocean from Highway 1.</p>	<p>2-124 g. Structures shall be clustered, maintained low in height, or constructed at low elevations to the maximum extent feasible and specific view corridors shall be established (including the Young Avenue right-of-way) and protected by easements so as to maintain views of the ocean from Highway 1. Specific requirements include:</p> <ul style="list-style-type: none"> i. <i>Height.</i> Structures shall have a maximum height of 15 feet unless an increase in height would not obstruct public views to the ocean from the highway or would facilitate clustering of development so as to result in greater view protection; ii. <i>Setbacks.</i> Generally, structures shall be setback 100 feet from Highway 1, the western side of the site abutting State Parks Beach lands, and 100 feet from both sides of Young Avenue. iii. <i>Neighborhood Park.</i> Concurrently with the first phase of residential development, a neighborhood park available for public use of at least 1 acre in size shall be provided. iv. <i>Sweetwood Group Camp Considerations.</i> Noise, lighting, and other visual and use impacts shall be considered in the specific plan to maintain the remote and quiet character of the Sweetwood Group Camp southwest of the PD.
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Venice Beach PD Development Conditions

	Existing 1993 Land Use Plan	LUP Update – 2018 Public Draft
<i>Site Conditions</i>		
Site Area	Approximately 38 acres	Approximately 44 acres gross; 31 acres net
Allowed Uses	Residential, commercial recreation	Residential, commercial recreation
<i>Development Policies</i>		

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Development Type and Estimated Maximum Buildout	b, e. 75 residential units, at least the same amount of land currently devoted to equestrian use to be maintained for such use or for other recreational purpose.	2-125 a. Minimum 10 acres of agriculture or outdoor visitor-serving recreation north of Venice Boulevard; and either <ul style="list-style-type: none"> - 62 residential units (22 additional units with affordable housing density bonus); or - 42 residential units (15 additional units with affordable housing density bonus) and an additional 10 acres maintained in outdoor commercial recreation or agritourism uses
Development Location	<i>(no specifications)</i>	2-125 c. Residential development shall be sited so as to maintain Venice Boulevard as a view corridor, preferably clustered either near Highway 1, or on either side of Venice Boulevard.
Development Phasing	<i>(no specifications)</i>	2-125 b. The PD may be developed in at most three phases including one phase for the residential development and up to two phases for commercial recreation or agricultural uses.
Bicycle & Pedestrian Access	c. As a condition of approval, consideration shall be given to the relocation and improvement of Venice Avenue as an access route to the beach, with a right-of-way of at least 50 feet as indicated on the Land Use Plan Map, designed to assure a buffer between vehicular access, existing equestrian use, and new residential use. Pedestrian, equestrian, and bicycle trails shall be incorporated into the improvement accessway and adequate set-backs shall be assured to preserve a view corridor to the ocean.	2-125 f. Class 1 bicycle and pedestrian facilities shall be provided in approximate alignment with Rousseau Francais to connect the Naomi Patridge Trail to the California Coastal Trail and to provide a buffer between residential and commercial or agricultural uses.
Vehicular Access	g. Vehicular access from residential development to Venice Avenue shall be controlled to protect beach access and no more than one opening onto Highway 1 north and south of Venice Avenue shall be permitted to provide access to residential development; a frontage road may be required along Highway 1 to assure that residential traffic does not congest Highway 1.	2-125 e. Primary access shall be provided from Venice Boulevard. If intersection improvements are determined to be necessary, they shall be consistent with the Town Boulevard concept to maintain circulation safety and service levels. Up to one additional access point north of Venice Boulevard shall be provided for the commercial uses. If an intersection improvement at Venice Boulevard is found to be necessary, a frontage road between Venice Boulevard and the north access point shall be provided parallel to the Naomi Patridge Trail. Access and egress to the development shall be subject to review and approval by the City and Caltrans, and shall be designed in such a manner as to be safe, convenient,

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		and not conflict with any existing or future development permitted in the area.
Buffers	f. Suitable landscaping, fencing, and other means shall be used to ensure that direct pedestrian access to the State Beach property is controlled and limited from the new residential development and that an adequate buffer is provided between Venice Avenue right-of-way and residential use.	2-125 d. Require suitable landscaping, fencing, and other means to ensure that direct pedestrian access to the State Beach property is controlled and limited from the new residential development.
Special Site Planning/View Provisions	d. As a condition of approval, structures shall be clustered, maintained low in height, or constructed at low elevations to the maximum extent feasible and specific view corridors shall be established (including the Venice Avenue right-of-way) and protected by easements so as to maintain views of the ocean from Highway 1.	2-125 g. Structures shall be clustered, maintained low in height, or constructed at low elevations to the maximum extent feasible and specific view corridors shall be established (including the Venice Boulevard right-of-way) and protected by easements so as to maintain views of the ocean from Highway 1. Specific requirements include: <ul style="list-style-type: none"> <i>i. Height.</i> Structures shall have a maximum height of 15 feet unless an increase in height would not obstruct public views to the ocean from the highway or would facilitate clustering of development so as to result in greater view protection; <i>ii. Setbacks.</i> Generally, structures shall be setback 100 feet from Highway 1, the western side of the site abutting State Parks Beach lands, and 100 feet from Venice Boulevard. <i>iii. Neighborhood Park.</i> Concurrently with the residential development, a neighborhood park available for public use of at least 1 acre in size shall be provided; preferable on the north side of the neighborhood connected to the bicycle and pedestrian Class 1 trail and to provide additional separation from the commercial uses. <i>iv. Sweetwood Group Camp Considerations.</i> Noise, lighting, and other visual and use impacts shall be considered in the specific plan to maintain the remote and quiet character of the Sweetwood Group Camp northwest of the PD.

West of Railroad PD Development Conditions

	Existing 1993 Land Use Plan	LUP Update – 2018 Public Draft
<i>Site Conditions</i>		
Site Area	Approximately 32 acres	Approximately 38.5 acres gross; 16 acres net
Allowed Uses	Conservation and recreation uses via public land acquisition, limited residential development	Habitat restoration and conservation, stormwater management green infrastructure, public access, limited residential development
<i>Development Policies</i>		
Development Type and Estimated Maximum Buildout	c. 65 residential units	2-130 a. 20 residential units, including accessory dwelling units
Development Location	c. Clustered to preserve existing cypress stands, to ensure an adequate buffer from the public recreation area, and to prevent vehicular access to the beach area through the neighborhood.	2-130 b. Development shall be located to conform to the following requirements as far east as possible, setback at least 400 feet from the blufftop to accommodate a 300-foot bluff edge setback plus a 100-foot buffer from coastal terrace prairie ESHA. Structures shall avoid wetlands and other ESHA and their buffers both on and offsite, and to preserve existing Monterey cypress stands.
Development Phasing	b. No development shall be permitted until an opportunity for acquisition and addition to the State Beach has been allowed and the State Department of Parks and Recreation has indicated no intent to acquire. Such determination by the State Department of Parks and Recreation shall be made within one year after certification of the Land Use Plan.	2-129. Prioritize acquisition of privately-owned parcels in the West of Railroad PD area. Utilize City funds collected for lot retirement purposes and encourage developers subject to City or Coastal Commission lot retirement requirements to purchase lots in the West of Railroad PD area.
Bicycle & Pedestrian Access	d. Pedestrian accessways to the beach shall be dedicated and improved as a part of any development.	2-130 c. Ensure that pedestrian accessways to the beach are dedicated and improved as a part of any development.
Vehicular Access	f. Access to the development shall orient primarily to Filbert and Poplar, rather than Kelly Avenue.	2-130 e. Access to the PD shall be consolidated to no more than two locations to reduce the visual impact of additional roadways in this area.
Buffers	e. Suitable landscaping, fencing, and other means shall be used to ensure that there is a clear separation between new residential development and the public recreation area.	2-130 d. Require suitable landscaping, fencing, and other means to be used to ensure that there is a clear separation between new residential development and the public recreation area.

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Special Site Planning/View Provisions	(no specifications)	2-130 g. Site planning shall ensure structures are designed and sited to maintain the visual resource qualities of the site and shall incorporate the following additional requirements: <ul style="list-style-type: none"> i. <i>Viewshed.</i> Development shall be sited so as to preserve open views across the PD from Railroad Avenue toward the bluff and ocean and from the California Coastal trail to the foothills. ii. <i>View Corridors.</i> Development shall be offset from the terminus of the east to west aligned streets in the Alsace Lorraine and Arleta Park neighborhoods in order to maintain view corridors through the neighborhood streets between the ocean and foothills. iii. <i>Building Heights.</i> Structures shall be limited to 15 feet in height.
Open Space	(no specifications)	2-130 f. ESHA and buffers will likely affect more than 50 percent of the site area and as such these areas will fulfill the minimum requirement for 20 percent of the PD area to be open space.

North Wavecrest PD Development Conditions

	Existing 1993 Land Use Plan	LUP Update – 2018 Public Draft
<i>Site Conditions</i>		
Site Area	Approximately 480 acres	Approximately 236 acres gross; 71 acres net
Allowed Uses	Residential, parks, commercial recreation, open space	Limited residential, parks, commercial recreation, open space, green infrastructure
<i>Development Policies</i>		
Development Type and Estimated Maximum Buildout	b, d, e, j. 912 residential units, 15 acres community recreation, 20-30 acres major park, 30% of site public and commercial recreation, 10 acres recreational vehicle park, 5 acres visitor-serving facilities	2-132 a. 142 residential units (50 additional units with affordable housing density bonus), including accessory dwelling units; 10 acres of lower-cost visitor serving accommodations including up to 15,000 square feet of permanent structures to support the primary visitor-serving uses.
Development Location	p. No residential structure shall be located west of the extension of Miramontes Point Road.	2-132 a. Locate visitor-serving commercial recreation uses off of Wavecrest Road; locate residential units off of Redondo Beach Road.

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	<p>i. New residential units shall not front on beach access routes unless no other access is available, and access to beach access routes from any area of residential development shall be limited to protect beach access.</p>	<p>2-132 c. The location of development shall conform to the following requirements:</p> <ul style="list-style-type: none">i. Clustered east of Park Avenue to the extent feasible; however, ESHA may also be present on the eastern side of the site and thus flexibility will be required;ii. As an extension of the concentration of visitor-serving uses on Wavecrest Road; andiii. As an interconnected neighborhood with the Dolores PD.
<p>Development Phasing</p>	<p>r. The Wavecrest Restoration Project may be developed in two or more phases.</p>	<p>2-132 b. The PD may be developed in up to three phases including up to two phases for the residential development; and one phase for the lower-cost visitor-serving accommodations and associated visitor-serving development.</p>
<p>Bicycle & Pedestrian Access</p>	<p>f. As a part of any development, a lateral accessway along the bluff shall be improved for pedestrian and bicycle use parallel to the shoreline within the existing area of County ownership.</p> <p>g. As a part of any new development, vertical accessways shall be constructed to the beach from the bluff affording access to the beach near the end of designated beach access routes. A third accessway to the beach may be required approximately equidistant between the two primary access routes.</p> <p>h. As a part of any new development, provision shall be made for improvement of the two designated beach access routes in the district, either along existing platted alignments or in accordance with new alignments designed to afford equivalent access opportunities.</p>	<p>2-132 f. Development of the California Coastal Trail may proceed in advance of specific plan certification; otherwise, it shall be included in the specific plan as a requirement of development and implemented concurrently or in advance of development. Development of the trail includes habitat restoration, trail linkages including but not limited to a connection to Smith Field Park, as well as vertical beach accessways. Ancillary facilities including a small parking lot, restrooms, bike stations, benches and other amenities are also allowed.</p>

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<p>Vehicular Access</p>	<p>k. New access to Highway 1 shall be limited and one new access shall be at the existing intersection of Highway 1 and Higgins-Purissima Road, if feasible.</p> <p>o. As a part of any new development, provision shall be made for dedication of right-of-way for the Miramontes Point Road extension to the extent required.</p>	<p>2-132 e. Primary access shall be provided from Wavecrest and Redondo Beach Roads. Prohibit new points of access from Highway 1. Access and egress to the development shall be subject to review and approval by the City and Caltrans, and shall be designed in such a manner as to be safe, convenient, and not conflict with any existing or future development permitted in the area.</p>
<p>Buffers</p>	<p>c. Suitable landscaping, fencing, or other means shall be used to ensure that direct pedestrian access to the bluff edge is controlled and limited in accordance with accessways to the beach and protection of the bluff face from erosion.</p>	<p>2-132 g. Require suitable landscaping, fencing, and other means to be used to ensure that there is a clear separation between new residential development and the public recreation area.</p>
<p>Special Site Planning/View Provisions</p>	<p>m. Development shall be clustered to the maximum extent feasible.</p> <p>e. At least 30% of the site shall be retained in open space for public and commercial recreational use and sited and designed to protect view corridors from Highway 1 and the ocean, to provide buffers between primary coastal access routes and residential development, to absorb groundwater so as to retard cliff erosion, and to protect habitat areas.</p>	<p>2-132 i. Structures shall be clustered, maintained low in height, or constructed at low elevations to the maximum extent feasible and specific view corridors shall be established (including the Young Avenue right-of-way) and protected by easements so as to maintain views of the ocean from Highway 1. Specific requirements include:</p> <ul style="list-style-type: none"> i. <i>Height.</i> Structures accessed from Wavecrest Road shall have a maximum height of 15 feet with the exception of nature viewing blinds and other view platforms; structures accessed from Redondo Beach Road shall have a maximum height of 28 feet. ii. <i>Setbacks.</i> Generally, structures shall be setback 100 feet from Wavecrest and Redondo Beach Roads. iii. <i>Neighborhood Park.</i> Concurrently with the first phase of residential development, a neighborhood park available for public use of at least two acres in size shall be provided.
<p>Tree Preservation</p>	<p>n. Development shall give maximum consideration to preserving and enhancing the existing cypress and eucalyptus hedgerows at the west end of the L.C. Smith property.</p>	<p>2-132 h. Ensure that development gives maximum consideration to preserving and enhancing the existing Monterey cypress and eucalyptus hedgerows.</p>

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TDR Program	<i>(no specifications)</i>	2-132 d. Implement a TDR program between the immediately adjacent North Wavecrest and Dolores PDs; with the North Wavecrest PD as a donor and the Dolores PD a receiver. Such a TDR program would be in addition to the TDR program in which the Town Center serves as a receiver area.
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Carter Hill PD Development Conditions

	Existing 1993 Land Use Plan	LUP Update – 2018 Public Draft
<i>Site Conditions</i>		
Site Area	Approximately 47 acres	Approximately 53 acres gross; 15 acres below the 160-foot contour line; 1 acre outside of the Very High Fire Severity Zone
Allowed Uses	Residential, CCWD uses	Residential, CCWD uses
<i>Development Policies</i>		
Development Type and Estimated Maximum Buildout	b. 50 residential units, including single-family attached and garden apartments	2-127 a. 6 residential units (single-family attached or detached), including accessory dwelling units
Development Location	c. No development (except the existing Coastside County Water District tank parcel) shall be permitted above the 160' contour line, as indicated on the Land Use Map [...]	2-127 b. Prohibit development (except the existing Coastside County Water District tank parcel) above the 160-foot contour line and otherwise site development outside of the Very High Fire Severity Zone on the flattest portions of the site where adequate vegetation clearance can be maintained.
Preservation of Upper Slopes	c. [...]as a condition of approval, an open space easement shall be dedicated which ensures the permanent retention of that portion of the site above such contour in open space.	2-127 c. As a condition of approval, require an open space easement to be dedicated which ensures the permanent retention of undeveloped portions of the site above the 160-foot contour in open space.
Bicycle & Pedestrian Access	d. A right-of-way of not more than 80 feet shall be dedicated along an alignment as generally indicated in the Land Use Plan Map and as approved by the City for the location of Foothill Boulevard and connections with Foster Road (sic "Lewis Foster Road). Such right-of-way shall be suitably improved	2-127 f. The specific plan shall include an optional alignment for the Vista through the site to Lewis Foster Drive or the access drive connecting to Highway 92.

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	including bicycle, hiking, and equestrian trails as a part of development of the site. No curb cuts shall be permitted for driveway access for individual units to Foothill Boulevard.	
Vehicular Access	d. A right-of-way of not more than 80 feet shall be dedicated along an alignment as generally indicated in the Land Use Plan Map and as approved by the City for the location of Foothill Boulevard and connections with Foster Road (sic "Lewis Foster Road). Such right-of-way shall be suitably improved including bicycle, hiking, and equestrian trails as a part of development of the site. No curb cuts shall be permitted for driveway access for individual units to Foothill Boulevard.	2-127 d. Primary access shall be provided from Lewis Foster Drive. A secondary access point shall be secured in perpetuity to provide emergency vehicle access. Access and egress to the development shall be subject to review and approval by the City, the Coastside Fire Protection District, and Caltrans.
Hazard Avoidance	e. No residential development of the site shall precede completion of site grading and installation of all drainage improvements necessary to prevent erosion of the site or lands up and down slope. In addition, the developer shall agree to participate in an assessment district for Foothill Boulevard.	2-127 g. Development shall be sited and designed to minimize required fuel modification with 100-foot setbacks from WUI and ESHA as applicable. Development shall utilize highly fire-resistant materials and incorporate alternative fuel modification measures, such as firewalls (except where this would have impacts on visual resources and/or habitat), and landscaping techniques, where feasible, to minimize the total area modified.
Water District	f. Access road to Coastside County Water District facility shall be included in any development plan approved for this site.	2-127 e. As part of resilience planning for the City and midcoast, allow expansion of Coastside County Water District facilities, including additional water storage facilities and site security measures. Access to the water district site shall maintained in perpetuity and acknowledged in any development plan approved for this site.
Special Site Planning/View Provisions	<i>(no specifications)</i>	2-127 h. Structures shall be sited so as to preserve open views of the ridgelines from Highways 1 and 92.
Fallback Zoning	<i>(no specifications)</i>	2-127 i. Once implemented, the PD may be re-zoned to a low-density residential category; alternately if further development is deemed to be infeasible, the site could be placed in a conservation easement and designated in the Land Use Plan as Open Space for Conservation with a zoning amendment to the comparable zoning district.

Podesta PD Development Conditions

	Existing 1993 Land Use Plan	LUP Update – 2018 Public Draft
<i>Site Conditions</i>		
Site Area	Approximately 34.5 acres	Approximately 35 acres gross; 33 acres net
Allowed Uses	Residential, industrial	Residential, assisted living and supportive housing; neighborhood commercial; and community-oriented uses including childcare, recreation facilities, parkland and related public facilities
<i>Development Policies</i>		
Development Type and Estimated Maximum Buildout	b. The development shall be industrial and residential. Residential development shall not exceed 40% of the gross area. The residential portion shall not exceed 125 units.	2-101 a. <ul style="list-style-type: none"> - 125 residential units (44 additional units with affordable housing density bonus; 63 additional units with TDR); and - 100,000 square feet non-residential development including assisted living, supportive housing, and neighborhood commercial development; and - Community park, services and facilities
Development Location	e. No structures are to have direct access to Foster Drive, North Main Street, or Cabrillo Highway beyond those set forth in d), above.	2-101 c. Horizontal or vertical mixed-use development forms are allowed for this PD. Generally, the non-residential uses shall be located along the property frontages of South Main Street and Lewis Foster Drive, while the residential neighborhood shall be located behind these frontage uses adjacent to the Highland Park neighborhood to the north. The community park and other community and service-oriented uses shall be centrally located.
Development Phasing	f. There shall be no more than three phases to the project, each of which shall include a portion of the commercial and residential portions of the project.	2-101 b. The PD may be developed in up to three phases including one phase for the residential development, one phase for non-residential development including assisted living and neighborhood commercial uses, and one phase for community-oriented uses. The specific plan shall require that each phase functions independently and as a whole.
Bicycle & Pedestrian Access	<i>(no specifications)</i>	2-101 e. Bicycle and pedestrian facilities shall provide for safe and connected circulation within the neighborhood and shall also provide connections to adjacent areas.
Vehicular Access	d. There shall only be two vehicular access points from the public right-of-way currently fronting the area.	2-101 d. Primary access shall consist of up to two points of access from the public right-of-way currently fronting the area. Prohibit structures

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		from having direct access to Lewis Foster Drive, North Main Street, or Cabrillo Highway beyond these access points.
Park & Open Space	c. The total project area shall retain 25% in common or public open space (excluding public/private streets and off-street parking areas).	2-101 f. Require the total project area to retain 25 percent, or at least 7 acres, in public open space. The open space shall include: <ul style="list-style-type: none"> i. <i>Community Park.</i> At least a 5-acre community park, including community gardens, and a variety of areas suitable for picnicking, community events, and casual recreation. Active playfields with lighting are not allowed in the community park. The community park fulfills the requirement for a neighborhood park to serve the residential development. ii. <i>ESHA and Conservation Areas.</i> The agriculture pond may be included in the open space area. iii. <i>Community facilities.</i> Community center, childcare center, or indoor recreation facilities may be included in the community park design.
Special Site Planning/View Provisions	<i>(no specifications)</i>	2-101 g. Structures shall be arranged according to traditional neighborhood design standards. Specific requirements include: <ul style="list-style-type: none"> i. <i>Height.</i> Height limits shall protect the viewshed to the eastern foothills from Highway 1 and North Main Street with structures generally limited to 3-stories or 36 feet in height; ii. <i>Setbacks.</i> Generally, structures shall be setback 100 feet from the Highland Park neighborhood and the Half Moon Bay High School.

South Downtown Gateway (Formerly L.C. Smith Estate) PD Development Conditions

	Existing 1993 Land Use Plan	LUP Update – 2018 Public Draft
<i>Site Conditions</i>		
Site Area	Approximately 5.38 acres	Approximately 5.04 acres gross; 2.8 acres net
Allowed Uses	General commercial	Mixed-use or general or visitor-serving commercial
<i>Development Policies</i>		

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Development Type and Estimated Maximum Buildout	f. The maximum allowable density under the modified General Commercial designation shall be compatible with the density and character of surrounding land uses. (Policy 9-11). Additionally, the previous designations and the proposed appear to have relatively similar intensity of uses given the previous potential development of Public Facilities (i.e., City Hall, or Fire Station) on the site contrasted with the current proposal of limited commercial.	2-107 a. <ul style="list-style-type: none"> - Mixed-Use: 70 residential units (25 additional units with affordable housing density bonus, 35 additional units with TDR), and commercial up to 10,000 square feet; or - General Commercial: 61,000 square feet (0.50 FAR); or - Visitor-Serving Commercial: 61,000 square feet (0.50 FAR); and an additional 25,000 square feet (0.2 bonus FAR) for provision of lower-cost visitor-serving uses or a TDR FAR bonus
Development Phasing	<i>(no specifications)</i>	2-107 b. The PD may be developed in up to two phases for mixed-use development; and one phase for commercial development.
Bicycle & Pedestrian Access	<i>(no specifications)</i>	2-107 d. Concurrent with development, a span of the Eastside Parallel Trail shall be provided along the Highway 1 frontage. At least one link between Main Street and the Eastside Parallel Trail shall be provided through the site for public use. 2-107 e. Sidewalks and crosswalks shall be provided along Main Street as part of development of the site, consistent with City design standards.
Vehicular Access	<i>(no specifications)</i>	2-107 c. Site access shall be taken from Main Street at up to two locations.
Gateway Element	b. A 5,000 square foot area at the southerly end of the property shall be set aside for public facility use. The purpose of this area will be for an "entry feature" to the City. This feature could include a sign, sculpture, landscaping, etc. Any future building design shall be compatible with the entry feature.	2-107 f. Ensure that a 5,000 square foot area at the southern end of the property is set aside to provide a site for a gateway feature for South Downtown. This feature could include a sign, sculpture, or landscaping to provide a sense of arrival. The gateway feature design may be coordinated with landscaping and other features on the immediately adjacent City-owned property to the south. Any future site plan and building architecture must be compatible with the gateway feature. 2-107 g. Amenities shall be provided for residents and/or employees of the development including bicycle rentals and EV charging stations. With commercial development, the amenities shall also be made available to the public.
Special Site Planning/View Provisions	c. Building(s) adjacent to the entry feature shall be limited to two stories (20 feet) and any additional	2-107 h. Site planning shall ensure structures are designed and sited so as to minimize interruption of views of the upper hillsides from Highway 1 and shall incorporate the following additional requirements:

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	<p>structures shall not exceed three stories (maximum 35 feet).</p> <p>d. Minimum development setbacks shall include 30 feet from Highway One right-of-way, 15 feet from Main Street, 10 feet from the "entry feature", and no minimum setback to the adjacent property on the north.</p> <p>e. Consistent with Policy 9-12 at least 20% of the gross area shall be set aside for common and public open space.</p>	<ul style="list-style-type: none"> i. <i>Building Entrances.</i> Entrances to buildings shall be oriented and generally visible from Main Street. ii. <i>Building Heights.</i> Limit building height adjacent to the entry feature to two stories or 28 feet, and any additional structures to three stories or 36 feet. iii. <i>Setbacks.</i> Generally, development shall be setback a minimum of 100 feet from the Highway 1 right-of-way, 15 feet from Main Street, and 100 feet from the terminus of the property lines at the southern corner of the property "entry feature." No minimum setback is required from the adjacent property on the north. iv. <i>Building Massing.</i> Development shall be divided into at least four buildings with adequate space between buildings in keeping with Half Moon Bay's traditional development scale and to maintain view corridors through the site. v. <i>Neighborhood Park.</i> For mixed-use development, a neighborhood park of a least 1.5 acres shall be located so as to serve both residents and the public. The park area may include portions of the site dedicated to public access to the Eastside Parallel Trail.
Fallback Zoning	<i>(no specifications)</i>	2-107 i. Once implemented, the PD may be re-zoned to a commercial zoning district.

Nurserymen's Exchange PD Development Conditions

	Existing 1993 Land Use Plan	LUP Update – 2018 Public Draft
<i>Site Conditions</i>		
Site Area	Approximately 30.2 acres	Approximately 37 acres gross; 20 acres net
Allowed Uses	Residential	Residential and limited commercial and service uses
<i>Development Policies</i>		

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Development Type and Estimated Maximum Buildout	d. The maximum density of the area shall be limited to one dwelling unit for each 7,500 square feet of gross land area, with no more than 80 units permitted on the 30.2 acres.	2-132 a. - 40 residential units (14 additional units with affordable housing density bonus); and - 10,000 square feet non-residential uses including neighborhood commercial and services
Development Phasing	<i>(no specifications)</i>	2-132 b. The PD may be developed in up to three phases including up to two phases for the residential development; and one phase for the neighborhood commercial or services development. The neighborhood commercial or services development may be established concurrently with, but not before, the first phase of residential development.
Development Location	b. The Planned Unit Development Plan shall show the locations of roads and structures, and indicate the location, amount, and type of public and private recreation facilities and open space.	2-132 c. The residential development shall be north of Naples Creek and clustered away from both Highway 1 and the greenhouses to the south; the neighborhood commercial or services development shall be located at the northwest and/or southwest corners of the PD.
Bicycle & Pedestrian Access	<i>(no specifications)</i>	2-132 e. The specific plan shall accommodate a trailhead and trail easement for public use to provide access to upland trails in the Open Space Reserve area east of the PD should they be developed in the future.
Vehicular Access	i. Access and egress to the development shall be subject to review and approval by the City and Caltrans, and shall be designed in such a manner as to be safe, convenient, and not conflict with any existing or future development permitted in the area.	2-132 d. Access shall be provided from Alto Avenue and the shared drive along the southern boundary of the PD. Roundabouts or other improvements at Alto Avenue and/or the southern drive shall be incorporated into the access plan to maintain circulation safety and service levels to adjacent neighborhoods. Access and egress to the development shall be subject to review and approval by the City and Caltrans, and shall be designed in such a manner as to be safe, convenient, and not conflict with any existing or future development permitted in the area.
Hazard Avoidance	g. No development shall occur above the 160 foot contour line, or on slopes in excess of 25%.	2-132 f. Development is prohibited above the 100-foot contour line to avoid development on slopes over 30 percent and to establish at least a 100-foot setback from the Very High Fire Severity Zone.
Special Site Planning/View Provisions	f. The Planned Unit Development Plan shall specify the development standards for the site, and shall include at a minimum building heights, lot coverage, setbacks, parking requirements and any other appropriate criteria.	2-132 g. Site planning shall ensure structures are designed and sited so as to minimize interruption of views of the upper hillsides from Highway 1 and shall incorporate the following additional requirements: i. <i>Building Heights.</i> Structures shall have a maximum height of 28 feet.

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	h. Structures shall be designed and sited so as to minimize interruption of views of the upper hillsides from Highway 1.	<p>ii. <i>Setbacks.</i> Generally, residential development shall be setback a minimum of 100 feet from Highway 1; commercial development shall be setback a minimum of 25 feet from Highway 1.</p> <p>iii. <i>Neighborhood Park.</i> Concurrently with the first phase of residential development, a neighborhood park available for public use of at least one acre in size shall be provided.</p>
Sensitive Habitat	j. Any environmentally sensitive habitat areas and riparian corridors or vegetation identified during the environmental review process shall be preserved and protected through the dedication of these areas for permanent open space. Appropriate measures for the protection and preservation of these areas shall be incorporated into the Planned Unit Development Plan.	<i>(No specifications for Nurserymen's Exchange; refer to new Policy 2-92 for a natural resource conservation policy that applies to all PDs.)</i>

B. Substantially Developed PDs

Stone Pine/Cypress Cove (Formerly Andreotti) PD Development Conditions

	Existing 1993 Land Use Plan	LUP Update – 2018 Public Draft
<i>Site Conditions</i>		
Site Area	Approximately 24 acres	Approximately 23 acres gross; 23 acres net
Allowed Uses	Residential, commercial, open space	Commercial, residential, light industrial, open space
<i>Development Policies</i>		
Development Type and Estimated Maximum Buildout	c. The development shall be commercial and residential. The residential development shall not exceed 40% of the gross area. The residential area shall include not more than 130 units of housing.	<p>2-102 a.</p> <ul style="list-style-type: none"> - 129 residential units in Cypress Cove and Stone Pine Center (existing in 2018); and - Highway 92 Fronting Parcels: 40 units (14 additional units with affordable housing density bonus; 20 additional units with TDR);

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		<p>or light industrial and/or service commercial development with a maximum FAR of 0.35; and</p> <ul style="list-style-type: none"> - Stone Pine Center: 30 residential units (11 additional units with affordable housing density bonus; 15 additional units with TDR)
Development Phasing	f. There shall be no more than three phases to the project, each of which shall include a part of the commercial and residential portions of the project.	2-102 b. Due to the challenges with site access and need for consolidation, the PD may not be phased.
Development Location	e. No structures shall have direct access to North Main Street.	<i>(No specifications related to the existing developed PD. See new Policy 2-104 for siting specifications in the event that this PD is substantially redeveloped.)</i>
Bicycle & Pedestrian Access	<i>(no specifications)</i>	2-102 e. Require pedestrian infrastructure including sidewalks, pedestrian scale lighting, bus stop accommodations, and landscaping to improve access and contribute to the streetscape of Highway 92.
Vehicular Access	d. The vehicular access shall be provided from North Main Street.	2-102 c. Consolidate access with access to other parcels and prohibit a net increase of points of access from Highway 92.
Open Space	b. The total project area shall retain 25% in common or public open space (excluding public/private streets and off-street parking areas).	2-102 f. At least 20 percent of the gross site area shall be designated for open space. The open space may include portions of the site that are not developable including ESHA and green infrastructure areas.
Special Site Planning/View Provisions	<i>(no specifications)</i>	2-102 g. Structures shall be maintained low in height to maintain open views along Highway 92. Specific requirements include: <ul style="list-style-type: none"> i. <i>Height.</i> Structures shall have a maximum height of 28 feet; ii. <i>Setbacks.</i> Generally, structures shall be setback 50 feet from Highway 92 and the Cypress Cove neighborhood to the south.

Casa Mira (Formerly Miramar Beach) PD Development Conditions

The Casa Mira PD 1993 policies are substantially replaced with policies addressing on-going requirements and potential redevelopment, as follows:

- 2-108. Limit New Development.** Prohibit substantial new development within the PD area unless a demonstration is made that new development complies with other policies of the Land Use Plan, and an opportunity has been given to the State Department of Parks and Recreation or another public agency or land trust to acquire the property and there has been no indication of intent to acquire.

- 2-109. Nonconforming Development Status.** Deem structures within the Casa Mira PD nonconforming pursuant to policy implementation of the Coastal Hazards Chapter of the Land Use Plan.
- 2-110. Shoreline Armoring.** Shoreline modifications, including the riprap revetment or other types of armoring, are within the California Coastal Commission's jurisdiction. The City of Half Moon Bay advocates against additional future armoring following the Coastal Commission's issuance of a Coastal Development Permit (anticipated for 2019) allowing for additional rip rap.
- 2-111. Casa Mira On-Going Requirements.** Require all of the following for minor redevelopment within Casa Mira:
- a. **Prohibited Additional Development – Western Parcel.** Prohibit additions and alternations to the apartment structure on the west side of the PD with the exception of improvements required for life safety and minor interior remodeling that does not extend the economic life of the structure.
 - b. **Limited Additional Development - Townhomes.** Ensure that any small-scale new development for the townhome portion of the PD on the eastern side of Casa Mira, such as small additions, be compatible in character with the existing development.
 - c. **Coastal Trail.** Maintain the segment of the California Coastal Trail that provides unimpeded lateral access across the property from Mirada Road to the State Beach property for pedestrians and bicyclists. Provide for a new coastal trail alignment on the eastern side of the property as an adaptation to on-going bluff erosion.
 - d. **Public Access to the Beach.** Require an accessway to the beach from the property to be constructed and dedicated for public use, in accordance with designs approved by the Planning Commission, sufficient to assure safe and adequate access to the beach at times of high tides.
 - e. **Public Parking Provisions.** Provide and maintain a public parking area along Mirada Road.
- 2-112. Casa Mira Substantial Redevelopment.** Prior to substantial redevelopment within Casa Mira, the area shall either be rezoned to a designation consistent with the Miramar neighborhood; or a new master plan shall be prepared for the entire area in conjunction with an amendment to the Land Use Plan. Any new or revised master plan for Casa Mira PD shall address the following:
- a. **Limit Residential Development.** Because of anticipated bluff erosion, development shall be limited to no more than one unit per acre and shall be determined to have an economic life of at least 100 years.
 - b. **Site Planning, Setbacks, and Coastal Hazards.** Ensure structures are set back from the shoreline to the maximum extent feasible, in accordance with policies in the Coastal Hazards Chapter, and sited to preserve views from Mirada Road to the ocean and to preserve native vegetation and tree stands.
 - c. **Coastal Trail.** Maintain the existing or provide a new Coastal Trail segment.
 - d. **Public Access and Parking.** Maintain or provide beach access and public parking provisions.

- e. **Shoreline Armoring Prohibited.** Future development shall not be protected by new shoreline armoring. Any existing shoreline armoring that becomes undermined by wave action, shall not be replaced for the sake of protecting redevelopment within Casa Mira.

Planned Developments that are both substantially developed and substantially unchanged by the draft 2018 LUP update include the following:

- Ocean Colony (Half Moon Bay Country Club)
- South Wavecrest
- Main Street Park (formerly South Main Street/Cassinelli)
- Matteucci
- Pacific Ridge (formerly Dykstra Ranch)

Planned Developments that are not carried forward from the existing LUP in the draft 2018 LUP update include the following:

- Public Facilities
- Pilarcitos West Urban Reserve
- Guerrero Avenue
- Stoloski/Gonzalez

III. New 2018 Draft LUP Policies and Planned Developments

- A. **Draft New Policies:** The following draft new policies are in addition to those compared to the 1993 LUP existing policies in Section I and the Planned Development policies presented in Section II of this document. The draft new policies are listed below in the order in which they appear in the 2018 draft Development Chapter.

General Policies (begins p. 2-21):

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- 2-3. **Priority Uses.** Define priority land uses throughout the City include those defined by the Coastal Act, including visitor-serving commercial uses, coastal dependent uses, environmental resources, coastal access and recreation, agriculture and associated research uses, as well as affordable housing including residential development pursuant to the Priority Residential Overlay.
- 2-4. **Housing Element Conformance.** Ensure the Land Use Plan provides adequate and appropriate sites to allow implementation of the Housing Element.
- 2-5. **Sustainable Land Use Pattern.** Accommodate development within the defined Urban Boundary, and site land uses to protect natural resources, avoid hazards, and preserve agricultural uses, and maintain compatibility with other adjacent uses.
- 2-6. **Development Distribution.** Concentrate new development in the Town Center while also allowing for infill development within established neighborhoods and to support priority uses.
- 2-7. **Master Plan Certification.** All plans established for implementing Planned Development land use designations and other defined areas involving land use provisions shall be submitted to the Coastal Commission for certification prior to City approval of applications for required entitlements including but not limited to coastal development permits, and subdivisions. Plans subject to this requirement include specific plans and precise plans.
- 2-8. **Development Permit Requirements.** Require a coastal development permit for any project that meets the definition of development pursuant to Coastal Act Section 30106. Exempt certain categories of development from coastal development permit requirements pursuant to Title 14, Division 5.5, Chapter 6 of the California Code of Regulations. Establish a local coastal development permit waiver process for other types of de minimis development that has no potential for impacts to coastal resources.
- 2-9. **Constitutional Use of Property.** Nothing in this Land Use Plan is intended to nor shall be construed as authorizing the City of Half Moon Bay to grant or deny a permit in a manner which will take or damage private property for public use without the payment of just compensation.
- 2-10. **Thresholds of Significance.** Establish thresholds of significance for CEQA review purposes for impacts that require special consideration in Half Moon Bay.

Growth Management (begins p. 2-22):

- 2-12. **Residential Growth Management Administration.** Evaluate residential growth limits every five years. They may be reduced if the City Council finds that infrastructure is not adequate to serve additional development and doing so would be consistent with the City's Housing Element. Consider options for amending the growth allocation method to better correlate population growth to the types of housing units being developed.

- 2-14. Minimum Residential Density Zoning Provisions.** Establish minimum residential densities or buildout for every multi-family residential zoning district throughout the city and for each specific plan or precise plan within the Town Center.
- 2-15. Affordable Housing Density Bonus.** Provide for density bonuses above the maximum densities cited for each residential land use designation, including mixed-use and PD designations that provide for residential development consistent with California Government Code Section 65915 and the Housing Element.
- 2-17. Lot Retirements.** To protect coastal resources, coastal access, and the capacity of public facilities, establish a lot retirement program that minimizes and mitigates the individual and cumulative impacts of creating new residential lots by retiring development potential on the same number of existing lots. The program shall:
- Require retirement of lots wherein for each new residential lot created, a legal lot with residential zoning within the city limits, shall be retired through recordation of a no-build restriction.
 - Determine priority areas for lot retirement based on the presence of natural resources, risk of hazards, viable agricultural use, or other characteristics consistent with the intent of the program.
 - Exempt lot retirement requirements for deed restricted affordable housing outside Town Center, and for all residential development within the Town Center.
 - Allow lot retirements as a means to increase density for new residential development within the Town Center pursuant to a transfer of development rights program.
- 2-18. Transfer of Development Rights.** Establish a transfer of development rights (TDR) program with the intent of retiring lots located within PD designations outside the Town Center and transferring their development rights to increase density or buildout allowances on properties within the Town Center. For development sites with a mixed-use or residential land use designation, the TDR program would allow a maximum increase in residential density of 10-residential units/acre. In the case of Town Center PDs, the buildout increase is up to 50 percent above the maximum number of units specified for the PD. The additional units allowed through TDR (“TDR units”) are separate and apart from affordable housing density bonus units. Affordability requirements do not apply to TDR units and TDR units do not contribute to the base density upon which affordable housing density bonuses are determined. The TDR program may similarly allow for increased non-residential intensities (FAR).
- 2-19. Lot Mergers.** Establish a lot merger program for contiguous substandard lots under common ownership in order to create standard sized lots for the underlying zone.
- 2-20. Environmentally Sustainable Development.** Through preparation and adoption of a climate action or adaptation plan, establish targets and actions for sustainability, including but not limited to VMT, greenhouse gas emissions, carbon sequestration, water conservation, clean energy sources, and green building practices.

Community Character (begins p. 2-25):

- 2-24. **Development Scale.** Ensure that development is appropriately scaled and in harmony with the town’s existing small-scaled and low-rise development pattern.
- 2-25. **Visual Character.** Preserve the unique visual quality that contributes to Half Moon Bay’s coastal and small-town character, including its open, expansive views from the coastal terrace to the foothills.
- 2-26. **Development Standards and Design Guidelines.** Establish and periodically review and update development standards and design guidelines for new and remodeled structures to ensure compatibility with the unique character of Half Moon Bay’s built environment. All development shall be subject to current development standards and design guidelines.

Development standards are regulated through the IP. Design guidelines may be included in the IP as well as within separately adopted plans and guidelines applicable to specified areas and/or land uses. Standards and guidelines address site planning, scale (height and mass), density and intensity, architectural details and landscaping. Additional definitions and standards shall be incorporated into the IP to implement the Land Use Plan including, but not limited to: gross and net development site area, floor area ratios for commercial and mixed-use development, maximum impervious surface areas, and allowances for setback exceptions for certain architectural features including porches and bay windows, noise, lighting, and parking requirements.

- 2-27. **Heritage Land Uses.** Maintain land uses that have contributed to the community’s heritage including agriculture, open space, coastal recreation, maritime uses, and the commercial, residential, and civic uses that make up the historically significant Heritage Downtown.
- 2-28. **Cultural Resource Preservation.** Preserve the community’s cultural resources, including archeological and historic resources, through identification, education and awareness, and standards for siting and design of new development.
- 2-29. **Town Forest.** Periodically review and update the Heritage Tree Ordinance to ensure the following:

Heritage Tree Definition. Review and update the definition of heritage trees to be consistent with the City’s tree preservation priorities for aesthetics, canopy density, carbon sequestration, green infrastructure, contribution to habitat, and other sustainability criteria.

Canopy Preservation. Determine the city’s tree canopy coverage and conduct periodic reviews to track the effectiveness of the Heritage Tree Ordinance and the health of the Town Forest over time and in relationship to drought and other environmental factors.

City Trees. Establish and update a list of species for use as street and park trees suited to the coastal environment and that provide for species and cohort diversification, while also accommodating design goals for specific canopy shape, density, height, and lifespan for monoculture and mixed-species plantings in the case of street trees or other featured public landscapes.

Trees on Private Property. Provide education about the importance of tree maintenance and requirements for permitting to prune and/or remove heritage trees.

Large Landscapes. Establish permitting means for proactive long-term maintenance of large landscapes, such as for golf courses and private common areas in residential developments, including the preemptive planting of replacement trees in advance of planned tree removals; as well as phased conversions to drought tolerant, less invasive, or otherwise more sustainable landscaping.

Standards and Best Management Practices. Establish and implement tree planting standards and best management practices to ensure that trees are compatible with adjacent habitat areas if present, contribute to without blocking view sheds, can grow to healthy maturity, are irrigated through sustainable means, and are suited to the site where they are planted.

- 2-30. Signage.** Periodically review and update the Sign Ordinance to ensure consistency with dark skies policies and other standards applicable to architectural compatibility.

Complete Community (begins p. 2-26):

- 2-31. Desired Land Uses.** Encourage the development of land uses desired by the community and which contribute to quality of life. Uses include affordable and diverse housing types such as farmworker housing and smaller homes; healthcare and assisted living; light industrial including live-work and artisan uses; adaptive reuse of heritage buildings; agriculture along with supportive accessory uses; commercial including neighborhood and local-serving uses; and civic and public uses including parks and other community facilities.
- 2-32. Habitat Conservation.** Ensure that development adjacent to Environmentally Sensitive Habitat Areas (ESHAs) avoids impacts to habitat values or sensitive species to the maximum extent feasible.
- 2-33. Hazard Avoidance.** Require that development be sited and designed to avoid and mitigate impacts from hazards such as flood, erosion, sea level rise, fire, seismic and geologic hazards.
- 2-34. Public Spaces.** Ensure the adequate provision and maintenance of public spaces, including parks, trails, and gathering places to foster a strong and healthy community.
- 2-35. Gathering Places.** Foster community connection and cohesion through the development of more public gathering places.

- 2-36. **Diversity of Housing Types.** Promote the development of diverse types of housing to meet the needs of an aging population and to accommodate young families and households at various income levels. Consider sponsoring the establishment of a housing land trust as a means to further support development of diverse and more affordable housing for coastside residents.
- 2-37. **Housing Stock Preservation.** Safeguard existing housing stock so that it is preserved and used as housing through the establishment of programs and ordinances, such as an empty house tax or updated use regulations.
- 2-38. **Diversity of Commercial Land Uses.** Promote a range of commercial uses, providing employment opportunities for the local population, flexible commercial space for businesses, and an array of uses and amenities that cater to residents' everyday needs for goods and services while also supporting visitors.
- 2-39. **Industrial Land Uses.** Establish performance standards and allow light industrial land uses in general commercial and downtown commercial areas, except for on Main Street or on sites designated for visitor service commercial uses.
- 2-40. **Sphere of Influence.** Coordinate with the San Mateo County Local Agency Formation Commission (LAFCo) to make appropriate adjustments to the City's sphere of influence. The sphere of influence includes unincorporated Miramar, El Granada, Princeton, Moss Beach, and most of Montara; additional areas for consideration include contiguous developed sites such as Moonridge, the greenhouse uses at the southeast end of town, and the greenhouse uses abutting the city limits on the south side of Highway 92. Consider the City's sphere of influence in any annexation process or large-scale land use and development projects.
- 2-41. **Annexations.** Consider annexations and amend the urban-rural boundary to be consistent, for such areas that would comply with all of the policies of the Land Use Plan. Moonridge, the City-owned Johnston House property, the north side of the Miramar neighborhood, and other contiguous developed sites including the greenhouse uses at the southeast end of town are priorities for annexation study.
- 2-42. **Sphere Infrastructure and Development.** Consult with San Mateo County regarding infrastructure, development, and land use policy decisions affecting areas within the City's sphere of influence that may have significant environmental impacts or otherwise affect demand for city services or midcoast infrastructure capacity.

Town Center General Policies (begins p. 2-33):

- 2-43. **Vibrant Downtown.** Enhance Downtown vitality and vibrancy through promoting a diversified mixture of uses, including pedestrian-oriented residential and commercial uses, while balancing and respecting the area's historic character. Concentrate new development in the Town Center to create a vibrant walkable center with a variety of uses and amenities.
- 2-44. **Residential Development.** Promote the development of local workforce and urban-lifestyle housing located within walking distance of amenities.

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- 2-45. **Residential Diversity.** Encourage a diversity of housing types, including housing at a range of affordability levels, densities, sizes, and ownership types. Meet the needs of Half Moon Bay's diverse population, including young families, multi-generational families, students, young professionals, and seniors.
- 2-46. **Minimum Density Requirement.** In the Residential - High Density designation, require new development to meet a minimum density of 16 residential units per acre (net).
- 2-47. **Commercial Development.** Promote the development of commercial uses that fulfill a diversity of local needs; visitor-serving uses to support tourism; and office and business incubation space.
- 2-48. **Local-Serving Commercial.** Promote the development of businesses providing goods and services to Half Moon Bay residents accessible from the city's pedestrian, bicycle, and transit networks.
- 2-49. **Visitor-Serving Commercial.** Promote the development of businesses providing goods and services to visitors, including dining, recreation, shopping, and agritourism. Consider the local and regional market demand for lower-cost options when evaluating the need for new overnight accommodations.
- 2-50. **Mixed-Use Development.** Promote mixed-use development on sites accessible by the city's pedestrian, bicycle, and transit networks and allow flexibility for potential mixed-uses (including housing, office space, retail, restaurants, or personal services).
- 2-51. **Pedestrian Environment.** Ensure inviting, safe and comfortable pedestrian environment to encourage activity in the Town Center area.
- 2-52. **Connectivity and Wayfinding.** Improve the Town Center's connectivity to other areas of the city, including the beaches, highways, and residential neighborhoods outside the Town Center. Increase the Town Center's visibility and overall accessibility for travelers of all modes and abilities with wayfinding signage, gateway treatments, and Town Boulevard design elements.
- 2-53. **Pedestrian-Oriented Scale.** Ensure developments face public streets, and promote development at a pedestrian-oriented scale, incorporating visually interesting facades and massing techniques.
- 2-54. **Architectural Diversity.** Maintain the diversity of architectural styles along Main Street and throughout the Town Center, while ensuring that development is compatible in scale with existing development and preserves views of the surrounding coastal hillsides.

Heritage Downtown (begins p. 2-34):

- 2-55. **Heritage Downtown Plan.** Prepare and adopt an updated plan for the Heritage Downtown that includes design guidelines, accommodates new activities and buildings, enhances the area's pedestrian-oriented character, supports bicycle circulation, and

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supports parking management through a “park-once-and-walk” approach to Downtown and beach access. The plan shall include measures to protect the historic architectural character of Downtown. Streetscape plans focused on smaller areas, such as Kelly Avenue or Church Street, may be considered separately or in conjunction with a more comprehensive plan for Heritage Downtown.

- 2-56. **Main Street Uses.** Along Main Street north of Correas Street, which represents the heart of Heritage Downtown, require retail, eating and drinking establishments, and other similar active uses at the first floor to foster a distinctive, vibrant pedestrian-oriented atmosphere. Promote small hotels with lobbies at the ground level, and office and residential uses on the upper floors.
- 2-57. **Residential Development.** Within the Heritage Downtown area, allow residential as a permitted use on all floors, except along Main Street north of Correas Street, where residential is permitted on upper stories and the ground floor if oriented to the rear of the building or a side street for corner properties.
- 2-58. **Heritage Downtown Height Limits.** In Heritage Downtown, generally allow building heights two to three stories on Main Street and up to three stories elsewhere. Consider allowing additional height for projects that provide affordable housing, housing for seniors, or support other broad community interests, provided they are harmoniously designed and integrated with the Downtown neighborhood fabric.
- 2-59. **Non-Priority Uses in Heritage Downtown.** Establish a program to encourage and manage a mix of priority and non-priority uses within Heritage Downtown through the following means:
 - a. Monitor the inventory of priority and non-priority uses on a periodic basis, at least every three years.
 - b. Establish a program or assessment district to manage priority and non-priority water connections in Heritage Downtown with the intent to facilitate changes of use, maintain the use of priority connections, and reduce the cost of non-priority connections.
 - c. Do not require new non-priority water connections for non-priority uses located in development where the principle use of the site or building is an on-going priority use and existing water connections will adequately serve both the priority and non-priority uses. Otherwise, if the existing capacity is inadequate, non-priority water connections must be secured for the non-priority use.

North Downtown (begins p. 2-35):

- 2-60. **Highway 92 and North Main Street Study.** Study the Highway 92 and North Main Street area for redevelopment options including visitor-serving and mixed-use development coordinated with intersection realignment or redesign to provide visitor and neighborhood services while also addressing congestion from visitor traffic.

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- 2-61. Shopping Center Conversions and Retrofit.** Allow for commercial and residential mixed-use retrofit or residential conversions of buildings within the North Downtown commercial centers. Allow residential uses on the ground floor and for commercial and residential mixed-use to be horizontal (side-by-side) or with residential above commercial uses.
- 2-62. North Main Street Uses.** Establish a mixed-use neighborhood environment along North Main Street between Highway 92 and the Main Street Bridge with residential, visitor and local serving retail, personal service, and other commercial walk-in uses. Allow offices and other uses requiring minimal customer visits on North Main Street between Highway 92 and Highway 1.
- 2-63. Highway 1 and 92 Frontages.** Improve the appearance of the Highway 1 and 92 frontages as properties redevelop through the following means:
- Build-to Lines.** Establish build-to lines to frame and define the transportation corridors.
 - Frontage Enhancements.** Reduce visual clutter by consolidating utilities; phasing out monument signs, and requiring permanent maintenance of frontage landscaping.
- 2-64. Underdeveloped North Downtown Properties.** Establish uses for the underdeveloped properties along the Highway 92 corridor as follows:
- a. **Goat Farm.** Allow this property to develop as an extension of adjacent Hill Top Mobile Home Park.
 - b. **Cabrillo Corners.** Consider appropriate land use options for this low-lying property on the southeast corner of Highways 1 and 92 that provide for safe ingress and egress, incorporate a buffer from the Pilarcitos Creek riparian corridor, and are resilient to flooding, including but not limited to parking facilities or other uses supportive to coastal access or recreation.

South Downtown (begins p. 2-35):

- 2-65. Residential Priority.** Maintain residential use as a primary use within South Downtown. Do not require a Use Permit for residential development in South Downtown.
- 2-66. South Main Street Uses.** Allow mixed-use development along Main Street in South Downtown, including residential development on second and third stories above commercial development; or in a horizontal format with residential development comprising a ground floor use adjacent to commercial development.
- 2-67. Highway 1 Transition.** Require a transition with stepped down heights, setbacks, and other means between more intense visitor-serving commercial uses along the Highway 1 frontage and abutting residential uses.

- 2-68. Agriculture Transitions.** Require buffers between private development and agricultural uses to the south and east of South Downtown.

Established Neighborhoods (begins p. 2-45):

- 2-69. Development Review in Established Neighborhoods.** Study and identify appropriate portions of established neighborhoods as categorical exclusion areas to allow for ministerial review of new development and additions that conform to the IP and design guidelines. Such areas shall not include visual resource areas, impact coastal access, be subject to coastal hazards, and contain or are adjacent to known or potential ESHA.
- 2-70. Design Standards and Guidelines.** Review, update, and expand IP standards and the associated design guidelines for new and remodeled structures within established neighborhoods. Allow for new development that will be:
- Compatible within each unique neighborhood area, including infrastructure and streetscape provisions such as walkways, street trees, and parking.
 - Scaled and appropriate for the limitations of non-conforming sites, such as smaller allowed build out for substandard sized parcels and those that must accommodate natural resources, hazards, watercourses, coastal access, and visual resource requirements.
- 2-71. Complete Neighborhoods.** Integrate single-family and multi-family residential neighborhoods with neighborhood shopping centers, parks, child care, and other uses to be convenient and supportive of the residential living environment.
- 2-72. Incompatible Uses.** Protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment.
- Within neighborhoods:* Implement neighborhood preservation and code compliance programs to address weed abatement, outside storage, and other basic property maintenance standards; establish and enforce noise and lighting performance standards.
 - Adjacent to neighborhoods:* Establish and enforce performance standards for commercial, industrial, and public facilities uses including controls for noise, vibration, air quality, lighting, and visual impacts. Such standards are not applicable to interfaces with agricultural uses and right-to-farm allowances.
- 2-73. Small Infill Lots.** Update standards for substandard infill residential lots to encourage development of smaller homes that provide diverse and affordable housing options compatible with neighborhood character.
- 2-74. Accessory Dwelling Units.** Update the IP as necessary to ensure that the Accessory Dwelling Unit ordinance complies with State law.

- 2-75. Home Occupations.** Encourage home occupations within established neighborhoods allowing business types and activities compatible with the residential living environment and subservient to the primary residential use of each property. Establish performance standards in the IP for traffic, parking, noise, and other considerations with respect to home occupations.
- 2-76. Short-Term Rentals.** Allow short-term rental businesses within the established neighborhoods with reasonable limitations, such as limitations on occupancy, frequency, and duration. Short-term rental uses should be subordinate to the primary residential uses such that residential units continue to be used for long-term residential occupancy. Establish land use regulations in the IP with performance standards necessary to protect the residential living environment of the neighborhoods, such as standards for property management, traffic, parking, noise, and trash. Short-term rental businesses shall pay transient occupancy tax to the City.
- 2-77. Neighborhood Infrastructure.** Maintain and improve neighborhood infrastructure. Require new construction, additions and remodels to provide infrastructure concurrently with development or to commit to participation in a benefit assessment district or deferred infrastructure agreement. Identify and fund City projects in the five-year Capital Improvement Program to improve infrastructure on individual blocks or portions of neighborhoods as prioritized by City Council. Within established neighborhoods, priority infrastructure improvements include undergrounding overhead utilities, complete streets provisions such as pedestrian pathways and bikeways, and safety improvements including traffic calming, emergency access, hazard planning, and communications systems. Neighborhood infrastructure improvements shall be sized so as to not be growth-inducing.

Planned Developments (begins p. 2-50):

- 2-79. Master Plan Site Assessment.** Require a comprehensive site assessment of the entire PD area as an initial submittal for master plans. The assessment shall determine the net site area as the basis for determining residential and commercial buildout and shall consider the PD area in the context of the city as whole. A preliminary assessment shall include at least the following evaluations and identify:

Natural Resources. ESHA, required buffers, potential ESHA that may require future study, and identification of predevelopment that may have impacted or removed ESHA. If wetlands are found to be present, delineation is a requirement for a complete application.

Access. New access points along Highways 1 and 92, primary interconnectivity routes within the PD and to other neighborhoods; and conceptual level plans for all primary modes of transportation including bicycle, pedestrian, and transit.

Recreation and Open Space. Locations for meeting the 20 percent open space requirement, and the City's Parkland Standard in the case of residential development.

Agriculture. Existing agricultural uses and approaches to retain such uses especially in cases of prime soils and locations for agricultural buffers within the PD site plan design as applicable.

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Hazards. Preliminary assessment and mapping of hazards including but not limited to site contamination, flood, erosion (blufftop and banks of watercourses), sedimentation, fire, seismic and geotechnical conditions such as steep slopes and areas subject to landslide. In the case of bluff erosion, it must be established that development will not be subject to risk of loss from bluff erosion for its economic life.

Visual Resources. Designated scenic corridors and view sheds and the 160-foot contour if present.

Cultural Resources. Potential for archaeological and historic resources so that preservation can be addressed in the PD master plan.

Stormwater Management. Potential locations to accommodate green infrastructure systems comprising at least 5 percent of the PD area for stormwater management.

Neighborhood Compatibility. Potential land use conflicts such as noise and lighting; and of how new development can enhance, support, and/or connect to other neighborhoods.

- 2-81. Development Standards.** Master plans shall include development standards including maximum building height, lot coverage, FAR, setbacks, daylight plane, parking requirements including EV charging stations and bicycle facilities, right-to-farm provisions, buffers from agricultural uses, and other appropriate criteria.
- 2-82. Performance Standards.** Master plans shall include performance standards including setbacks, buffers and other impact thresholds to protect viewsheds and address impacts associated with vehicle trip generation, VMT, greenhouse gas emissions, air quality, noise, vibration, lighting, and other appropriate sustainability measures.
- 2-83. Mitigation for Loss of Prime Agriculture.** Require compliance with policies in Chapter 4. Agriculture for the conversion of prime agriculture land for PDs outside the Town Center.
- 2-87. Planned Development Net Land Area.** Net land area for the purposes of determining base residential density and non-residential intensity for the PD master plan shall include only the potentially developable portion of a given site. Net land area shall not include lands subject to the following conditions:

ESHA: Areas designated as sensitive habitat or buffers to sensitive habitat including but not limited to dunes, riparian corridors, coastal terrace prairie and wetlands;

Accessways: Public streets including paper streets and other required public accessways such as trails whether acquired in fee, easement, or otherwise;

Watercourses: Any portion of a site within the bounds of any watercourse or drainage easement and its associated buffers, as well as any wetlands and buffers that are not otherwise designated ESHA;

Hazards: Areas with steep slopes over 30 percent, within 300-feet of a coastal bluff face, within 100 feet of a very high fire severity zone or habitat determined to have a high fuel load, subject to flooding from a 100-year storm event, subject to inundation from tsunamis, and/or subject to geologic instability such as landslide;

Visual Resources: Areas above the 160-foot contour; and

Parcels with Development Restrictions: Those parcels whose development rights have been retired, where development is prohibited by deed restriction, or are in public or land trust ownership for the purposes of establishing open space.

- 2-89. Planned Development Base Commercial Intensity.** Establish base commercial development intensities for PD master plans based on net land area. Base commercial development may be specified as a square footage or as floor-area-ratios (FAR). Generally, base commercial development intensities shall be the same as the commercial land use designation most consistent with the type of commercial development specified for the PD area.
- 2-90. Constitutional Protections.** Each master plan shall include policies and programs ensuring that implementation of the plan will not take or damage private property for public use, without the payment of just compensation, therefore.
- 2-91. Provisions for Housing Affordability.** New residential development in substantially undeveloped PDs shall be comprised of lower-cost development types with smaller units. Lower-cost development types include medium-density small single-family homes, cottages, attached townhomes, live-work units, duplexes, triplexes, and garden apartments; and high-density multi-family and mixed-use development. Generally, single-family homes shall be no more than 2,000 square feet. For PDs with more than 10 residential units, at least 20 percent of the residential units shall be restricted and made affordable to lower income households.
- 2-92. Natural Resource Conservation.** ESHA and wetlands, including required buffers, identified during master plan site assessment and subsequent environmental review shall be delineated and protected through the dedication of these areas and their buffers for permanent open space. Appropriate measures for natural resource protection, preservation, and enhancement, where feasible, shall be incorporated into the master plan.
- 2-93. Green Infrastructure.** At least 5 percent of the gross site area shall be designated for stormwater management purposes, to improve water quality, as well as for habitat restoration and conservation. This area shall be used for green infrastructure provisions including but not limited to swales, detention basins, and dechannelizing watercourses if applicable and shall be incorporated into the master plan. Unless otherwise specified in the policies for the PD, the green infrastructure design capacity shall be for at least a 10-year storm event and up to a 25-year storm event or higher if feasible.
- 2-94. Hazard Avoidance.** Most types of development, including but not limited to residential, mixed-use, and commercial, shall be sited away from significant hazards, including those subject to flooding from 100-year storm events, within tsunami or dam inundation

hazard areas, within 100-feet of a Very High Fire Severity Zone, with steep slopes greater than 30 percent, within 300 feet of coastal bluffs, as well as other hazards identified during master plan site assessment and subsequent environmental review. Appropriate measures for hazard avoidance including, but not limited to setbacks and special construction techniques materials, shall be incorporated into the master plan.

- 2-96. Planned Development Infrastructure Concurrency.** Infrastructure for PDs shall be fully funded by development. It shall be incorporated in advance of unphased development or concurrently with phased development.
- 2-97. Planned Development Neighborhoods.** In the case of residential and mixed-use PDs, community design elements shall provide for safe and walkable neighborhoods accessible to the public with usable public spaces, compatibility with adjacent uses, and connectivity to other parts of town to create high-quality living environments with access to goods, services, and recreation space.
- 2-98. Fallback Zones.** A master plan may provide that regulation of future development within the master plan area would be governed by an applicable district consistent with all of the policies and standards in the master plan.
- 2-99. Substantial Redevelopment of Planned Development Areas.** Proposed redevelopment of built out PD areas requires a Land Use Plan amendment and either preparation of a new master plan or rezoning to an appropriate district.
- 2-100. Established Planned Developments.** Allow continued development within substantially developed and established PDs provided that additional development falls within the maximum allowed buildout as established in the Land Use Plan and certified master plan for the PD. Additional development may be allowed as follows:
- Remaining parcels or phases as consistent with the approved master plan;
 - Minor modification and additions to existing development as consistent with the siting and design requirements of the approved master plan and compatible with the existing development; and
 - Substantial redevelopment that does not comply with approved master plan policies may occur with a certified amendment to the existing master plan that considers all factors of siting and design of an undeveloped PD described herein.

Agricultural and Reserve Designations General Policies (begins p. 2-130)

- 2-134. Urban-Rural Boundary.** Review and update the urban-rural boundary to classify those areas appropriate for long-term agricultural use, as well as those essential for natural resource conservation and hazard avoidance, as rural. The rural classification restricts the expansion of urban services and infrastructure to these areas to provide protection from urbanization.
- 2-135. Development Sequence.** Development of reserve lands is predicated upon the conditions:

- a. *Town Center.* 80 percent buildout of the Town Center PDs and infill properties;
- b. *Established Neighborhoods.* 80 percent buildout of infill properties within established neighborhoods;
- c. *Undeveloped Planned Developments.* 80 percent buildout of the substantially undeveloped PDs as of the time of the Land Use Plan update; and
- d. *Sustained Periods of Limited Development.* No more than 20 percent of available Measure D certificates, the equivalent of one year's allowed growth, have been issued over a consecutive five-year period.

Upon reaching all of the above thresholds, and subject to all other policies in the Land Use Plan pertinent to the conversion of agricultural land uses, the following sequence for conversion to urban use is as follows:

- a. *Urban Reserve.* Before any development occurs, a Land Use Plan amendment to a PD land use designation to allow for comprehensive planning of the area proposed for conversion shall be approved by the City and certified by the Coastal Commission.
- b. *Open Space Reserve.* Upon 80 percent conversion and buildout of Urban Reserve lands as of the time of the Land Use Plan update, before any development occurs, a Land Use Plan amendment to a PD land use designation to allow for comprehensive planning of the area proposed for conversion shall be approved by the City and certified by the Coastal Commission.

Lands in Agriculture and Open Space for Conservation land use designations are generally not considered applicable for future conversion or urban development.

- 2-136. Agriculture Designation.** Encourage property owners to consider options for designating open field agricultural areas within Open Space and Urban Reserve land use designations to the Agriculture land use designation, especially if such areas become permanently protected for agricultural operations such as through conservation easements or when property owners seek Williamson Act Contracts.
- 2-137. Consistency with Agricultural Use Policies.** Policies in Chapter 4. Agriculture are specifically intended to supplement policies in the Development Chapter for lands in agricultural use with Agriculture, Urban Reserve and Open Space Reserve land use designations. In the event of a conflict, the policy most supportive of agricultural viability shall take precedence, excepting cases wherein the policy would be less protective of coastal resources.
- 2-138. Minimum Lot Size.** Establish a minimum lot size of 50 acres for the Agriculture, Urban Reserve and Open Space Reserve land use designations. Subdivision of lands in these designations for sites smaller than the minimum site area may be permitted only if the resulting lot configurations will not lead to decreased agricultural production or increase nonconformance.

Agriculture Policies (begins p. 2-131)

- 2-139. Agricultural Preservation.** Ensure the continued viability of agriculture within and surrounding the community. This may include the following:
- a. Accommodate the housing needs of farmworkers within the community.
 - b. Promote the economic viability and/or adaptive reuse of agriculture infrastructure within Half Moon Bay by permitting small-scale on-site produce retailing and greenhouses if appropriately designed; enhancing linkages between farming and tourism; and promoting activities such as farm-to-table events and operations.
 - c. Acknowledge potential land use compatibility challenges and allow flexibility for agricultural uses with regards to noise and other performance standards.
- 2-140. Priority Residential Overlay – Agriculture.** Apply the Priority Residential Overlay to portions of lands in open field agricultural use when they are designated with the Agriculture land use designation. The overlay area shall be sized to provide for an adequate number of housing units to support all full-time agricultural workers for each agricultural business.

Urban Reserve Policies (begins p. 2-131)

- 2-141. Urban Reserve Permitted Uses.** Permit primary agriculture uses including field agriculture and horse breeding while allowing for a wide range of complimentary and/or ancillary uses to support long-term viability of agriculture. Permitted ancillary uses include:
- a. Agri-tourism uses including farm stands, tasting rooms, agricultural home-stays (farm-stays);
 - b. Educational opportunities for adults and children such as tours, classes, and day camps;
 - c. Temporary events;
 - d. Research uses including modest facilities for conducting basic laboratory functions or on-site veterinary care;
 - e. Boarding, and care of horses including training and demonstration clinics; and
 - f. Other uses ancillary to primary permitted uses.
- 2-142. Urban Reserve Permitted Facilities.** Permit facilities associated with agricultural use of the land including but not limited to farmhouses, barns, feed storage facilities, field shelters, wells, reservoirs, lot line adjustments, fences, and arenas.
- 2-143. Urban Reserve Land Use Compatibility.** Maximize the amount of land in production and consider vacating streets and establishing buffers on adjacent lands, not on the agriculture land.

2-144. Priority Residential Overlay – Urban Reserve. Apply the Priority Residential Overlay designation to the following areas: the one-acre parcel on the southwest corner of Frontage Road and Bev Cunha’s Country Road; all other Urban Reserve properties with open field agricultural use where the total area of the operation is over 50 acres apply a floating overlay of 1 acre.

Open Space Reserve Policies (begins p. 2-132)

2-145. Open Space Reserve Permitted Uses. Limit permitted development to facilities associated with agricultural use of the land (e.g. farmhouses, wells, reservoirs, lot line adjustments, fences) and limited recreation (e.g. trails) buffered from agricultural operations.

2-146. Open Space Reserve Land Use Compatibility. Addresses agricultural enhancement and resolves conflicts with adjacent residential and recreation uses so as to maintain the maximum amount of land in production and to restrict unnecessary public access to agricultural operations.

2-147. Priority Residential Overlay – Open Space Reserve. Apply the Priority Residential Overlay designation to the following areas: 2-acres near the southeast corner property on Highway 1 and Miramontes Point Road.

Conservation Policies (begins p. 2-134)

2-148. Greenbelt Stream Corridor Overlay. Apply the Greenbelt Stream Corridor Overlay to the extents of riparian vegetation of Frenchmans Creek, Kehoe Watercourse, Pilarcitos Creek, Arroyo Leon, Wavecrest Arroyo, and Arroyo Canada Verde. The policies in the Natural Resources chapter for riparian corridors implement this land use designation.

2-149. Open Space for Conservation Permitted Uses. Permitted uses include resource dependent uses, necessary public safety activities and public access as consistent with the habitat and buffer requirements established in the Natural Resources chapter.

2-150. Guerrero Wetlands. Encourage restoration and conservation, specifically by facilitating establishment of a conservation easement for management by a land trust or other qualified agency.

2-151. Beachwood and Lower Glencree. Establish Beachwood and Lower Glencree as a conservation area and/or mitigation bank and prepare and implement a resource conservation plan that allows for public access for passive recreation and educational purposes, while prioritizing restoration, conservation, stormwater management.

2-152. City-SAM Bev Cunha’s Country Road Properties. Establish the City-Sam Bev Cunha’s Country Road Properties as a conservation area and/or mitigation bank and prepare and implement a resource conservation plan that allows for public access for passive recreation and educational purposes, while prioritizing restoration, conservation, stormwater management.

- 2-153. Pacific Ridge Areas A and B.** Limit use to resource dependent uses consistent with the stipulated settlement agreement and deed restrictions. Establish passive recreation, including interpretative trails, if feasible.
- 2-154. Land Trust Properties.** In collaboration with land trusts and other public entities support efforts to establish lands in conservation easements including the Railroad Avenue conservation corridor, lands in and around the North Wavecrest PD, and others as they may be acquired over the planning horizon.
- 2-155. Lot Retirement Properties.** Consider adding retired lots (those whose development potential is extinguished) to the Open Space for Conservation land use designation based on criteria including: suitable for aggregation with other conservation lands, contributes to habitat value, reduces risks from hazards, provides for other public benefits consistent with the designation, including coastal access, research, and education.

Commercial Land Use Designation Policies (begins p. 2-136)

- 2-156. General Commercial.** Allow for horizontal and vertical mixed-use development pursuant to policies for the Town Center.
- 2-157. Visitor-Serving Commercial.** Support the diversity and availability of visitor-serving commercial uses as follows:
- a. Establish new visitor-serving commercial uses at the city's southern gateway and along Wavecrest Road.
 - b. Prioritize lower-cost visitor-serving uses including camping and various types of eco- and agri-tourism uses.
- 2-158. Industrial Use Protection.** Protect industrial land uses and areas designated with the Industrial land use designation from encroachment of sensitive uses so as to maintain a diverse range of employment and industry. Discourage conversion of Industrial uses to other uses.
- 2-159. Industrial Use Performance Standards.** Review and update performance standards in the IP to ensure compatible operation of industrial land uses as means to maintain these uses.
- 2-160. Horticultural Business Protection.** Protect Horticultural Business land use designated areas from encroachment of sensitive uses so as to maintain a diverse range of employment and industry. Discourage conversion of Horticultural Business land use designation to designations allowing other uses.
- 2-161. Horticultural Business Performance Standards.** Review and update performance standards in the IP to ensure compatible operation of horticultural businesses as means to maintain these uses. Standards shall address operational impacts of these uses including but not limited to truck traffic, air quality, noise, and lighting including dark skies provisions.

2-162. Priority Residential Overlay – Horticultural Business. Apply the Priority Residential Overlay designation to three sites fronting the east side of Highway 1 at the north end of the city as indicated on the Land Use Map.

Absent the overlay, residential build out of Horticulture Business designated land is limited to one unit per 5 acres.

Public Use Designation Policies (begins p. 2-139)

2-163. Public Facilities and Institutions. Plan for the maintenance, operation, expansion and improvement to public facilities including the for the SAM plant subject to future inundation by sea level rise and by securing a site a permanent location for the City's corporation yard, including the Stone Pine Public Facilities and Conservation Corridor PD, Podesta PD, and Smith Field Park.

2-164. Quasi-Public Uses. Allow quasi-public uses, including places of worship, private schools, childcare centers, and others as permitted or conditional uses in residential zoning districts.

2-165. Regional Public Recreation Funding. Coordinate with State Parks to seek grant funding and other support for maintenance and operations, planning and other needs.

2-166. Priority Residential Overlay – Regional Public Recreation. Apply the Priority Residential Overlay designation as a floating overlay of no more than 2 acres for State Parks lands within the Regional Public Recreation land use designation.

2-167. City Parks. Apply the City Parks land use designation to existing parks, with the exception of the Skate Park and downtown plazas. When new parks are developed, they shall be designated as City Parks.

B. Draft New Planned Developments: The following Planned Developments and associated policies are new to the draft LUP update.

Upper Grandview and Glencree (begins p. 2-99)

- 2-126. Upper Grandview and Glencree Master Plan.** Require that a specific plan be certified for the entire area to establish a new neighborhood. The specific plan shall incorporate all of the conditions below and conform to all other policies of the Land Use Plan. The specific plan must show the locations of infrastructure and structures, and indicate the location, amount, and type of public and private recreation facilities and open space. The specific plan will be subject to Environmental Review pursuant to the California Environmental Quality Act and City CEQA Guidelines. In adopting the specific plan, the City will specify the number and type of housing units and open space requirements for each of the parcels which are under separate ownership or for each group of parcels which is to be developed as a unit.
- a. **Development Type and Estimated Maximum Buildout.** Development may include 17 residential units (additional 6 units with affordable housing density bonus), with additional buildout restrictions as follows:
 - i. Residential units shall consist of a mix of unit types including single-family detached, single-family attached, duplexes, or triplexes;
 - ii. Maximum and average home sizes established in the specific plan shall be consistent with the Land Use Plan's provisions for housing affordability in Policy 2-91.
 - iii. Accessory dwelling units are encouraged in this PD, may be established with any of the primary unit types, and do not count toward the 17-unit cap or as density bonus units.
 - b. **Development Phasing.** The PD may be developed in at most two phases including one phase for the Upper Grandview portion and one phase for the Upper Glencree portion of the PD.
 - c. **Development Location.** Development shall be sited to accommodate drainage courses and provide adequate buffers to ESHA.
 - d. **Vehicular Access.** Primary access shall be provided from Grandview Boulevard. If intersection improvements are determined to be necessary, they shall be consistent with the Town Boulevard concept to maintain circulation safety and service levels. Access and egress to the development shall be subject to review and approval by the City and Caltrans, and shall be designed in such a manner as to be safe, convenient, and not conflict with any existing or future development permitted in the area.
 - e. **Vista Trail.** The specific plan shall include an optional alignment for the Vista Trail through both the Glencree and Grandview portions of PD.
 - f. **Hazard Avoidance.** Development shall be sited and designed to minimize required fuel modification with 100-foot setbacks from WUI and ESHA as applicable.
 - g. **Green Infrastructure.** The green infrastructure provisions for this PD may be designed as part of a larger system linked to the adjacent lower portion of the Glencree or Beachwood parcels which could provide significantly more capacity for stormwater management of the upslope portion of this watershed.

- h. **Special Site Planning and View Provisions.** Site planning shall ensure structures are designed and sited so as to minimize interruption of views of the upper hillsides from Highway 1 and shall incorporate the following additional requirements:
- i. *Setbacks.* Generally, development shall be setback 100 feet from the adjacent agriculture operations to the north, the Pacific Ridge open space to the east, and the Beachwood open space to the south.
 - ii. *Grandview Neighborhood Compatibility.* The specific plan shall include design standards to ensure that any expansion of the Grandview neighborhood with the development of this PD is compatible with existing neighborhood character and respects views, privacy and other neighborhood features.
 - iii. *Neighborhood Park.* Concurrently with development of the Grandview portion of the PD, a neighborhood park available for public use of at least one acre in size shall be provided; preferable on the east side of the neighborhood connected to provide for a trailhead connection to the Vista Trail and sweeping landscape views. The neighborhood park may be located within ESHA buffers subject to use requirements for the specific type of ESHA.

Stone Pine Public Facilities and Conservation Corridor (begins p. 2-107)

2-128. Stone Pine Public Works and Conservation Corridor Master Plan. Require that a precise plan be certified for the entire area. The Precise Plan shall incorporate all of the conditions below and conform to all other policies of the Land Use Plan. The precise plan must show the locations of infrastructure and structures, and indicate the location, amount, and type of public recreation facilities and open space. The precise plan will be subject to Environmental Review pursuant to the California Environmental Quality Act and City CEQA Guidelines.

- a. **Land Use Mix and Estimated Maximum Development.** Development must be low intensity and include habitat conservation; development may include public services and shall conform to the following provisions:
 - i. *Conservation.* The conservation area shall provide a long-term biologically productive habitat area for the CRLF.
 - ii. *Public Services.* The public service use shall occupy a maximum of 8 acres and may include public services offices, corporation yard space including outside storage for vehicles and supplies.
 - iii. *Public Recreation.* Passive open space uses including education and interpretive facilities, the Pilarcitos Creek Trail segment, and other uses determined to be compatible with the primary conservation and public services uses.
- b. **Development Location.** The conservation area shall be located to maintain or improve the existing biological productivity of the site for CRLF. The public services uses shall generally be located on the north and east sides of the property.

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- c. **Development Phasing.** The PD may be developed in multiple phases to accommodate the pacing and requirements for implementing habitat restoration and conservation measures; however, initiation of habitat restoration shall be before or concurrent with expansion or relocation of public services uses.
- d. **Subdivision.** The precise plan shall specify the conditions under which a subdivision of the property is allowed. Subdivision of the conservation corridor from the public services uses may be preferable in order to convey the conservation corridor to a resource management entity.
- e. **Vehicular Access.** Primary vehicular access shall either continue to be from Stone Pine Road; emergency vehicular access may be taken to or from Highway 92; or alternatively a vehicle access route utilizing a Highway 92 driveway for ingress and Stone Pine Road for egress. Vehicular access shall be designed to traverse the habitat conservation area on low bridges or other means so as to not harm habitat.
- f. **Pilarcitos Creek Trail.** The precise plan shall include an alignment for a span of the Pilarcitos Creek Trail outside of the meander belt. A public access easement shall be established, and the trail span shall be implemented concurrently with the habitat restoration project. If necessary for ESHA protection, the trail may be split to allow pedestrian access within the conservation corridor with bicycle access sited along the north side of the site.
- g. **Open Space.** The conservation corridor will require more than 50 percent of the site area and as such fulfills the minimum requirement that 20 percent of each PD area be open space.
- h. **Special Site Planning and View Provisions.** Structures shall be sited so as to preserve substantially open views across the site from Highways 92.
- i. **Fallback Zoning.** Once implemented, the PD may be zoned to Open Space – Conservation (OS-C) and Public Services (PS).

Dolores (begins p. 2-124)

2-133. Dolores Master Plan. Require that a specific plan be certified for the entire area to establish a new mixed-use neighborhood. The specific plan shall incorporate all of the conditions below and conform to all other policies of the Land Use Plan. The specific plan must show the locations of infrastructure and structures, and indicate the location, amount, and type of public and private recreation facilities and open space. The specific plan will be subject to Environmental Review pursuant to the California Environmental Quality Act and City CEQA Guidelines. The specific plan shall incorporate all of the following requirements:

- b. **Development Type and Estimated Maximum Buildout.** Development may include:

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- i. *Residential.* 40 residential units (14 additional units with affordable housing density bonus, 160 additional units with TDR received from North Wavecrest) consisting of multi-family development forms including garden apartments, condominiums, and attached townhomes.
 - ii. *Commercial and Quasi-Public Uses.* Up to 50,000 of the following:
 1. *Medical and Quasi-Public Uses.* Assisted living, medical office, and quasi-public uses including churches, private schools and childcare centers.
 2. *Neighborhood-Serving Commercial.* Up to 5,000 square feet of service commercial and commercial retail and/or restaurant uses.
 3. *Ancillary uses.* Up to 5,000 square feet retail businesses offering medical supplies and services, or other businesses related to the primary non-residential uses of the site.
 - iii. *Mixed-Use.* Any of the above uses may be part of a mixed-use development, either vertically with residential uses generally located above ground floor non-residential uses; or horizontally with a combination of uses on the same site.
 - iv. *Existing Uses.* Allow for additions, redevelopment, and change of use of individual parcels with existing permitted development as of the time of the Land Use Plan update according to the zoning regulations in place at that as they apply to those uses and parcels.
- c. **Development Phasing.** The PD may be developed without defined phasing given that infrastructure, including all utilities and roadways, is provided in advance of development pursuant to the specific plan.
 - d. **Development Location.** Development shall comply with any required buffering from ESHA; otherwise, development may be located throughout the PD, with the non-residential uses generally located along the Highway 1 frontage. Residential development should be setback at least 100 feet from the adjacent horticultural businesses to the north; and otherwise generally located to the west of non-residential development.
 - e. **Transfer of Development Rights (TDR) Program.** Establish a TDR program between the immediately adjacent North Wavecrest and Dolores PDs; with the North Wavecrest PD as a donor and the Dolores PD a receiver.
 - f. **Vehicular Access.** No more than two access points from Highway 1 to the PD are allowed. Redondo Beach Road is the southern access point. The second point of access shall be either via an existing street or paper street (e.g. Van Ness Avenue), or via a new street at the north end of the PD area established through re-platting. Access and egress to the development shall be subject to review and approval by the City and Caltrans, and shall be designed in such a manner as to be safe, convenient, and not conflict with any existing or future development permitted in the area.

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- g. **Bicycle and Pedestrian Access.** Development and vehicular access shall accommodate the Naomi Patridge Trail along the Highway 1 frontage and prioritize safe pedestrian and bicycle use of this Class 1 facility. A bicycle and pedestrian route (Class 1, 2, or 4) shall be provided through the PD from west to east to connect the Naomi Patridge Trail to the California Coastal Trail. Alignment could be on or parallel to Dolores or Marinero Avenues.
- h. **Special Site Planning and View Provisions.** The PD shall be designed as a mixed-use neighborhood:
 - i. *Height.* Structures shall have a maximum height comparable to height limits in the City's mixed-use zoning districts or 36 feet, whichever is lower;
 - ii. *Setbacks.* Generally, structures shall be setback 25 feet from Highway 1 and 50 feet from the adjacent horticultural businesses to the north.
 - iii. *Parking.* For structures with Highway 1 frontage, parking areas shall not be located between the structure and the highway.
 - iv. *Neighborhood Park.* Concurrently with the first 10 units of residential development, a neighborhood park available for public use of at least 1 acre in size shall be provided; preferable on the north side of the neighborhood to provide additional separation from the adjacent horticultural business use; or centrally located. In the event of additional buildout allowed pursuant to a TDR program with North Wavecrest, the park area shall be increased to a size to meet the City's parkland standard of 5 acres of parkland per 1,000 residents.
- i. **Fallback Zoning.** Once implemented, the PD may be zoned to a suitable mixed-use zoning designation, such as Commercial – General (C-G).