

Appendix D: History of LCP Amendments and Coastal Commission CDP Appeals

The following tables summarize the City’s history of amendments made to the 1996 Local Coastal Program (LCP) since its effective certification, as well as a summary of Coastal Commission actions taken on coastal development permit (CDP) appeals. Full staff reports and findings for each amendment and appeal can be found in the Coastal Commission agenda archive at www.coastal.ca.gov.

TABLE D-1: LCP AMENDMENT HISTORY

Amendment Number	Amendment Description	CCC Action	CCC Meeting Date
1-97 (De minimis)	Architectural Review Committee. Amend IP to revise the eligibility qualifications for appointment to the 3-member Architectural Review Committee and to specify design review applicability, noticing and approval provisions, and procedures for appealing and enforcing ARC decisions.	Concurred	September 11, 1997
1-98A (Major)	Williamson rezone. Amend Zoning map to rezone a portion of a parcel at the intersection of Johnston and Monte Vista street from R-1 B-2 to C-R to bring into conformance with certified Land Use Plan designation.	Approved	February 5, 1999
1-98B (Major)	deBenedetti/Arleta Park area rezone. Amend LUP to re-designate 87 Arleta Park area lots from Planned Development to Medium Density Residential and another 15 Arleta Park lots from Planned Development to Local Recreation and Open Space. Amend IP to rezone 77 of the 87 lots from Planned Unit Development (PUD) to R-1-B2 (with amended site-specific modified development standards for 46 of the lots); rezone	Approved with Modifications	March 11, 1999

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	10 of 87 lots from PUD to R-2 or R-1-B2 (with amended site-specific modified development standards); and rezone 15 lots from PUD to Open Space-Passive (OS-P).		
1-00 (Major)	Residential Development Standards. Amend IP to add and strengthen residential development and design standards for standard and substandard lots to preserve community character and reduce the size and bulk of new residential structures.	Approved	July 13, 2001
HMB-MAJ-1-99 (Major)	Caltrans & Alves Dairy Annexation. Amend LUP and IP to reflect annexation of three lots, 3.56 acres total, by City and Coastside County Water District and rezoning of two adjacent lots already within City limits. One parcel owned by Caltrans would be designated Public Facilities and Institutions under the Land Use Plan (LUP) and zoned entirely Public Service (P-S). The other two parcels owned by Alves Dairy would be designated Commercial-General and rezoned Commercial-General (C-G).	Approved	April 11, 2002
Post-LCP Certification Map	Post-LCP Certification Map. Adoption of map that depicts areas within the City of Half Moon Bay that are subject to the Commission's permit and appeal jurisdiction after transfer of permit authority pursuant to certification of the LCP.	Approved	December 9, 2004
HMB-MAJ-1-05 (Major)	Additions to homes/substandard lot procedures. (Originally approved with modifications March 18, 2005, subsequently resubmitted by City for approval.) Amend IP to ease residential development standards and permitting procedures for substandard lots and to establish stormwater pollution prevention requirements for related development.	Approved with Modifications	December 15, 2005
		Executive Director concurrence	April 13, 2006
HMB-MAJ-1-02 (Major)	Mobile Home Parks. Amend LUP and IP to 1) add "Mobile Home Park" as a new land use category, 2) add a new Chapter 18.17 to the Zoning Code to	Approved with Modifications	March 14, 2007

Amendment Number	Amendment Description	CCC Action	CCC Meeting Date
	establish a new "Mobile Home Park District" and detailed regulations applicable to lands within the district and 3) modify the LUP and zoning maps to change the designations of the existing Canada Cove and Hilltop Mobile Home Parks to the new Mobile Home Park category and district.		
		Executive Director concurrence	October 12, 2007
HMB-MIN-1-09 (Minor)	Appeals Procedures. Amend IP to consolidate the local appeals procedures into Chapter 1.25 of Title 1, General Provisions, and eliminate inconsistent appeals procedures that currently exist in Title 18, including inconsistencies regarding who can file an appeal, time allotted to file an appeal, method of notification, and how the appeal is to be heard. Does not affect the appeals procedure for Coastal Development Permits.	Concurred	September 9, 2009
HMB-MAJ-3-08 (Major)	Nurserymen's Exchange land use and zoning change. Amend LUP and IP maps to re-designate three parcels located at 1430 South Cabrillo Highway and 480 Wavecrest Road from Horticulture Business (A-1) to Commercial - Visitor Serving (C-VS) and rezone the parcels from Exclusive Floriculture (A-1) to Commercial Visitor Serving (C-VS).	Approved	March 12, 2009
HMB-MAJ-2-05 (Major)	Measure D. Amend LUP (Section 9.4) to reduce the annual residential growth rate from 3% to 1% -1.5%, and amend IP (Section 18.04) to update the existing building permit allocation system according to the requirements of Measure D.	Approved with Modifications	March 12, 2009
		Executive Director concurrence	August 12, 2009
HMB-MAJ-1-08 (Major)	Callan Rezone. Amend IP to rezone an approximately 0.8-acre site in the Addition to Arleta Park Subdivision from Single-Family Residential (R-1-B-2) to Single-Family Residential (R-1-B-1). This change would increase the development potential of the site from 3 to 4 conforming lots.	Approved	January 7, 2009

Amendment Number	Amendment Description	CCC Action	CCC Meeting Date
HMB-MAJ-1-09 (Major)	Map updates. Amend IP to change the zoning designations for various parcels within the City and to correct mapping errors that appeared on the 1996 certified Zoning Map. The City also submitted a revised and reformatted Land Use Plan (LUP) map.	Time extension	June 16, 2011
HMB-MAJ-2-10-A (Major)	IDES Rezone. Amend LUP and IP to change land use and zoning designation for a 0.44-acre portion of a 0.86-acre parcel located at 745 Main Street that is currently split-zoned residential and commercial. The land use designation would change from residential medium density (RM) to Commercial-General (C-G) and the zoning would change from Single-family Residential (R-1-B-2) to Commercial-Downtown (C-D).	Approved	March 11, 2011
LCP-2-HMB-13-0207-2 (De minimis)	Parking Standards. Amend IP (Section 18.36) in order to: 1) modify or remove parking standards for off-street vehicle parking that are outdated or ineffective; 2) simplify the application of those regulations in the downtown area and in larger parking facilities; 3) clarify the procedure and guidelines for obtaining an exception to the parking standards; 4) add standards to address compact parking and parking space size standards; and 5) modify bicycle parking and storm water requirements.	Concurred	September 11, 2013
HMB-1-13 (Major)	Andreini Rezone. Amend IP to realign the boundary between existing public services (P-S) and industrial (IND) zoned areas to conform to parcel boundaries near 151 Main Street.	Approved	August 15, 2013
LCP-2-HMB-13-0221-2, Part 1 (De minimis)	R-1 B-3 Standards. Amend IP to add standards for development in the R-1-B-3 residential areas.	Concurred	April 9, 2014
LCP-2-HMB-13-0221-2, Part 2 (De minimis)	On-site alcohol sales. Amend IP Chapter 18.22 "Use Permits" by adding Section 18.22.055, which will require establishments selling distilled spirits to obtain a use permit.	Concurred	April 9, 2014

Amendment Number	Amendment Description	CCC Action	CCC Meeting Date
LCP-2-HMB-13-0221-2, Part 3 (Major)	Wireless telecommunications facilities (WTFs). Amend IP to establish regulations and permitting requirements for WTFs, including prioritizing placement outside of the public viewshed and east of Highway 1, co-location to reduce visual impacts, and avoidance of coastal resource impacts. New WTFs would still require a CDP and to be able to accommodate co-located facilities, and new co-located facilities would not require a CDP if the underlying facility has a valid use permit and CDP.	Approved with Modifications	April 9, 2014
		Executive Director concurrence	August 15, 2014
HMB-MAJ-1-11 (Major)	Zoning Code Amendments. Amend IP's definition section, the water and sewer capacity allocation chapter, the residential land use standards, the development standards applied to "exceptional lots," the use permits chapter, the second dwelling units chapter, and the below market rate housing chapter. The amendments also relocated the LCP's review process for development associated with architectural improvements, historical structures and site design and added a residential density bonus chapter.	Approved with Modifications	July 11, 2014
		Executive Director concurrence	January 7, 2015
HMB-MAJ-2-10-B (Major)	A-1 Districts. Amend IP to add new principally permitted uses and accessory uses to the Agriculture (A-1) zoning district, including the cultivation of plants for medicinal, horticultural, floricultural, and agricultural purposes in nurseries, greenhouses, and field crops which are already principally permitted uses in the zoning district. Research and development related to horticulture and agricultural production would also be allowed as a principally permitted use in the A-1 zone district. Further, retail sales, so long as they are onsite and accessory to the principally permitted agricultural uses, would be allowed in the A-1 zoning district.	Approved	March 11, 2015

Amendment Number	Amendment Description	CCC Action	CCC Meeting Date
LCP-2-HMB-14-0847-3 Part A (Minor)	Convalescence Facilities. Amend IP Section 18.06.025, which allows the City to grant use permits for convalescence and general day care facilities for an initial period of two years. IP Section 18.0625 also allows for one-year extensions to the initial two-year use permits to be granted administratively, at a duly noticed public hearing prior to the expiration of the initial two-year permit. The proposed amendment would delete the two-year initial limit on use permits and the requirement for one-year extensions for all convalescence and general day care facilities.	Approved	May 14, 2015
LCP-2-HMB-14-0847-3 Part B (Major)	Animal Hospital (P-S Zone). Amend IP to add “animal hospital” as a principally permitted use within the Public Services (P-S) zone. The City proposes to add this additional principally permitted use to the P-S zones to allow for a new animal hospital location.	Approved	May 14, 2015
LCP-2-HMB-14-0845-2 (Major)	Measure F. Amends LUP and IP to implement Measure F, which was approved by the City’s Electorate on June 3, 2014. Measure F establishes a City policy that the Main Street Bridge is a historical resource and ensures the preservation of the historical, visual and physical integrity of the Bridge. The LCP amendment prohibits the Bridge’s demolition or “physical expansion,” unless voters approve it in a future ballot measure.	Approved	May 14, 2015
LCP-2-HMB-15-0030-1 (Major)	Supportive/Transitional Housing and Emergency Shelters. Amend IP to add new definitions for “Target Population,” “Supportive Housing,” “Transitional Housing” and “Emergency Shelter”; to add supportive and transitional housing as permitted uses in all residential districts (R-1, R-2 and R-3); and include emergency shelters as permitted uses in the public service zoning district (P-S); to assure compliance with state law (Cedilla, Sen. Bill No. 2 (2007-2008 Reg. Sess.)) that ensures zoning laws	Approved	December 11, 2015

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	encourage and facilitate emergency shelters and limit the denial of shelters and transitional and supportive housing under the Housing Accountability Act.		
LCP-2-HMB-17-0006-1 Part A (Major)	Day Care Use Regulations. Amend IP to delete definitions for “Limited Day Care” and add definitions and use classifications for “Small” and “Large Family Day Care”; permit small and large family day cares in all residential zones, and commercial zones that allow residential; and establish use regulations for “Large Family Day Cares” in residential, commercial and mobile home park districts. The purpose of this amendment is intended to bring the City Zoning Ordinance into conformance with the State of California Child Care Act and state housing laws.	Approved	March 8, 2017
LCP-2-HMB-17-0006-1 Part B (De minimis)	Supportive and Transitional Housing. Amend IP Chapter 18.03.030, including deleting definitions for “Limited Residential Care” and “General Residential Care” and adding definitions for “Supportive Housing” and “Transitional Housing.” The proposed revisions were made when it was discovered during the code drafting process that there were internal inconsistencies between the current code provisions for “limited” and “general residential care” and the recently adopted definitions and use classifications for “supportive housing” and “transitional housing” (LCP Amendment Number LCP-2-HMB-15-0030-1, approved by Commission on December 11, 2015.)	Concurred	March 8, 2017
LCP-2-HMB-14-0612-1 (Major)	Habitat Map Revisions. Amend the LCP habitat maps to reflect certain additional areas in the City that have been found to contain or likely to contain habitat for certain sensitive species, based on a decision by the San Mateo County Superior Court. Specifically, the Court found that the Kehoe Watercourse and its adjacent riparian areas support or contain the protected California red-legged frog and San Francisco garter snake. In a	Approved with Modifications	July 15, 2016
		Executive Director concurrence	January 12, 2017

Amendment Number	Amendment Description	CCC Action	CCC Meeting Date
	subsequent settlement, the City agreed to submit an LCP amendment mapping those areas as environmentally sensitive habitat areas.		
LCP-2-HMB-18-0080-1 (Minor)	Accessory Dwelling Unit Ordinance Update. Amend the IP to update accessory dwelling unit regulations in compliance with State law, increasing maximum unit size to 800 square feet and expediting permit processing procedures.	Concurred	December 12, 2018
LCP-2-HMB-18-0081-2 (De minimis)	Stoloski/Gonzalez Planned Development District. Amend the LUP to establish the 2.1-acre Stoloski/Gonzalez Planned Development District as consistent with the approved Coastal Development Permit, PUD Plan, Use Permit, Tentative Parcel Map, and Settlement Agreement for the Stoloski/Gonzalez parcel between the City of Naples subdivision and the Surf Beach/Dunes Beach Planned Development.	Concurred	December 12, 2018
LCP-2-HMB-20-0019-1 (Major)	Downtown Revitalization. Amend the IP to prioritize active, ground-floor dependent visitor-serving uses in the City’s primary visitor-serving downtown area (“Heritage Main Street”); streamline permitting requirements for multi-family residential uses in mixed-use zoning districts; and adjust parking requirements in certain mixed-use and residential zoning districts throughout the City including: Commercial-Downtown (“C-D”), Commercial-Recreation (“C-R”), Commercial-Visitor Serving (“C-VS”), Commercial-General (“C-G”), Single-Family Residential (“R-1”), Two-Family Residential (“R-2”), and Multi-Family Residential (“R-3”).	Approved as Submitted	May 13, 2020

TABLE D-2: COASTAL COMMISSION CDP APPEAL ACTIONS

Permit Number	Project Description	CCC Action	CCC Meeting Date	Findings/Conditions
A-1-HMB-97-60	Application by Ocean Colony Partners LP for a butler building, golf course storage space, employee breakroom, snack bar/restaurant, parking, and associated site improvements and utilities at 3950 S. Cabrillo Hwy (APN 066-580-20).	Substantial Issue; Approved de novo with conditions	December 12, 1997	Proposed development needs to be adequately screened from view from Highway 1 and compatible with surrounding environment; required 100-foot urban/rural boundary line setback from the southern end of the South Wavecrest Specific Plan area.
A-1-HMB-98-81	Application by Paul McGregor and Robert Michaelian for construction of a two-story single-family residence at 73 San Pablo Avenue.	No Substantial Issue	November 6, 1998	Proposed project meets development standards and density requirements; LUP does not require consolidation of substandard lots to produce buildable sites; not subject to the neighborhood proportions policy for the downtown area.
A-1-HMB-99-051	Application by Wavecrest Village, LLC for the Wavecrest Village Specific Plan, Development Agreement, Vesting Tentative Maps and CDPs for 271 residential units, commercial uses, recreation and open space, roads and landscaping, a middle school, and Boys and Girls Club.	Substantial Issue	November 5, 1999	Entire PD must be planned as a unit; project did not provide for protection of all identified sensitive resources and proposed to defer complete wetland delineation; need specified beach access improvements instead of "contribution towards future development"; require one-story homes and clustering to allow protection of visual resources; uncertainty that CCWD has capacity to serve the project; merge small lots to offset traffic impacts, resulting in 79 lots maximum.
		Continued; application subsequently withdrawn	October 12, 2000	

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Permit Number	Project Description	CCC Action	CCC Meeting Date	Findings/Conditions
A-1-HMB-99-20	Application by Coastside County Water District to replace 2,200 lineal feet of an existing 10-inch steel water transmission line with 16-inch ductile iron water line.	Substantial Issue	July 15, 1999	Proposed expansion on water service capacity would not be in phase with existing or probable future capacity of the regional transportation system; overstated demand projections from lack of actual use data; limit service capacity to that provided under Phase I Crystal Springs as the proposed project would only serve the level of growth provided by the already approved Phase I; prohibit capacity expansion from occurring out of phase with transportation and other area infrastructure.
		Approved de novo with conditions	December 10, 2003	
A-1-HMB-99-22	Application by Ailanto Properties for the Pacific Ridge subdivision, including 197 single-family residence lots, open space parcels, streets, utilities and park improvements (subsequent settlement agreement eventually reduced project to 63 residences).	Substantial Issue	March 17, 2000	Require retirement of development rights of existing lots on 1:1 basis to mitigate cumulative traffic impacts; eliminate 8 lots to increase riparian buffer from 150 to 300 feet; require dedication of open space conservation easement and habitat management plan to protect on-site ESHA.
		Continued	December 13, 2000	
		Approved de novo with conditions	August 9, 2001	
A-2-HMB-01-011	Application by Keenan Land Company for the Beachwood subdivision, including 83 lots, 80 single-family residences, roads, utilities, and a traffic signal.	Substantial Issue	May 9, 2001	Eliminate 58 lots to avoid wetlands and wetland buffer; require retirement of development rights of existing legal lots on 1:1 basis to mitigate cumulative traffic impacts; eliminate proposed sound wall to avoid visual impacts from Hwy 1.
		Approved de novo with conditions	November 14, 2001	

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Permit Number	Project Description	CCC Action	CCC Meeting Date	Findings/Conditions
A-2-HMB-00-044	Application by California Department of Transportation for various improvements at the intersection of Coronado Street and Mirada Road with Hwy 1, including traffic signals, turn lanes, sidewalks, bus stops, and intersection lighting.	Substantial Issue	February 16, 2001	Public parking in the vicinity of the project site is scarce; closure of Mirada Road is not necessary to avoid public access impacts as the proposed development would not affect access to bluff-top parking area (case law: Nollan vs. CCC 1987).
		Approved de novo with conditions	April 12, 2001	
A-2-HMB-06-19	Application of the City of Half Moon Bay requiring permits for parking on designating blocks of Miramar/Naples and Alsace Lorraine neighborhoods between 12am-4am daily, with street signage (one-year permit authorization).	No Substantial Issue	December 15, 2006	Permit parking program does not impact access because of the restricted hours, one-year permit term, and monitoring program. Program is necessary to protect residents from disturbances.
A-2-HMB-07-034	Application of Ocean Colony Partners, LLC for a 32-unit subdivision (Carnoustie) south of Redondo Beach Road.	No Substantial Issue	November 16, 2007	No on-site ESHA; sufficient riparian buffer is provided; construction will not prevent public beach access and Redondo Beach has a low traffic demand; City approval included traffic mitigation fees, parks and recreation fees, and retirement of development rights on 34 lots to mitigate permanent public access impacts.
A-2-HMB-07-015	Application by Francisco Oliva to construct a 2,500 square foot single-family residence at 2788 Pullman Avenue.	Substantial Issue (Appeal subsequently withdrawn following project modifications)	May 9, 2007	Pullman Ditch qualifies as sensitive habitat under the LCP as it is an intermittent stream that provides habitat containing or supporting the San Francisco garter snake and California red-legged frog. The proposed 42-foot

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Permit Number	Project Description	CCC Action	CCC Meeting Date	Findings/Conditions
				setback does not meet the required 50-foot minimum buffer for habitats for rare or endangered species.
A-2-HMB-07-030	Application by Thomas and Eugene Pastorino for construction of a 5,339 sq. ft. single-family residence, a 2,400 sq. ft. barn and associated improvements on a 20-acre OS-R parcel at 921 Miramontes.	No Substantial Issue; appeal withdrawn	January 10, 2008	Adequate protective measures proposed for on-site stream and habitat as recommended by USFWS; not a designated sensitive coastal resource area; appeals jurisdiction only covered a small portion of proposed development including trenching and utility improvements.
A-2-HMB-10-001	Application by Marcos and Esther Hernandez to construct new 2-story single-family residence with a road extension and associated infrastructure in R-1 B-2 zone at 306 Ralston Avenue.	Substantial Issue; application subsequently withdrawn	February 10, 2010	Parcel comprised of five 25-ft. wide lots is one legal parcel (Witt and Abernathy cases) and requires division of land rather than the conditioned lot merger. Any increase in potential level of buildout caused by new subdivisions can cause cumulative adverse impacts to traffic, public access, and infrastructure. No assessment by City of visual impacts caused by required subdivision.
A-2-HMB-12-011	Application by Gibraltar Capital to subdivide 2 parcels into 12 residential lots and 1 remainder lot with associated infrastructure improvements at 320 Church Street.	Substantial Issue	July 13, 2012	Pilarcitos Creek contains sensitive habitat and a 100-year floodplain, thus a 100-foot buffer (rather than the approved 50) is required with an open space easement and additional floodplain analysis is necessary; Lack of adequate public services (road capacity) necessitates 1:1 lot
		Approved de novo with conditions	July 11, 2014	

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Permit Number	Project Description	CCC Action	CCC Meeting Date	Findings/Conditions
				retirement for dedication to open space.
A-2-HMB-13-001	Installation of 6-foot high 825-foot long hog wire fence along southwest property boundary of Pacific Ridge/Ailanto property.	No Substantial Issue	May 9, 2013	Approved fence would block a path on private property that the public does not have prescriptive rights to; the fence is partially located in the approved public park area for Pacific Ridge but the park does not open to the public until an agency accepts responsibility for the park; the fence would be removed as soon as dedication of the park is accepted.
A-2-HMB-12-005	Application by Marc Stoloski to subdivide one parcel into 4 residential lots with associated infrastructure improvements.	No Substantial Issue	May 15, 2014	Commission staff recommended Substantial Issue and Denial of the CDP based on inadequate setbacks from Pullman Ditch, lack of an approved Specific Plan, public access impacts, and flooding hazards. The Commission found no substantial issue exists.
A-2-HMB-14-0004	Application by the City of Half Moon Bay Public Works Department for flood control maintenance activities at 13 different drainages located throughout the city.	No Substantial Issue	April 9, 2014	City's action includes sufficient mitigation requirements; the project would not exacerbate flooding or erosion to surrounding areas or dewater wetlands.
A-2-HMB-15-0040	Application by Jack Hamilton to subdivide one parcel into	Substantial Issue; Approved de	August 14, 2015	Public has prescriptive rights to Parcel B so it should be protected from subdivision development; limit allowable

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Permit Number	Project Description	CCC Action	CCC Meeting Date	Findings/Conditions
	two parcels at the western end of Kelly Avenue.	novo with conditions		uses on Parcel B to public access and agricultural uses to ensure protection of future public access, recreation and agriculture opportunities.
A-2-HMB-15-0006	Application by Robert Campodonico for demolition and reconstruction of a single-family residence, tree removal and landscaping at 170 Correas Street.	No Substantial Issue	March 11, 2015	Completion of lot merger prior to issuance of CDP is preferable but not required; proposed house will be proportionally larger as on a larger lot but is still compatible with the neighborhood; no impacts to protected public views; proposed landscaping mitigates tree removal.
A-2-HMB-16-0058	Application by Coastsides Fire for construction of a fire training tower.	No Substantial Issue	August 11, 2016	The project's effects on public views is tempered by the existing large fire station and surrounding development, vegetation screening is provided; LCP policies should protect scenic corridor within 200 yards of Hwy 1 even if not mapped as such; visual protection of the eastern ridgeline should apply even if site is not located in an upland slope area.