

Development Policy Comparison Table

2018 Draft Policy #	2020 Final Draft Policy #	2020 Final Draft LUP Update (Strikethrough/Underline Based on 2018 Draft Language)	Origin
		<i>General Policies</i>	
2-1	2-1	Land Use Plan Map. Apply Land Use Plan designations in accordance with the policies of this Land Use Plan.	Existing Policy 9-1. 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.
2-2	2-2	Complete Policy Compliance. Ensure that all new development as defined by the Coastal Act complies with all the policies of the Land Use Plan. New development means any project for which a Coastal development permit is required. Allow flexibility only when the Land Use Plan provides for an exception.	Existing Policy 9-3. 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).
2-3	2-3	Priority Land Uses. Define priority land uses and support development of such land uses throughout the City include those defined by the following categories: <ul style="list-style-type: none"> a. <u>Coastal Act Priority Uses: Coastal-dependent uses, including visitor-serving commercial uses, coastal dependent uses, environmental resources, coastal access and recreational facilities, and agricultural and associated research uses.</u> <u>Coastal Act Priority Uses are considered top tier priority in this LCP.</u> a.b. <u>Local Priority Uses: as well as affordable housing dwelling units for extremely low, very low, and low-income households. Local Priority Uses are considered second tier priority behind Coastal Act Priority Uses in this LCP including residential development pursuant to the Priority Residential Overlay.</u> 	2018 Planning Commission Public Draft Policy
2-4	2-5	Housing Element Conformance. Ensure the Land Use Plan provides adequate and appropriate sites to allow implementation of the	2018 Planning Commission Public Draft Policy

		Housing Element. To ensure conformance with Coastal Act policies and priorities, focus the Housing Element's inventory of adequate sites within Town Center and through the Workforce Housing Overlay land use designation.	
2-5	2-4	Sustainable Land Use Pattern. Concentrate new development within the defined Urban Boundary by prioritizing development in the Town Center, allowing for infill development within established neighborhoods, and protecting the rural, open space, agricultural and habitat values of undeveloped areas. 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.	2018 Planning Commission Public Draft Policy
2-6	Incorporated into Final Draft Policy 2-4	Development Distribution. Concentrate new development in the Town Center while also allowing for infill development within established neighborhoods and to support priority uses.	2018 Planning Commission Public Draft Policy
2-7	2-9	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 certified by the Coastal Commission <u>as a Land Use Plan amendment with the policies of Chapter 3 of the Coastal Act as the standard of review for certification</u> 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.	2018 Planning Commission Public Draft Policy
	2-10	<u>Land Use Plan and General Plan Amendment Initiation. The City shall establish procedures for initiating amendments to its General Plan, including the LUP. The procedures shall set forth a process for amendments proposed by the City Council, Planning Commission, and private applicants. The City will not process private General Plan amendment applications, or associated development applications (except as required by State law), unless the City Council has approved initiating the General Plan amendment. Authorization to proceed with a General Plan amendment application shall in no way presume approval of the amendment or project.</u>	New 2020 Final Draft Policy

2-8	2-11	<p>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 <u>including temporary uses</u> that <u>have</u> no potential for impacts to coastal resources.</p>	2018 Planning Commission Public Draft Policy
	2-12	<p><u>Non-Conforming Uses. Update the non-conforming uses implementation regulations in the IP to address standards for non-conforming uses and development with respect to land use, environmental hazards, and biological resources. Uses and development that were lawful at the time they were established may continue under the policies of this Land Use Plan unless the use is discontinued for a period of one year.</u></p>	New 2020 Final Draft Policy
2-9	2-13	<p>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.</p>	2018 Planning Commission Public Draft Policy
2-10	2-14	<p>CEQA Thresholds of Significance. Establish<u>Use</u> thresholds of significance for CEQA review purposes for impacts that require special consideration in Half Moon Bay.</p>	2018 Planning Commission Public Draft Policy
2-11	2-16	<p>Residential Growth Management. 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:</p> <ol 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 	<p><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</p>

		<p>permissible 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> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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>	<p>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 road facilities, including such improvements as are provided with the development. (See Table 9.3).</p>
2-12	2-17	<p>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. Update the Measure D implementation regulations in the IP to prioritize housing that is affordable and sustainable, and located within the Town Center and/or Workforce Housing Overlay designation.</p>	2018 Planning Commission Public Draft Policy
2-13	Addressed in Chapter 3. Public Works	<p>Non-Residential Development Growth Management. 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</p>	2018 Planning Commission Public Draft Policy

		<p>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> <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.i. 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. 	
2-14	2-18	<p>Minimum Residential Density Zoning Provisions. Establish minimum residential densities or buildout for <u>areas with mixed-use zoning, specific plans, or precise plans within Town Center; and for all areas with R-3 zoning, every multi-family residential zoning district throughout the city and for each specific plan or precise plan within the Town Center.</u></p>	2018 Planning Commission Public Draft Policy
2-15	2-19	<p>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, and the Coastal Act, and when such increase in density does not adversely affect coastal resources.</p>	2018 Planning Commission Public Draft Policy
2-16	2-20	<p>Development Intensity Reductions. 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 <u>necessary to comply with the Coastal Act and LUP policies warranted by conditions specifically applicable to the site, such as the presence</u></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

		<p>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>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>
2-17	2-21	<p>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<u>Require mitigation for the individual and cumulative impacts of development when a new residential lot is created through retirement of development potential on an existing and separate lot, pursuant to the following criteria:</u></p> <ul style="list-style-type: none"> a. <u>At least the same number of lots shall be retired as are created;</u> b. <u>The retired lot(s) shall be located within city limits and have potential for residential development, including lots with PD land use designations;</u> a.c. <u>Require retirement of development potential may occur</u>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, an offer to a land trust, or through an in-lieu fee to support such retirement; and- b. <u>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.</u> c.d. <u>Exempt lot retirement requirements for</u>d<u>Deed restricted affordable housing outside Town Center, and for all residential development within the Town Centers shall be exempt from lot retirement requirements.</u> d.e. <u>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.</u> 	2018 Planning Commission Public Draft Policy

2-18	2-22	<p>Transfer of Development Rights. Establish a transfer of development rights (TDR) program with the intent of retiring lots located within PD designated ed areas outside the Town Center where coastal resource constraints may preclude or limit development. The program would allow the and transferring their of development rights to increase residential density or buildout allowances on properties within the Town Center for sites without coastal resource constraints. 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).</p>	2018 Planning Commission Public Draft Policy
2-19	2-23	<p>Lot Mergers. Establish aRequire lot mergers program for contiguous substandard lots under common ownership in order to create standard sized lots for the underlying zone.</p>	2018 Planning Commission Public Draft Policy
2-20	Moving to General Plan Community Preservation Element	<p>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.</p>	2018 Planning Commission Public Draft Policy
2-21	2-24	<p>Infrastructure Capacity and Design. Design public infrastructure, including water, sewer, stormwater management, communications, energy, and transportation systems, to serve the existing community and new development as permitted by to avoid growth inducement limits, infrastructure constraints, and to support new technology, and shift away from fossil fuels 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>	<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</p>

			resources will be available to serve the proposed development upon its completion and that 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).
2-22	2-25	Development Impact Fees. Periodically review, prepare nexus studies, and update development impact fees, <u>including to reflect climate change impacts</u> . 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.).	<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.).
2-23	2-26	Fiscally Sustainable Development. New development shall fully fund the development, operation, and maintenance of public infrastructure required for the new development.	<u>Existing Policy 9-4.</u> ...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 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).
2-24	Moving to General Plan Community Preservation Element	Development Scale. Ensure that development is appropriately scaled and in harmony with the town’s existing small-scaled and low- rise development pattern.	2018 Planning Commission Public Draft Policy
2-25	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy
2-26	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy
2-27	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy

2-28	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy
2-29	Moving to General Plan Community Preservation Element	<p>Town Forest. Periodically review and update the Heritage Tree Ordinance to ensure the following:</p> <ul style="list-style-type: none"> • <i>Heritage Tree Definition.</i> 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. • <i>Canopy Preservation.</i> 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. • <i>City Trees.</i> 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. • <i>Trees on Private Property.</i> Provide education about the importance of tree maintenance and requirements for permitting to prune and/or remove heritage trees. • <i>Large Landscapes.</i> 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. • <i>Standards and Best Management Practices.</i> 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. 	2018 Planning Commission Public Draft Policy

2-30	Moving to General Plan Community Preservation Element	Signage. Periodically review and update the Sign Ordinance to ensure consistency with dark skies policies and other standards applicable to architectural compatibility.	2018 Planning Commission Public Draft Policy
2-31	2-8	Desired Land Uses Community Needs. Encourage Support 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 <u>uses</u> including live-work and artisan uses; adaptive reuse of heritage buildings; agriculture <u>and agriculture-compatible uses</u> along with supportive accessory uses; commercial including neighborhood and local-serving uses; <u>quasi-public uses including childcare, healthcare, animal care, and assisted living</u> ; and civic and public uses including parks and other community facilities.	2018 Planning Commission Public Draft Policy
2-32	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy
2-33	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy
2-34	Moving to General Plan Community Preservation Element	Public Spaces. Ensure the adequate provision and maintenance of public spaces, including parks, trails, and gathering places to foster a strong and healthy community.	2018 Planning Commission Public Draft Policy
2-35	Moving to General Plan Community Preservation Element	Gathering Places. Foster community connection and cohesion through the development of more public gathering places.	2018 Planning Commission Public Draft Policy
2-36	2-6	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.	2018 Planning Commission Public Draft Policy

		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. 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.	
2-37	2-7	Housing Stock Preservation. Safeguard existing housing stock so that it is preserved and used as <u>full-time</u> housing through the establishment of programs and ordinances, such as an empty house tax or updated use regulations.	2018 Planning Commission Public Draft Policy
2-38	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy
2-39	2-82	Allowances for Industrial Land Uses. Establish performance standards. Review and update the IP and allow low intensity 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. Land use designations subject to performance standards.	2018 Planning Commission Public Draft Policy
2-40	2-27	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, <u>the City-owned Johnston House property, and</u> 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 <u>and work-</u> Coordinate with the San Mateo County Local Agency Formation Commission (LAFCo) to make appropriate adjustments to the City's sphere of influence.	2018 Planning Commission Public Draft Policy
2-41	2-29	Annexations. Study and C <u>Consider annexations to the city limits or changes to special districts in coordination with LAFCo and other County and State agencies as appropriate to ensure consistency with applicable government codes and local policies including and amend</u> the urban-rural boundary to be consistent, for such areas that would	2018 Planning Commission Public Draft Policy

		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	2-28	Sphere Infrastructure Special Districts and Development. <u>Consider consolidation or other changes of special districts that will improve the provision of public services in Half Moon Bay and the unincorporated Midcoast.</u> 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.	2018 Planning Commission Public Draft Policy
2-43	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy
2-44	Moving to General Plan Community Preservation Element	Residential Development. Promote the development of local workforce and urban-lifestyle housing located within walking distance of amenities.	2018 Planning Commission Public Draft Policy
2-45	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy
2-46	2-67	High Density Residential Minimum Density Requirement. In the Residential - High Density designation, require new development to meet a minimum density of 16 residential units per acre (net).	2018 Planning Commission Public Draft Policy
2-47	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy

2-48	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy
2-49	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy
2-50	Moving to General Plan Community Preservation Element	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).	2018 Planning Commission Public Draft Policy
2-51	Moving to General Plan Community Preservation Element	Pedestrian Environment. Ensure inviting, safe and comfortable pedestrian environment to encourage activity in the Town Center area.	2018 Planning Commission Public Draft Policy
2-52	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy
2-53	Moving to General Plan Community Preservation Element	Pedestrian-Oriented Scale. Ensure developments face public streets, and promote development at a pedestrian-oriented scale, incorporating visually interesting facades and massing techniques.	2018 Planning Commission Public Draft Policy
2-54	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy

Town Center Policies

2-55	2-30	<p>Heritage DowntownTown Center Planning. Prepare and adopt an updated plan <u>or zoning regulations and associated programs</u> for the Heritage DowntownTown Center that includes <u>use requirements, design standards, guidelines, and circulation and parking management strategies</u> accommodates new activities and buildings, enhances the area's pedestrian-oriented character, supports bicycle circulation, and supports parking management through a "park once and walk" approach to Downtown and beach access. <u>Specifically, Town Center</u>The <u>planning shall include:</u></p> <ul style="list-style-type: none"> <u>a. Uses. Provisions to encourage a diverse mix of uses, including a range of housing types and affordability levels and non-residential uses that support the needs of the local community and visitors;</u> <u>b. Historical and Architectural Character. Measures to protect the historical and architectural character of Heritage Downtown;</u> <u>c. Highway Frontages. Design standards to improve the appearance of Highway 1 and 92 frontages, such as through frontage enhancements, setbacks and build-to lines, as well as transitions with stepped down heights, setbacks, or other means between more intense uses along the highway frontages that abut residential uses;</u> <u>d. Main Street and Highway 92 Intersection. Study of the Highway 92 and North Main Street area for development options that will provide visitor and neighborhood services as well as traffic congestion solutions;</u> <u>e. Streetscapes. Streetscape plans, including those</u> 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; <u>f. Signage. Wayfinding and informational signage for Downtown and coastal attractions; and</u> <u>a.g. Circulation and Parking. Multi-modal circulation and parking provisions and management to support a "park once and walk" approach for visitors to Downtown and the beach.</u> 	2018 Planning Commission Public Draft Policy
	2-31	<p><u>Town Center Water Connections. For new and existing mixed-use or multi-tenant Town Center development, do not require new, non-</u></p>	New 2020 Final Draft Policy (using deleted language from previous draft Policy 2-59)

		priority water connections for non-priority uses where the principle use of the site or building is a priority use and priority water connections will adequately serve both the priority and non-priority uses. Otherwise, if the priority water connection capacity is inadequate, non-priority water connections must be secured for non-priority uses. In the event that the priority use converts to a non-priority use, the City shall review the change in use for compliance with coastal development permitting requirements.	
	2-32	Heritage Downtown Uses. Allow a mix of uses including residential, commercial, personal and professional services, public and quasi-public uses throughout Heritage Downtown to support a self-sufficient neighborhood for residents while accommodating visitor-serving uses for tourists.	New 2020 Final Draft Policy
2-56	2-33	Heritage Main Street Uses. Along Establish Heritage Main Street north of between the Main Street Bridge and Correas Street, which represents located within the heart of Heritage Downtown, and require retail, eating and drinking establishments, and other similar active ground-floor dependent 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. Allow office and residential as a permitted use on all floors, except as a frontage use.	2018 Planning Commission Public Draft Policy
2-57	Incorporated into Final Draft Policy 2-33	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.	2018 Planning Commission Public Draft Policy
2-58	2-34	Heritage Downtown Height Limits. In Heritage Downtown, generally allow limit building heights to two to three stories on Heritage Main Street, and up to three stories elsewhere. Set back upper stories where necessary to protect views of the hillsides from Main Street. 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.	2018 Planning Commission Public Draft Policy

2-59	Addressed in Final Draft Policy 2-31	<p>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:</p> <p>a. Monitor the inventory of priority and non-priority uses on a periodic basis, at least every three years.</p> <p>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.</p> <p>c.a. 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.</p>	2018 Planning Commission Public Draft Policy
2-60	Addressed in Final Draft Policy 2-30 and 2-35	<p>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.</p>	2018 Planning Commission Public Draft Policy
2-61	2-36	<p>North Downtown 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.</p>	2018 Planning Commission Public Draft Policy
2-62	2-35	<p>North Downtown 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 commercial, personal and professional services, 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.</p>	2018 Planning Commission Public Draft Policy

2-63	Addressed in Final Draft Policy 2-30 and in Chapter 9. Scenic and Visual Resources	<p>Highway 1 and 92 Frontages. Improve the appearance of the Highway 1 and 92 frontages as properties redevelop through the following means:</p> <p>Build-to Lines. Establish build-to lines to frame and define the transportation corridors.</p> <p>Frontage Enhancements. Reduce visual clutter by consolidating utilities; phasing out monument signs, and requiring permanent maintenance of frontage landscaping.</p>	2018 Planning Commission Public Draft Policy
2-64	2-37	<p>Underdeveloped—North Downtown Underdeveloped Properties. Establish uses for the underdeveloped properties along the Highway 92 corridor as follows:</p> <p>a. Goat Farm. Allow this property to develop as an extension of adjacent Hill Top Mobile Home Park while also maintaining access to adjacent industrial land uses.</p> <p>a.b. Highway 92 Industrial Frontage. Allow low intensity uses including light industrial and live-work units with low trip generation rates compatible with adjacent residential development to the south.</p> <p>b.c. 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 address hazard and environmental site constraints, including but not limited to ingress and egress, incorporate a ESHA buffer requirements from the Pilarcitos Creek riparian corridor, and are resilient to flooding resiliency requirements for flood zone development, including but not limited to parking facilities or other uses supportive to coastal access or recreation.</p>	2018 Planning Commission Public Draft Policy
2-65	2-39	<p>Residential Priority. Maintain residential use as a primary use within South Downtown. Increase residential densities to encourage residential development of vacant sites along South Main Street and Poplar Street. Do not require a Use Permit for residential development in South Downtown.</p>	2018 Planning Commission Public Draft Policy

2-66	2-38	South Downtown 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.	2018 Planning Commission Public Draft Policy
2-67	Addressed in Final Draft Policy 2-30	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.	2018 Planning Commission Public Draft Policy
2-68	2-40	South Downtown Agriculture Transitions. Require buffers between private development and agricultural uses to the south and east of South Downtown.	2018 Planning Commission Public Draft Policy
<i>Residential Land Use Designation Policies</i>			
2-69	Moving to General Plan Community Preservation Element	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.	2018 Planning Commission Public Draft Policy
2-70	2-71	Residential Siting and Design Standards and Guidelines. Review, update, and expand IP standards and the associated design guidelines for Require development of new and remodeled structures within established neighborhoods to. Allow for new development that will be: <ul style="list-style-type: none"> a. Compatible within each unique neighborhood area, including infrastructure and streetscape provisions such as walkways, street trees, and parking. b. Scaled and appropriate for the limitations of non-conforming sites, such as smaller allowed build out for residences on substandard sized parcels and those that must accommodate natural resources, hazards, watercourses, coastal access, and visual resource requirements. 	2018 Planning Commission Public Draft Policy
2-71	Moving to General Plan Community Preservation	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.	2018 Planning Commission Public Draft Policy

	Element		
2-72	Moving to General Plan Community Preservation Element	<p>Incompatible Uses. Protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment.</p> <p><i>Within neighborhoods:</i> 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.</p> <p><i>Adjacent to neighborhoods:</i> 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.</p>	2018 Planning Commission Public Draft Policy
	2-72	<p><u>Residential Land Use Compatibility. Ensure that development, including a change in intensity of use, in residential land use designations avoids impacts on the residential living environment and the adjacent land uses with respect to noise, lighting, parking, loading, and aesthetics. Consider other aspects of non-residential uses permitted in residential land use designations that may be impactful on a neighborhood setting or the adjacent land uses and require strategies to avoid such impacts.</u></p>	New 2020 Final Draft Policy
	2-66	<p><u>Residential Land Use Permitted Uses. Permitted uses in Residential – Low Density, Residential – Medium Density, and Residential – High Density land use designations include but are not limited to residential development, accessory dwelling units, supportive housing types, public schools and parks, family day care, accessory buildings, and home occupations. Conditionally permitted uses include but are not limited to private schools, private recreational facilities, religious assembly, and childcare and residential care homes. Single-family residential is not permitted in the Residential – High Density land use designation unless no feasible alternative exists.</u></p>	New 2020 Final Draft Policy
	2-68	<p><u>Mobile Home Park Permitted Uses. Permitted uses in the Mobile Home Park land use designation include but are not limited to mobile homes, home occupations, common facilities and amenities supportive to the mobile home park, and accessory structures normally associated with mobile home parks. Conditionally permitted uses include but are not limited to care facilities including assisted living, senior housing,</u></p>	New 2020 Final Draft Policy

		<u>recreational facilities, and retail sales catered to the mobile home park residents.</u>	
	2-69	<u>Mobile Home Park Development. Development of vacant parcels or significant redevelopment of developed parcels in the Mobile Home Park land use designation shall require a comprehensive plan for the entire property that incorporates common facilities and amenities and addresses methods for protecting coastal resources.</u>	New 2020 Final Draft Policy
	2-70	<u>Workforce Housing Overlay Requirements. Residential development established through the Workforce Housing Overlay land use designation shall consist of rental housing units and shall be deed restricted affordable in perpetuity for extremely low, very low, and low-income households. Exceptions may apply where required by state or federal law, or where such affordability restrictions would preclude the intended workers or households from occupying the units. It shall further comply with the requirements established by policies for each qualifying underlying land use designation including Agriculture (Policy 2-94), Rural Coastal (Policy 2-94), Horticultural Business (Policy 2-98), Public Facilities and Institutions (Policy 2-104), and Regional Public Recreation (Policy 2-107). Establish IP standards for implementing the Workforce Housing Overlay designation, including setbacks, height limits, and other requirements as consistent for compatibility with the underlying land use designation.</u>	New 2020 Final Draft Policy
2-73	2-73	Small Infill Lots. Update <u>IP</u> standards for substandard infill residential lots to encourage development of smaller homes that provide diverse and affordable housing options compatible with neighborhood character.	2018 Planning Commission Public Draft Policy
2-74	2-74	Accessory Dwelling Units. Update the <u>IP standards</u> as necessary to ensure that the Accessory Dwelling Unit ordinance complies with State law, <u>provides for objective design standards, and allows an administrative review process provided there is no potential for impacts to coastal resources.</u>	2018 Planning Commission Public Draft Policy
2-75	2-75	Home Occupations. Encourage <u>Permit</u> home occupations within established neighborhoods <u>residences for allowing</u> business types and activities <u>that are</u> 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	2018 Planning Commission Public Draft Policy

		other considerations with respect to home occupations.	
2-76	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 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 <u>coastal resources and</u> 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.	2018 Planning Commission Public Draft Policy
2-77	2-77	Neighborhood Infrastructure. Maintain and improve neighborhood infrastructure. Require new <u>residential</u> construction, additions and remodels to provide <u>public service</u> 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.	2018 Planning Commission Public Draft Policy
	2-78	Residential Right-of-Way Improvements. <u>Require new or significantly remodeled residences to provide frontage improvements including but not limited to walkway, sidewalk, curb, and gutter improvements where they do not yet exist or are in need of repair or replacement, or to provide an in lieu fee to the City to construct such improvements in the future.</u>	New 2020 Final Draft Policy

<p><i>Substantially Undeveloped Planned Development Policies</i> <i>(Note: All policies specific to a substantially undeveloped PD from the previous draft have been deleted for the final draft. The policies below apply to all substantially undeveloped PDs.)</i></p>			
2-78	2-46	<p>Comprehensive Master Planning. The entire PD area shall be comprehensively planned as a unit with a master plan as follows:</p> <ol style="list-style-type: none"> Master plans may be established as specific plans (Government Code Section 65450) or precise plans as specified in policies for each PD. City--approved master plans shall be certified by the California Coastal Commission <u>as an amendment to this Land Use Plan, with the policies of Chapter 3 of the Coastal Act as the legal standard of review.</u> 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. 	<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>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>
2-79	2-47	<p>Master Plan <u>Preliminary Site Assessment.</u> 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-non-residential buildout; and shall consider the PD area in the context of the city as whole; <u>present preliminary concepts for replatting if applicable; and identify methods for overall protection and enhancement of coastal resources.</u> A preliminary assessment shall include at least the following evaluations and identify <u>(including as these topics are addressed in more detail in other LUP chapters):</u></p> <ol style="list-style-type: none"> <i>Natural Resources.</i> ESHA, required buffers, potential ESHA that may require future study, and identification of predevelopment that may have impacted or removed ESHA. If <u>applicable,</u> wetlands are found to be present, delineation is a requirement for a complete application. <u>In addition to required buffers, the assessment should consider what the ESHA needs to function properly (e.g. wildlife corridors, species diversity) as part of the</u> 	2018 Planning Commission Public Draft Policy

plan for protection, as well the need to accommodate inland migration due to sea level rise or erosion.

- b. *Agriculture.* Existing agricultural uses and approaches to retain such uses especially in cases of prime soils; ~~and~~ locations for agricultural buffers from non-agricultural uses within the PD site plan design as applicable; and preliminary feasibility studies pursuant to Policy 4-9 with plans for mitigation in the case of proposed conversions of agricultural lands to new non-agricultural uses.
- c. *Environmental Hazards.* Preliminary assessment and mapping of hazards, considering on- and off-site hazard risks and impacts, including but not limited to site contamination, flood, tsunami inundation, 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.
- d. ~~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 with at least half of the provision comprised of public open space.
- ~~e.~~ *Infrastructure.* The provision of public services including water, sewer, and multi-modal circulation.
- ~~e.~~ *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.
- ~~f.~~ *Stormwater Management.* Potential locations for and capacities of to accommodate green infrastructure systems comprising at least 5 percent of the PD area for stormwater management.
- ~~g.~~ *Visual Resources.* Existing visual resource areas, including but not limited to scenic coastal access roads, the California Coastal Trail, broad ocean views, significant plant communities, and areas above the 160-foot contour line ~~Designated scenic corridors and view sheds and the 160-foot contour if present.~~

		<p>h.i. <u>Cultural Resources</u>. Potential for archaeological and historic resources so that preservation can be addressed in the PD master plan.</p> <p>h.j. <u>Neighborhood Compatibility Design</u>. Potential land use conflicts such as noise and lighting; and of how new development can enhance, support, and/or connect to other neighborhoods; <u>and ways to accommodate visitor access needs without impacting existing or new residential neighborhoods.</u></p>	
2-80	2-48	<p>Master Site Plan Design. 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, and/or mixed 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; and <u>d.</u> Protect the scenic qualities of the site as a designated-visual resource area; and d.e. <u>Provide holistic neighborhood design.</u> 	<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.
2-81	2-49	<p>Development Master Plan Standards. Master plans shall include development <u>and performance</u> standards including <u>but not limited to the following:</u></p> <ul style="list-style-type: none"> <u>a. Development Standards.</u> Maximum building height, <u>minimum lot size</u>, lot coverage, FAR, <u>minimum setbacks and/or build-to lines</u>, daylight plane, <u>multi-modal site access and</u> parking requirements including EV charging stations and bicycle facilities, right-to-farm provisions, buffers from <u>ESHA and</u> agricultural uses, <u>stormwater management capacity</u>, and other appropriate criteria. 	2018 Planning Commission Public Draft Policy

		<p><u>b. Performance Standards. Thresholds to protect viewsheds, reduce vehicle miles traveled (VMT) and greenhouse gas emissions, avoid noise, vibration, and lighting impacts; and other appropriate measures including sustainable development methods.</u></p> <p><u>a.c. Phasing. Phasing plans that ensure timely completion of improvements and prioritize public benefits and infrastructure (i.e. parkland, roads). Updated environmental review may be required between phases.</u></p>	
2-82	Incorporated into Final Draft Policy 2-49	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.	2018 Planning Commission Public Draft Policy
2-83	Addressed in Chapter 4. Agriculture	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.	2018 Planning Commission Public Draft Policy
2-84	2-50	<p>Planned Development Uses. Establish†The following <u>uses are as permitted uses in PDs:</u></p> <p>a. Allowed uses described in the Land Use Plan policies for each specific PDUses adopted in a master plan for the PD, as guided by the LUP’s development vision for each individual PD;</p> <p>b. Habitat restoration and conservation uses;</p> <p>c. Agriculture and agriculture compatible uses including <u>farm</u>worker housing;</p> <p>d. Educational and resource conservation and restoration projects; and</p> <p>e. <u>Public recreational access facilities (including lateral and vertical coastal accessways) and</u> Open space.</p>	<p><u>Existing Policy 9-10. Permitted uses shall include:</u></p> <p>(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.</p> <p>(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.</p> <p>(c) Open space.</p>
2-85	2-51	<p>Uses Allowed Prior to Master Planning. Existing and new uses allowed in advance of master plan certification for PD areas include:</p> <p>a. Established-Existing conforming and non-conforming uses;</p> <p>b. Existing, new, and/or expanded agriculture and agriculture compatible uses including worker housingconsistent with the</p>	<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> <p>(d) Commercial recreational facilities</p>

		<p><u>Rural Coastal land use designation and specifications including accessory and supporting uses;</u></p> <p>c. Habitat restoration and conservation projects;</p> <p>d. Lateral and vertical coastal accessways;</p> <p>e. Multi-use trails including the California Coastal Trail which may be located within the 300-foot setback from the blufftop edge;</p> <p>f. <u>Environmental Hazard</u> mitigation; and</p> <p>g. Ancillary facilities to support coastal access including small parking areas, restrooms, and similar amenities.</p> <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>(private or public) other than permitted above that are compatible with the proposed residential units;</p> <p>(f) In especially scenic coastal areas, visitor-serving commercial facilities, i.e. a motel or restaurant; and 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 <p>Such convenience establishments will not be highway related or result in greater congestion on Highway 1.</p>
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2-86	2-52	<p>Maximum Planned Development Buildout. 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 <u>based on the preliminary site assessment required by Policy 2-47.</u></p> <p>The allowable buildout may will be reduced <u>to meet the coastal resource protection requirements of the LCP and Coastal Act or</u> 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>	<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>
2-87	2-53	<p>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:</p> <ol style="list-style-type: none"> a. <i>ESHA:</i> Areas designated as sensitive habitat or buffers to sensitive habitat including but not limited to dunesterrestrial <u>ESHA</u>, riparian corridors, coastal terrace prairie and wetlands; b. <i>Watercourses:</i> 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; c. <i>Accessways:</i> Existing Ppublic and private streets including paper streets and other required public accessways rights-of-way such as trails whether acquired in fee, easement, or otherwise; d. <i>Environmental Hazards:</i> 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 and/or habitat determined to have a high fuel load, subject to flooding from a 100-year storm event, subject to inundation from tsunami, and/or subject to geologic instability such as landslide; e. <i>Visual Resources:</i> Areas above the 160-foot contour; and f. Parcels with Development Restrictions Permanently Conserved Areas: Those pParcels or areas where whose 	<p>2018 Planning Commission Public Draft Policy</p>

		development rights have been retired, where development is prohibited by deed restriction, or are in a public or <u>open space</u> land trust ownership for the purposes of establishing open space.	
2-88	2-54	<p>Planned Development Base Residential Density. 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. For preliminary planning purposes, Bbase densities shall be established as follows, except as provided for specific PD designations under the policies of this chapter:</p> <p><i>a. Town Center. 254</i> units per acre net land area</p> <p><i>b. Outside Town Center. 2</i> units per acre net land area</p> <p>Base density may be revised upward <u>or downward dependent on the carrying capacity of the PD area as evaluated through the Master Plan site assessment and the availability of infrastructure. as a</u>Changes may result offrom invocation of <u>aState</u> density bonus for the provisions offor affordable housing or as part of a transfer of development rights or other similar program. <u>In all cases, all units, including density bonus units and accessory dwelling units, shall be accounted for in the master plan approved for the PD.</u></p>	<p>Existing Policy 9-5. 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>
2-89	2-55	<p>Planned Development Base Commercial-Non-Residential Intensity. Establish base commercialNon-residential development intensities for PD master plans <u>shall be</u> based on net land area. Base commercialNon-residential development <u>intensity</u> may be specified as a <u>maximum</u> square footage or as <u>a maximum</u> floor-area-ratios (FAR). Generally, base-commercialnon-residential development intensity<u>ies limits</u> shall be the same as those <u>established for the commercial</u> land use designation most consistent with the type of commercial-non-residential development specified for the PD area.</p>	2018 Planning Commission Public Draft Policy
2-90	2-56	<p>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.</p>	2018 Planning Commission Public Draft Policy
2-91	2-57	<p>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,</p>	2018 Planning Commission Public Draft Policy

		attached townhomes, live-work units, duplexes, triplexes, and garden apartments; and high-density multi-family and mixed-use development. Generally, <u>if single-family homes are proposed in a PD, they should-shall</u> be no more than <u>2,0001,500 to 1,800</u> square feet. For PDs with <u>more than-10 or more</u> residential units, at least 20 percent of the residential units shall be <u>deed</u> restricted and made affordable to lower income households <u>in perpetuity</u> .	
	2-58	<p><u>Visual Resources. In accordance with Chapter 9. Scenic and Visual Resources, substantially undeveloped PDs are designated visual resource areas and shall require a comprehensive analysis of existing visual resources, including but not limited to upland slopes, significant plant communities, and broad ocean views; methods for protecting and enhancing such resources; and assessment of any proposed impacts to such resources. Where broad ocean views are available across a substantially undeveloped PD, structures shall be sited and designed to preserve unobstructed public ocean views to the extent feasible through the following methods:</u></p> <ul style="list-style-type: none"> <u>a. Clustering or distributing structures where necessary to provide greater view protection;</u> <u>b. Limiting structures to a 15-foot height limit unless an increase in height would not obstruct public views to the ocean from the highway;</u> <u>c. Providing setbacks from scenic corridors including Highway 1, the California Coastal Trail, and scenic coastal access routes as specified in Chapter 9. Scenic and Visual Resources to ensure; and</u> <u>d. Providing landscaping which, when mature, will not block public ocean views.</u> <p><u>Upon substantial buildout, a PD is no longer considered a visual resource area but is required to maintain visual resource protections with any new development or redevelopment in accordance with the approved master plan and applicable policies of this LCP.</u></p>	New 2020 Final Draft Policy
2-92	Addressed in Chapter 6. Natural Resources	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,	2018 Planning Commission Public Draft Policy

		preservation, and enhancement, where feasible, shall be incorporated into the master plan.	
2-93	2-61	Green Infrastructure. Green infrastructure provisions shall be incorporated into the master plan with a minimum design capacity to contain pre-development runoff volume for a 10-year storm event for 2 hours or to another City standard, whichever is greater, and the green infrastructure system shall further be adequate such that designed without reliance on any new outfalls to watercourses or the ocean, except where such outfall would preserve or enhance habitat value or the ocean are required. The design capacity must minimize impacts beyond the boundaries of the PD. Such provisions include but are not limited to swales, detention basins, and dechannelizing watercourses if applicable. Area utilized for green infrastructure may be part of required public open space area provided that minimum design capacity standards are met. 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.	2018 Planning Commission Public Draft Policy
2-94	Addressed in Chapter 7. Environmental Hazards	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.	2018 Planning Commission Public Draft Policy
2-95	2-59	Open Space in Planned Development. Require that the amount of public, private, and common open space in Open space requirements for each PD is shall be specified established in the master plan. The required amount of common and public open space for PDs is a At least	Existing Policy 9-12. The amount of public, private, and common open space in a Planned Development shall be specified in the Development Plan. The required amount of

		<p>20 percent of the gross area must be designated open space, according to the policies set forth below. The master planning process shall determine whether more than 20 percent of the area must be open space to provide adequate coastal access and recreation and protection of public views.</p> <p>a. Public open space: Public open space is preferred to common open space and may comprise all of the required open space for a PD. If master planning determines that more than 20 percent of the gross PD area is needed to meet Coastal Act and LUP policy requirements, the additional open space shall be public open space. For each PD area with maximum build out potential for more than 20 residential units, require that a portion of the open space <u>must</u> be comprised of a public-neighborhood park sized to meet or exceed the City's parkland standard of 5 acres/1,000 residents.</p> <p>b. Common open space: Common open space may comprise up to half (10 percent of the minimum 20 percent requirement) of the total required open space.</p> <p>c. Private open space: Private open space may be included in the master plan, but does not count toward the 20 percent open space requirement.</p> <p>a.d. In-lieu fees: For PDs subject to significant <u>development constraints</u> hazards and/or with a buildout of less than 20 units, payment of an in-lieu fee <u>is</u> may be preferable to the provision of parkland. In-lieu fees do <u>shall</u> not <u>otherwise be permitted to</u> 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> <p>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</p>	<p>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> <p>(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;</p> <p>(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</p>
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		<p>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.</p> <p>b. Common open space. 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. Private open space. 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>d.a. Additional open space conditions for parcels designated as PD are found in the following sections on specific PD areas.</p>	<p>developed areas; and</p> <p>(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> <p>Additional conditions for parcels designated as PD-Planned Development are found in the following sections on specific areas.</p>
	2-60	<p>Planned Development Circulation. Provisions for multi-modal circulation, parking, and ingress/egress shall be incorporated into the master plan. New vehicular ingress and egress points to PDs from Highway 1 and Highway 92 are prohibited unless no feasible alternative exists. All existing and proposed vehicular access points shall be assessed for the need for safety or infrastructure improvements during the master planning process. Multi-modal improvements shall be provided to enhance coastal access and recreation and to reduce automobile trips.</p>	New 2020 Final Draft Policy
2-96	2-62	<p>Planned Development Infrastructure Concurrency. Infrastructure for PDs shall be fully funded by development. It-Infrastructure shall be incorporated in advance of unphased development or concurrently with phased development.</p>	2018 Planning Commission Public Draft Policy
2-97	2-63	<p>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 recreational space.</p>	2018 Planning Commission Public Draft Policy

2-98	2-64	Fallback Zones Rezoning after Master Planning. A master plan may provide that regulation of future development within the master plan area would be governed by an applicable <u>zoning</u> district consistent with all of the policies and standards in the master plan. <u>In such a case, a PD area would be redesignated to a consistent land use designation(s) and associated zoning district(s).</u>	2018 Planning Commission Public Draft Policy
	2-65	Rezoning in Lieu of Master Planning. <u>In the event that the master planning process does not proceed for a substantially undeveloped PD, the entire PD may be redesignated to an appropriate land use designation(s) and associated zoning district(s) as guided by the LUP's development vision for each individual PD.</u>	New 2020 Final Draft Policy
<i>Substantially Developed Planned Development Policies</i>			
2-99	2-42	Substantial Redevelopment of Planned Development Areas. Proposed redevelopment of built-out <u>substantially developed</u> PD areas requires a Land Use Plan amendment and either preparation of a new master plan or <u>redesignation to an appropriate land use designation(s) and associated</u> rezoning to an <u>appropriate</u> consistent district(s).	2018 Planning Commission Public Draft Policy
2-100	2-41	Established—Continued Development in Substantially Developed 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: <ul style="list-style-type: none"> a. Remaining parcels or phases as consistent with the approved master plan; b. Minor modification <u>including changes of use of</u> and additions to existing development as consistent with <u>allowed uses and</u> the siting and design requirements of the approved master plan and compatible with the existing development. and c. 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. <u>As an alternative to continued oversight through a certified master</u>	2018 Planning Commission Public Draft Policy

		<p><u>plan, redesignation of substantially developed PDs to an appropriate land use designation(s) and associated rezoning to a consistent district(s) may also be considered. Redesignation would require an LCP amendment certified by the Coastal Commission. Continued development in substantially developed PDs would be regulated by the applicable zoning district.</u></p>	
2-113	2-43	<p>Pacific Ridge On-Going Requirements. Require all of the following for the on-going development and maintenance of Pacific Ridge:</p> <ul style="list-style-type: none"> a. Settlement Agreement. All on-going activities and development shall comply with the approved settlement agreement <u>of 2004 as signed by Ailanto Properties, Inc., the California Coastal Commission, and the City of Half Moon Bay.</u> b. Additional Development. Ensure that any additional development within Pacific Ridge compliesy with the Pacific Ridge Settlement Agreement and be-is compatible in character with the first-earlier phases of development. Additional development and specific considerations include the following<u>In addition, the following policies shall apply to new development in this PD:</u> <ul style="list-style-type: none"> i. Phase 2 and 3 Homes. Ensure that home designs for phases 2 and 3 conform to the settlement agreement terms and design standards; ii.i. <u>Additions and New Uses.</u> New development or new uses affecting the homes or their sites for any of the phases in the future shall comply with City requirements for <u>single-family</u> residential development including but not limited to additions, landscaping, and home occupations; iii.ii. <u>Accessory Dwelling Units.</u> With future updates to the IP Accessory Dwelling Unit provisions, consider making the Pacific Ridge PD area an allowed location for<u>Allow accessory dwelling units, especially those that are wholly within existing development according to the IP.</u> c. Drainage System. Maintain the on-site drainage system pursuant to the subdivision improvement plans. d. Circulation Linkages. Require that the cul-de-sac at the terminus of 	2018 Planning Commission Public Draft Policy

		<p>Upper Terrace Avenue be kept open for bicycles and pedestrians and provide for future connections to the future Vista Trail.</p> <p>e. Habitat Management Plan. Implement, manage, inspect and review reports for the Pacific Ridge Open Space Habitat Management Plan for Areas A and B. Encourage conveyance of Areas A and B to a resource management agency.</p>	
2-114	Addressed by Final Draft Policy 2-42	<p>Pacific Ridge Substantial Redevelopment. Prior to substantial redevelopment within the Pacific Ridge area, the site shall either be rezoned to a designation consistent with the Highland Park neighborhood or a new master plan shall be prepared for the entire area that addresses preservation of slopes and natural drainage courses, site planning and views, coastal and community access, and local housing needs in conjunction with an amendment to the Land Use Plan.</p>	2018 Planning Commission Public Draft Policy
2-115	Addressed by Final Draft Policy 2-44	<p>Matteucci Specific Plan Amendment. Amend the Matteucci Specific Plan to include the provisions of the Matteucci Agreement and to incorporate the western lots, which are to be maintained as a buffer to the active agricultural use to the west. Permitted development of the western lots includes drought tolerant landscaping, stormwater management including green infrastructure, habitat restoration and conservation, and other uses compatible with scenic and visual resources standards.</p>	2018 Planning Commission Public Draft Policy
2-116	2-44	<p>Matteucci-On-Going Requirements. Require all of the following for the on-going development and maintenance of the Matteucci PD:</p> <p>a. <i>Additional Development.</i> Ensure that any additional development within the Matteucci PD complies<u>ies</u> with the Matteucci Specific Plan.</p> <p>b. <i>Neighborhood Agreement.</i> All on-going activities and development shall comply with the Matteucci Agreement as entered into <u>in September 2001</u> by the original subdivider with respect to height limits for residential development and landscaping.</p>	2018 Planning Commission Public Draft Policy

		<p>c. <i>Undeveloped Lots.</i> Lots fronting on Jenna Lane may be developed pursuant to the Matteucci Specific Plan; The seven western lots may be developed with uses allowed in Rural Coastal areas with the exception of new dwelling units, which are not permitted. In the case where thea Jenna Lane landowner also has ownership of a western lot, as a condition of approval, deed restrictions are required on the western lot to include right-to-farm disclosures for the agricultural use to the west and to limit future development to drought tolerant landscaping, stormwater management, habitat restoration and conservation, and other uses consistent with scenic and visual resources standards. A PUD plan amendment shall be required to develop the western lots with more intense land uses than those permitted herein.</p> <p>d. <i>Additions and New Uses.</i> New development or new uses affecting the homes or their sites in the future shall comply with City requirements for residential development including but not limited to additions, landscaping, and home occupations.</p> <p>e. <i>Accessory Dwelling Units.</i> Pursuant to <u>Consistent with</u> the Matteucci PUD plan, allow accessory dwelling units according to the IP.</p> <p>f. <i>Buffers.</i> Ensure that development includes all necessary buffer improvements (including but not limited to such techniques as setbacks and fences) to confine urban impacts to the development site and avoid conflicts with permanent agricultural use of the adjacent lands <u>to the west and</u>, ESHA associated with the Pilarcitos Creek riparian corridor.</p>	
2-117	Addressed by Final Draft Policy 2-42	<p>Matteucci Substantial Redevelopment. Prior to substantial redevelopment within the Matteucci area, the site shall either be rezoned to a designation consistent with the Pilarcitos neighborhood for the eastern parcels and agriculture or open space for the western parcels; or a new master plan shall be prepared for the entire area that addresses buffers to agricultural use, natural drainage courses, site planning and views, coastal and community access, and local housing needs in conjunction with an amendment to the Land Use Plan.</p>	2018 Planning Commission Public Draft Policy

2-118	Incorporated into Final Draft Policy 2-45	Ocean Colony PD. Allow Ocean Colony PD to be completed in accordance with the Existing Country Club PUD Approvals and the provisions of that certain instrument entitled "Offer to Dedicate Trail Easement and Declaration of Covenants and Restrictions" recorded in the Office of the Recorder of the County of San Mateo, State of California, on August 21, 1981, as Instrument No. 80020AS.	2018 Planning Commission Public Draft Policy
2-119	2-45	<p>Ocean Colony-On-Going Requirements. Require all of the following for the on-going development and maintenance of Ocean Colony:</p> <p><u>a. PD Approvals.</u> Allow Ocean Colony PD to be completed in accordance with the Existing Country Club PUD Approvals and the provisions of that certain instrument entitled "Offer to Dedicate Trail Easement and Declaration of Covenants and Restrictions" recorded in the Office of the Recorder of the County of San Mateo, State of California, on August 21, 1981, as Instrument No. 80020AS.</p> <p><u>a.b. Additional Development.</u> Ensure that any additional development within Ocean Colony complies with the Country Club PUD approvals and is compatible in character with existing development. Additional development and specific considerations include the following:</p> <p>i. <i>Residential and Mixed-Use.</i></p> <ol style="list-style-type: none"> 1. Multi-family and Mixed-Use Residential. Multi-family development as single-use or in mixed-use configurations <u>is allowed</u> on Highway 1 frontage parcels at a density <u>for the residential development</u> not to exceed 2016 units per acre; <u>and at an intensity for the commercial portion in mixed-use development not to exceed 0.40 FAR.</u> 2. Additions and New Uses. New development<u>Additions</u> or new uses affecting the homes, or their sites shall comply with City requirements for residential development including but not limited to additions, landscaping, and home occupations. 3. Accessory Dwelling Units: With future updates to the IP Accessory Dwelling Unit provisions, consider making the Ocean Colony PD area an allowed location for<u>Allow</u> accessory dwelling units <u>according to the IP, especially those that are wholly</u> 	2018 Planning Commission Public Draft Policy

		<p>within existing development.</p> <p>ii. <i>Non-Residential.</i></p> <ol style="list-style-type: none"> 1. Quasi-public uses. Churches, private schools, and childcare centers <u>are allowed</u> in locations consistent with the Country Club PUD approvals. 2. Commercial. Community-serving commercial uses including <u>but not limited to</u> medical office and personal services, as well as convenience retail, and restaurants, and lodging are allowed at an intensity not to exceed 0.60 FAR. 	
2-120	Addressed by Final Draft Policy 2-42	<p>Ocean Colony Substantial Redevelopment. Prior to substantial redevelopment within the Ocean Colony area, a new master plan shall be prepared for the entire area that addresses preservation of slopes and natural drainage courses, site planning and views, coastal and community access, and local housing needs in conjunction with an amendment to the Land Use Plan.</p>	2018 Planning Commission Public Draft Policy
<i>Agricultural Land Use Designations Policies</i>			
2-134	2-15	<p>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.</p>	2018 Planning Commission Public Draft Policy
2-135	This policy is no longer applicable with the removal of the reserve land use designations	<p>Development Sequence. Development of reserve lands is predicated upon the conditions:</p> <ol style="list-style-type: none"> a. <i>Town Center.</i> 80 percent buildout of the Town Center PDs and infill properties; b. <i>Established Neighborhoods.</i> 80 percent buildout of infill properties within established neighborhoods; c. <i>Undeveloped Planned Developments.</i> 80 percent buildout of the substantially undeveloped PDs as of the time of the Land Use Plan update; and d. <i>Sustained Periods of Limited Development.</i> 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- 	Existing LUP Policy 8-4: The City will phase development so as to maintain land in field flower production as long as feasible (as defined in Section 30108 of Coastal Act).

		<p>year period.</p> <p>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:</p> <p>a. <i>Urban Reserve.</i> 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.</p> <p>b. <i>Open Space Reserve.</i> 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.</p> <p>Lands in Agriculture and Open Space for Conservation land use designations are generally not considered applicable for future conversion or urban development.</p>	
2-136	2-88	<p>Agriculture Land Use Designation. Encourage property owners to consider options for designating open field agricultural areas within Open Space and Urban Reserve <u>the Rural Coastal</u> 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 C contracts.</p>	2018 Planning Commission Public Draft Policy
2-137	2-86	<p>Consistency with Agricultural Use Policies. Policies in Chapter 4. Agriculture are specifically intended to supplement policies in the Chapter 2. <u>Development Chapter</u> for lands in agricultural use <u>and/or containing prime and non-prime agricultural soil, while the policies in this section address lands with Agriculture, Urban Reserve</u> Rural Coastal, and Open Space Reserve <u>Horticulture Business</u> 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.</p>	2018 Planning Commission Public Draft Policy
2-138	2-87	<p>Minimum Lot Size. <u>Determine minimum lot sizes for lands with Agriculture, Rural Coastal, and Horticulture Business land use</u></p>	2018 Planning Commission Public Draft Policy

		designations on a case-by-case basis to ensure maximum existing or potential agricultural productivity, recognizing that subdivision of lands in agricultural use is discouraged; while lot line adjustments and other boundary adjustments may be found beneficial to the underlying use for purposes such as estate planning for the sake of maintaining a family farm or establishing agricultural conservation easements. 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.	
2-139	Incorporated into Final Draft Policy 4-1	<p>Agricultural Preservation. Ensure the continued viability of agriculture within and surrounding the community. This may include the following:</p> <ul style="list-style-type: none"> 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.a. Acknowledge potential land use compatibility challenges and allow flexibility for agricultural uses with regards to noise and other performance standards. 	2018 Planning Commission Public Draft Policy
	2-89	Agriculture Permitted Uses. Permitted uses in the Agriculture land use designation include field agriculture, greenhouses, horse breeding, grazing, ancillary uses necessary to support the primary use or operation, and supplemental uses to support the long-term viability of the primary use. Conditionally permitted uses include single-family residences at no more than one unit per 15 acres. Agricultural compatible uses are not permitted as the Agriculture land use designation is intended for properties with Williamson Act contracts, agriculture conservation easements, or other forms of permanent agriculture protection with tax incentives.	New 2020 Final Draft Policy

<p>2-140</p>	<p>2-94</p>	<p>Priority ResidentialWorkforce Housing Overlay - Agriculture and Rural Coastal. Apply the Priority ResidentialWorkforce Housing Overlay to portions of lands in open field agricultural use when they are designatedwithin the Agriculture or Rural Coastal land use designation. The overlay area shall be sized to provide for an adequate number of farmworker housing units to support all full-time agricultural workers for each agricultural businessand shall further comply with the following requirements:-</p> <ul style="list-style-type: none"> a. The workforce housing must be located on a parcel within an agricultural operation or on a parcel contiguous with the agricultural land use it supports; b. Subdivision of land to accommodate workforce housing is allowed only if the use of the site established for the workforce housing is permanently limited to farmworker housing and if compliant with the subdivision restrictions in Chapter 4. Agriculture; c. Within any parcel or group of contiguous parcels subject to the Workforce Housing Overlay, the workforce housing must be located where most protective of prime soils and with the following additional restrictions: <ul style="list-style-type: none"> i. For agricultural operations with total site area up to 50 acres, maximum 10 percent of the agricultural operation site area or 1 acre, whichever is smaller. ii. For agricultural operations with total site area 50 acres or more, maximum 2 acres. d. The density of the workforce housing is a maximum of 5 units per acre; and a.e. At least one resident of each workforce housing unit shall be an employee of the associated agricultural operation or another agricultural operation within the San Mateo County coastside. 	<p>2018 Planning Commission Public Draft Policy</p>
<p>2-141</p>	<p>2-90</p>	<p>Urban ReserveRural Coastal Permitted Uses. Permitted uses in the Rural Coastal land use designationprimary agriculture uses including field agriculture, agricultural compatible uses, greenhouses, and horse breeding, grazing, equestrian centers, ancillary uses necessary to support the primary use or operation, and supplemental uses to support the long-term viability of the primary use. Conditionally</p>	<p>2018 Planning Commission Public Draft Policy</p>

		<p>permitted uses include single-family residences at no more than one unit per 15 acres, while allowing for a wide range of complimentary and/or ancillary uses to support long-term viability of agriculture. Permitted ancillary uses include:</p> <p>Agri-tourism uses including farm stands, tasting rooms, agricultural home stays (farm stays);</p> <p>Educational opportunities for adults and children such as tours, classes, and day camps;</p> <p>Temporary events;</p> <p>Research uses including modest facilities for conducting basic laboratory functions or on-site veterinary care;</p> <p>Boarding, and care of horses including training and demonstration clinics; and</p> <p>Other uses ancillary to primary permitted uses.</p>	
2-91		<p><u>Agriculture and Rural Coastal Permitted Supplemental Uses. Allow for a wide range of supplemental uses to support long-term viability of agriculture, including:</u></p> <p><u>a. Agri-tourism uses that enhance the link between the agriculture use and tourism, such as farm stands, retail stands, and tasting rooms;</u></p> <p><u>b. Small-scale lodging such as farm-stays and other overnight accommodation options;</u></p> <p><u>c. Educational opportunities for adults and children such as tours, classes, and day camps;</u></p> <p><u>d. Temporary events and seasonal uses;</u></p> <p><u>e. Research and development facilities and clinical uses connected to the primary use, including boarding for researchers and students and modest facilities for conducting basic laboratory functions or on-site veterinary care; and</u></p> <p><u>f. Boarding and care of horses including training and demonstration clinics.</u></p>	<p>New 2020 Final Draft Policy (using deleted language from Final Draft Policy 2-90)</p>

2-142	2-92	Urban Reserve <u>Rural Coastal</u> Permitted Ancillary Uses <u>Facilities</u> . Permit <u>ancillary uses and</u> facilities associated with agricultural use of the <u>lands in Agriculture and Rural Coastal land use designations</u> including but not limited to farmhouses, barns, feed storage facilities, field shelters, <u>stables,</u> wells, reservoirs, lot line adjustments, <u>parking,</u> fences, and arenas.	2018 Planning Commission Public Draft Policy
2-143	2-93	Urban Reserve <u>Agriculture and Rural Coastal</u> Land Use Compatibility. Maximize the amount of land in <u>agriculture</u> production <u>and in agriculture-compatible use.</u> and e Consider vacating streets and establishing buffers on adjacent lands, not on the a <u>Agriculture or Rural Coastal</u> land, <u>where necessary for land use compatibility.</u>	2018 Planning Commission Public Draft Policy
2-144	Incorporated into Final Draft Policy 2-94	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.	2018 Planning Commission Public Draft Policy
2-145	Addressed in Final Draft Policy 2-90	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.	2018 Planning Commission Public Draft Policy
2-146	Addressed in Final Draft Policy 2-93	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.	2018 Planning Commission Public Draft Policy
2-147	Incorporated into Final Draft Policy 2-94	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.	2018 Planning Commission Public Draft Policy
<i>Conservation Land Use Designation Policies</i>			
2-148	2-99	Greenbelt Stream Corridor Overlay <u>Designation</u>. 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, <u>including regulations on permitted uses.</u>	2018 Planning Commission Public Draft Policy

2-149	2-101	<p>Open Space for Conservation Permitted Uses. Permitted uses <u>in the Open Space for Conservation land use designation</u> include <u>habitat conservation and restoration</u>, resource dependent uses <u>including low-impact public access and recreation</u>, necessary public safety activities, and public access as consistent with the habitat and buffer requirements established in the Natural Resources chapter<u>ancillary uses such as a small ranger station, and one dwelling unit for natural resource management personnel per legal parcel with a minimum lot size of 100 acres. Permitted uses are not intended to supersede the provisions of any open space deed restrictions or conservation easements that may be associated with properties in this land use designation.</u></p>	2018 Planning Commission Public Draft Policy
2-150	Moving to Open Space and Conservation Element	<p>Guerrero Wetlands. Encourage restoration and conservation, specifically by facilitating establishment of a conservation easement for management by a land trust or other qualified agency.</p>	2018 Planning Commission Public Draft Policy
2-151	Moving to Open Space and Conservation Element	<p>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.</p>	2018 Planning Commission Public Draft Policy
2-152	Moving to Open Space and Conservation Element	<p>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.</p>	2018 Planning Commission Public Draft Policy
2-153	Moving to Open Space and Conservation Element	<p>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.</p>	2018 Planning Commission Public Draft Policy
2-154	Moving to Open Space and Conservation Element	<p>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.</p>	2018 Planning Commission Public Draft Policy

2-155	2-100	<p>Lot Retirement PropertiesOpen Space for Conservation Designation. Consider adding <u>lots that become permanently protected for habitat purposes through conservation easements or deed restrictions (e.g. retired lots (those whose for which development potential is has been extinguished)</u> 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, <u>and/or provides for other public benefits consistent with the designation, including coastal access, research, and education.</u></p>	2018 Planning Commission Public Draft Policy
<i>Commercial, Industrial, and Horticultural Land Use Designation Policies</i>			
2-156	2-79	<p>General Commercial – General Permitted Uses. <u>Permit a variety of commercial activities in the Commercial – General land use designation that serve both residents and visitors, including but not limited to day-to-day needs, professional office and small-scale R&D uses, wholesale, retail, and live-work uses</u>Allow for horizontal and vertical mixed-use development pursuant to policies for the Town Center.</p>	2018 Planning Commission Public Draft Policy
2-157	2-80	<p>Commercial – Visitor-Serving Commercial Permitted Uses. <u>Permit uses that support the coastal access and recreational needs of visitors in the Commercial – Visitor-Serving land use designation including but not limited to overnight accommodations, restaurants, bars, galleries, coastal and ocean recreational facilities, and service and EV charging stations. Community serving uses that support tourists can also be accommodated in this designation. Support the diversity and availability of visitor-serving commercial uses as follows:</u> <u>Establish new visitor-serving commercial uses at the city’s southern-gateway and along Wavecrest Road.</u> <u>Prioritize lower-cost visitor-serving uses including camping and various types of eco- and agri-tourism uses.</u></p>	2018 Planning Commission Public Draft Policy
	2-82	<p><u>Mixed-Use Development.</u> <u>Permit horizontal and vertical mixed-use development to incorporate residential development in the Commercial – General, Commercial – Visitor-Serving, and in certain cases, Light Industrial land use designations.</u></p>	New 2020 Final Draft Policy
2-158	2-83	<p>Industrial Land 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.</p>	2018 Planning Commission Public Draft Policy

2-159	2-84	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. <u>Encourage existing industrial operations to update performance standards when expansion or redevelopment is proposed.</u>	2018 Planning Commission Public Draft Policy
	2-95	<u>Horticulture Business Permitted Uses. Permitted uses in the Horticulture Business land use designation include but are not limited to nurseries, greenhouses, field crops, research and development facilities related to horticulture or agriculture, retail sales associated with a primary use, and ancillary uses to support horticulture or research and development operation. Conditionally permitted uses include single-family residences at no more than one unit per 15 acres.</u>	New 2020 Final Draft Policy
2-160	2-96	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 <u>non-agricultural or non-horticultural</u> uses.	2018 Planning Commission Public Draft Policy
2-161	2-97	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. <u>Encourage existing horticulture business operations to update performance standards when expansion or redevelopment is proposed.</u>	2018 Planning Commission Public Draft Policy
2-162	2-98	Priority Residential Workforce Housing Overlay - Horticultural Business. Apply the Priority Residential Workforce Housing 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 portions of lands in horticultural/greenhouse use when they are within the Horticultural Business land use designation. <u>The overlay area shall provide housing units to support horticultural business workers and shall further comply with the following requirements:</u> <ol style="list-style-type: none"> <u>a. The workforce housing must be located on a parcel within the horticultural business operation or on a parcel contiguous with the</u> 	2018 Planning Commission Public Draft Policy

		<p><u>horticultural business land use it supports;</u></p> <p>b. <u>Subdivision of land to accommodate workforce housing is allowed only if the use of the site established for the workforce housing is permanently limited to horticultural workforce housing and if compliant with the subdivision restrictions in Chapter 4. Agriculture;</u></p> <p>c. <u>Within any parcel or group of contiguous parcels subject to the Workforce Housing Overlay, the workforce housing must occupy no more than 5 percent of the horticultural business or 1 acre, whichever is smaller;</u></p> <p>d. <u>The density of the workforce housing is a maximum of 16 units per acre; and</u></p> <p>e. <u>At least one resident of each workforce housing unit shall be an employee of the associated horticultural business or another horticultural business within the San Mateo County coastside.</u></p> <p>Absent the overlay, residential build out of Horticulture Business designated land is limited to one unit per 5 acres.</p>	
<i>Public Land Use Designations</i>			
	2-102	<p><u>Public Facilities and Institutions Permitted Uses.</u> <u>Permitted uses in the Public Facilities and Institutions land use designation include educational, governmental, agricultural, and institutional uses such as schools, hospitals, churches, community gardens, fire stations, cemeteries, and emergency shelters.</u></p>	New 2020 Final Draft Policy
2-163	2-103	<p><u>Future Public Facilities and Institutions Needs.</u> <u>Plan for the maintenance, operation, expansion and improvement to public facilities, including the for the SAM plant, which is subject to future inundation by sea level rise and by securing a site a permanent location for the City's corporation yard, which has on-going, on-site habitat conservation needs including the Stone Pine Public Facilities and Conservation Corridor PD, Podesta PD, and Smith Field Park. Support opportunities for public agencies and institutions to share facilities, such as corporation yards or offices, for the purpose of conserving resources and reducing development footprints.</u></p>	2018 Planning Commission Public Draft Policy

	2-104	<p><u>Workforce Housing Overlay – Public Facilities and Institutions.</u> Apply the Workforce Housing Overlay to portions of lands in the Public Facilities and Institutions land use designation. The overlay areas shall comply with the following requirements:</p> <p>a. <u>The following locations and amount of housing may be considered for application of the Workforce Housing Overlay in the Public Facilities and Institutions land use designation:</u></p> <p>i. <u>Public Schools: Up to 40 units may be developed at the Cabrillo Unified School District campuses. Units may be distributed amongst the different campuses, such as 10 units at Hatch Elementary/Pilarcitos High School, 20 units at Cunha Middle School, and 10 units at Half Moon Bay High School. At least one resident of each workforce housing unit shall be a full-time employee of the Cabrillo Unified School District.</u></p> <p>ii. <u>Other Public and Quasi-public Uses: Up to 10 units may be developed at the City of Half Moon Bay Ted Adcock Center; up to 40 units at the 515 Kelly Avenue Catholic Church; and up to 7 units at the 900 Cabrillo Highway North Lutheran Church. The units developed for this category shall be affordable to extremely low, very low, and low-income households.</u></p>	New 2020 Final Draft Policy
2-164	2-105	<p>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.</p>	2018 Planning Commission Public Draft Policy
	2-106	<p><u>Regional Public Recreation Permitted Uses.</u> Permitted uses in the Regional Public Recreation land use designation include but are not limited to public access and recreation, public trails, campgrounds, habitat conservation and restoration, hazard avoidance, and ancillary facilities normally associated with or supportive of public access and recreation.</p>	New 2020 Final Draft Policy
2-165	Moving to Open Space and Conservation Element	<p>Regional Public Recreation Funding. Coordinate with State Parks to seek grant funding and other support for maintenance and operations, planning and other needs.</p>	2018 Planning Commission Public Draft Policy
	2-107	<p>Priority Residential OverlayWorkforce Housing – Regional Public</p>	2018 Planning Commission Public Draft Policy

		<p>Recreation. Apply the Priority Residential<u>Workforce Housing</u> Overlay designation as a floating overlay of no more than 2 acres for State Parks lands within<u>to portions of lands in</u> the Regional Public Recreation land use designation. <u>The overlay areas shall comply with the following requirements:</u></p> <p>a. <u>The workforce housing must be sited east of the California Coastal Trail and designed so as to be visually compatible with the surrounding recreational area, to avoid ESHA and coastal hazards, and to otherwise comply with the development requirements of the LCP;</u></p> <p>b. <u>Each workforce housing unit shall be limited to 1,500 square feet with a 15-foot or one-story height limit, shall not include deep foundations, and shall be relocatable in the event of significant exposure to shoreline hazards, migration of ESHA, or the need to accommodate other Coastal Act priorities uses;</u></p> <p>c. <u>The following locations and amount of housing may be considered for application of the Workforce Housing Overlay in the Regional Public Recreation land use designation:</u></p> <p style="padding-left: 40px;">i. <u>State Parks: Up to one acre may be developed with a total of 7 units including employee housing present in 2020.</u></p> <p style="padding-left: 40px;">ii. <u>San Mateo County: Up to one half acre may be developed with a total of 4 units including employee housing present in 2020.</u></p> <p>d. <u>At least one resident of each workforce housing unit shall be a full-time employee of State Parks or San Mateo County Parks Department with primary duties assigned to parks and beaches along the San Mateo County coast.</u></p>	
	2-109	<p>City Parks Permitted Uses. <u>Permitted uses in the City Parks land use designation include local parks and indoor or outdoor recreational facilities.</u></p>	New 2020 Final Draft Policy
2-166	2-110	<p>Public Land Uses Land Use Compatibility. <u>Review and update development standards in the IP to ensure compatible operation of public land uses. Encourage existing public land use operations to address land use compatibility when expansion or redevelopment is</u></p>	New 2020 Final Draft Policy

		<u>proposed.</u>	
2-167	2-108	City Parks <u>Designation</u>. 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.	2018 Planning Commission Public Draft Policy