

## MAPS

The maps found on the following pages are, together with the policies which make reference to them, a part of the Land Use Plan; they are as follows:

Land Use Plan Map

Access Improvements

Habitat Areas and Water Resources Overlay

Geologic Hazards Overlay

Visual Resources Overlay

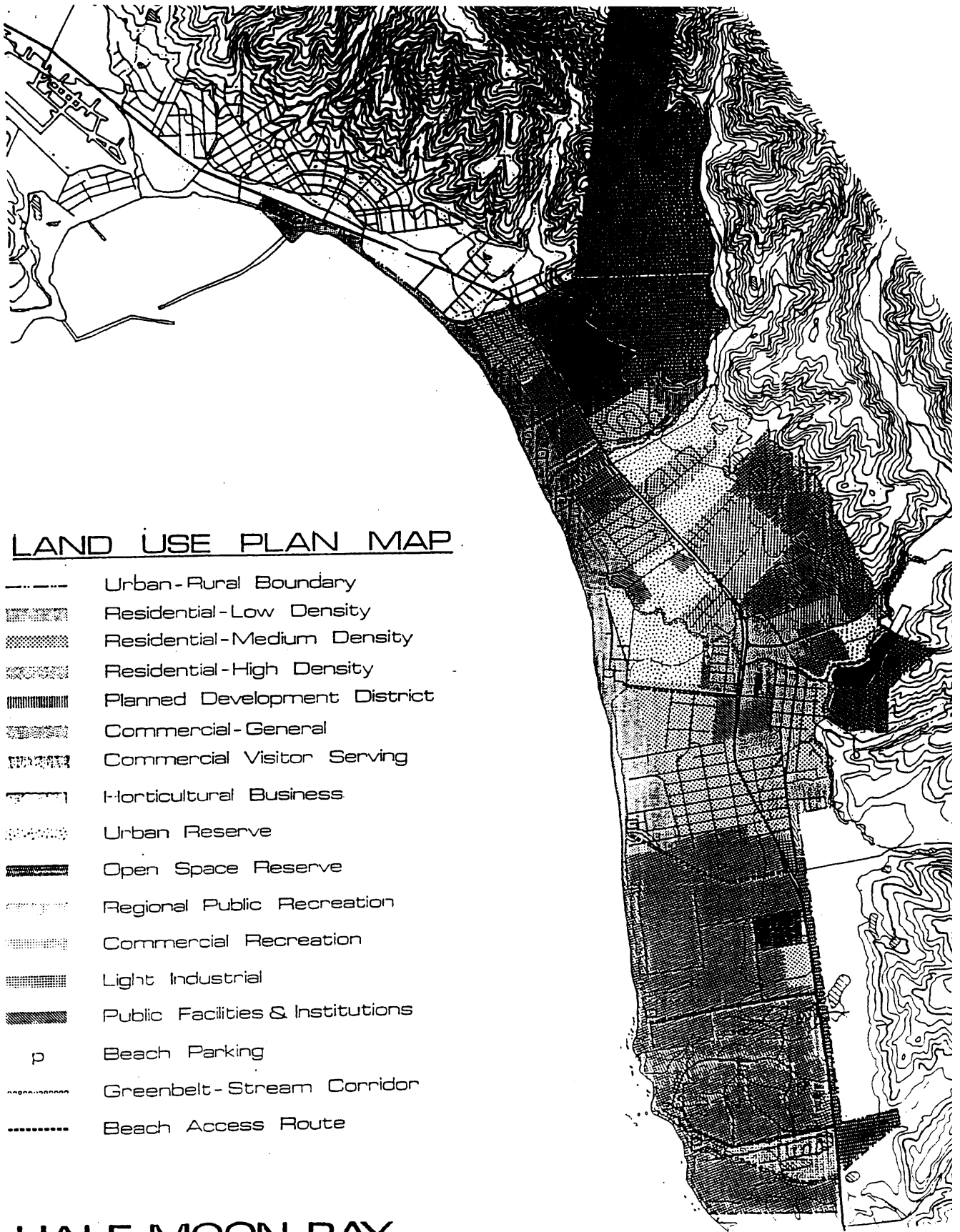
Coastal Access and Circulation Map

Wavecrest Restoration Plan

Potential Archeological Resources

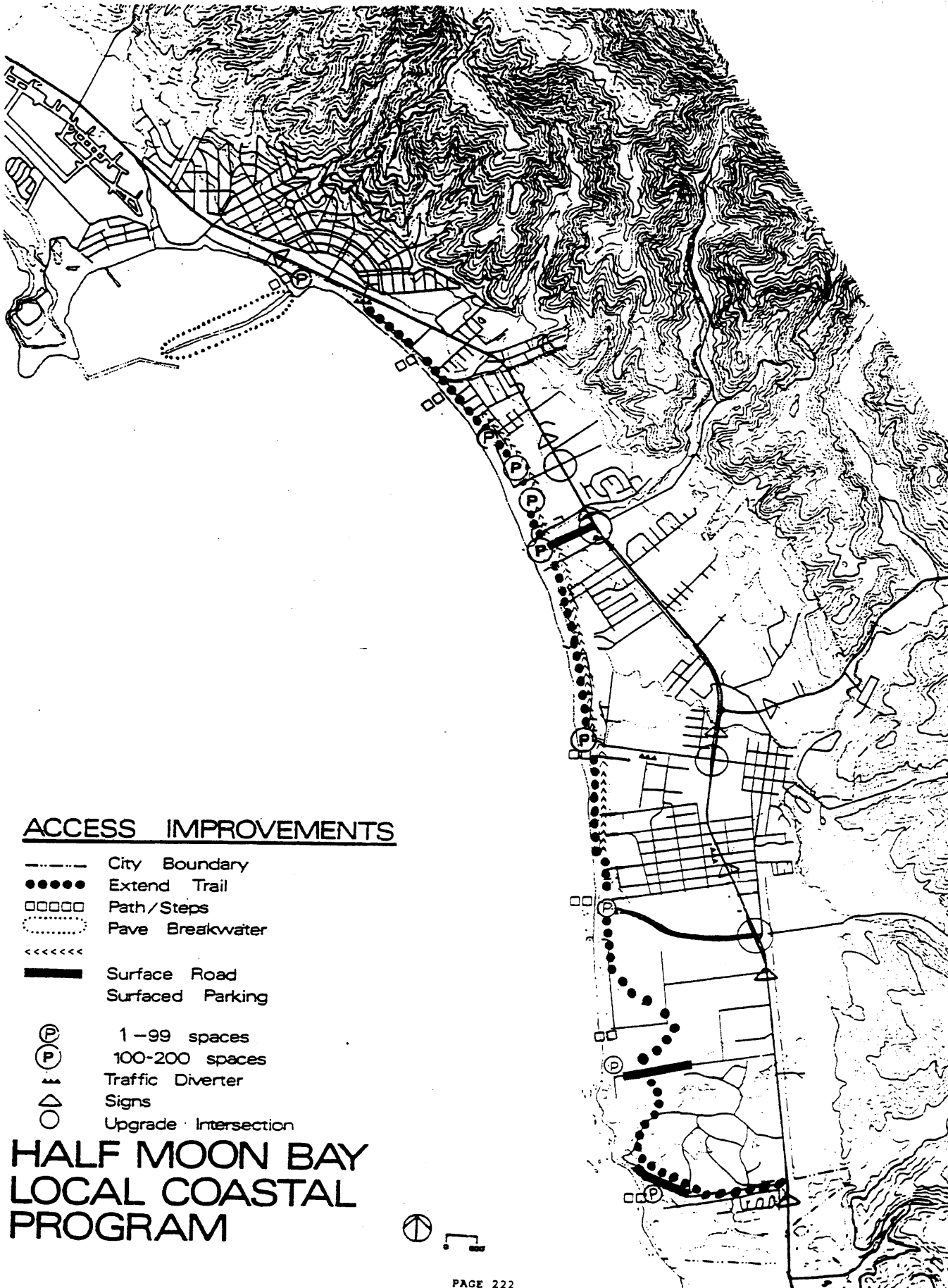
### NOTES TO LAND USE PLAN MAP (Facing Page)

1. Land use designations within Planned Development Districts are not site specific; refer to Policies in Section 9.3.3 - 9.3.16 for a full discussion of the intent of this designation for each area so designated. Residential density designations within Planned Development Districts refer to the overall density of the district; site densities would be higher.

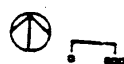


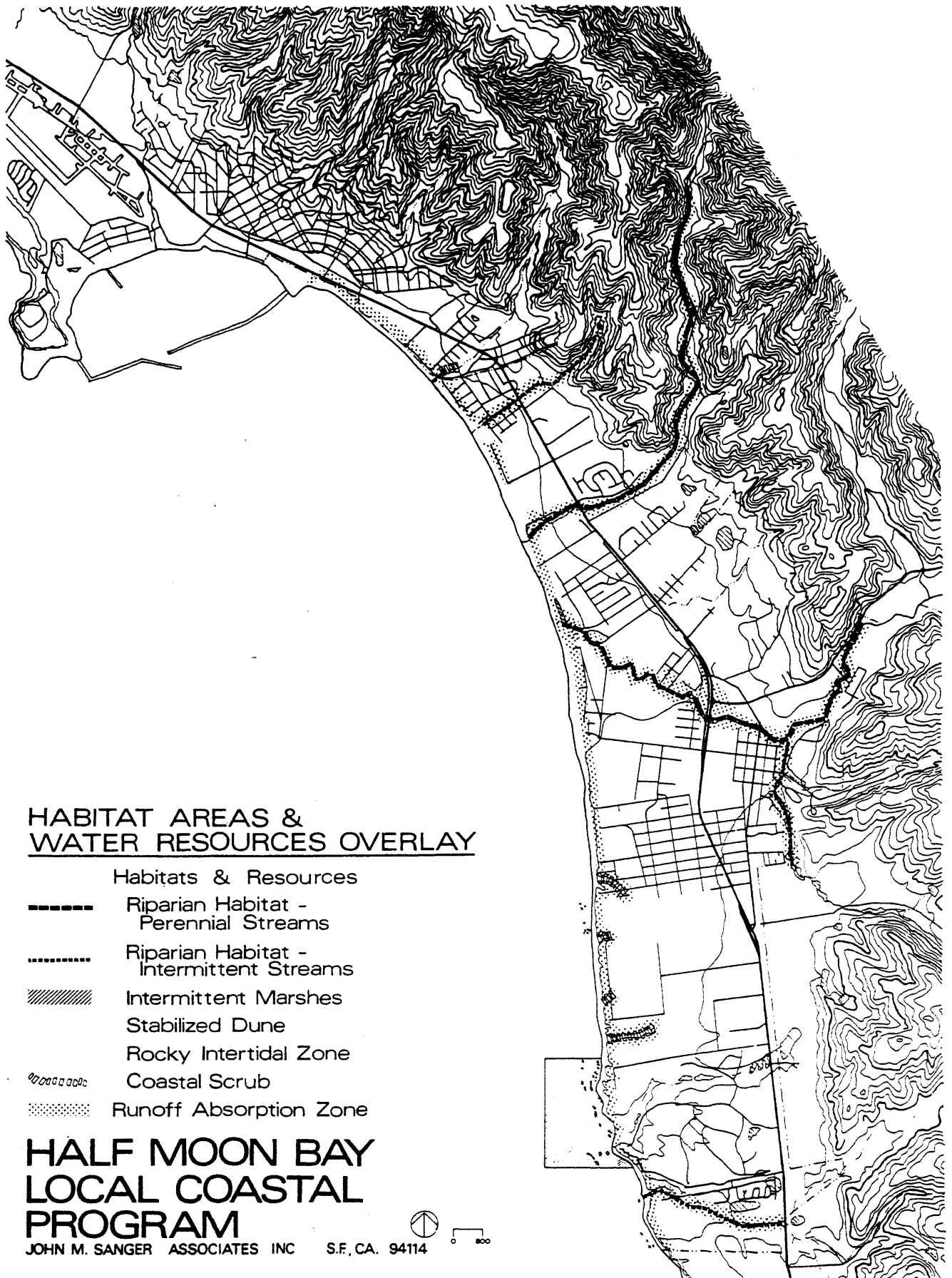
# HALF MOON BAY LOCAL COASTAL PROGRAM





# HALF MOON BAY LOCAL COASTAL PROGRAM





## HABITAT AREAS & WATER RESOURCES OVERLAY

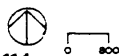
### Habitats & Resources

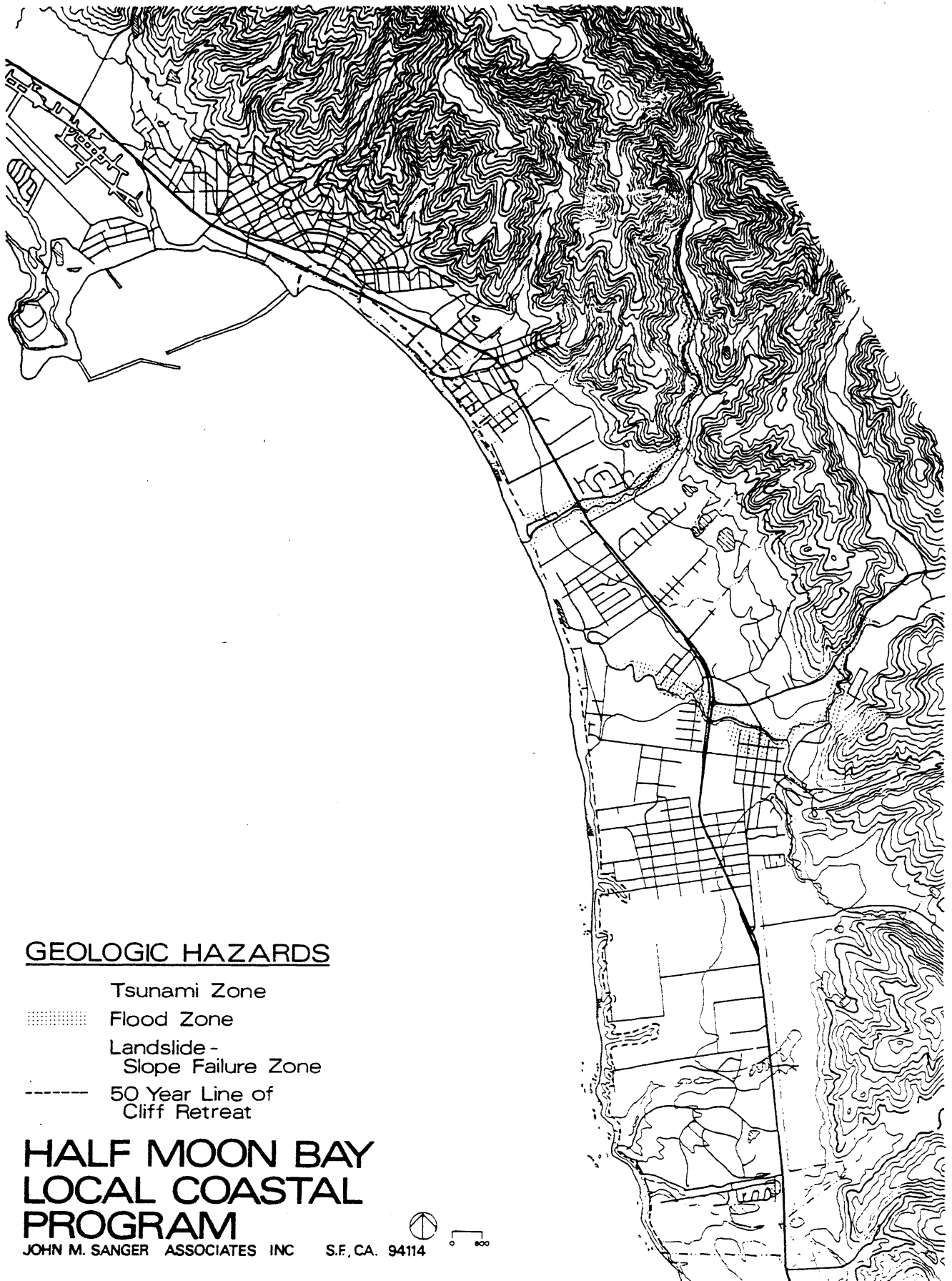
- Riparian Habitat -  
Perennial Streams
- ..... Riparian Habitat -  
Intermittent Streams
- //// Intermittent Marshes
- Stabilized Dune
- Rocky Intertidal Zone
- Coastal Scrub
- Runoff Absorption Zone

## HALF MOON BAY LOCAL COASTAL PROGRAM

JOHN M. SANGER ASSOCIATES INC

S.F., CA. 94114





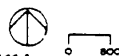
## GEOLOGIC HAZARDS

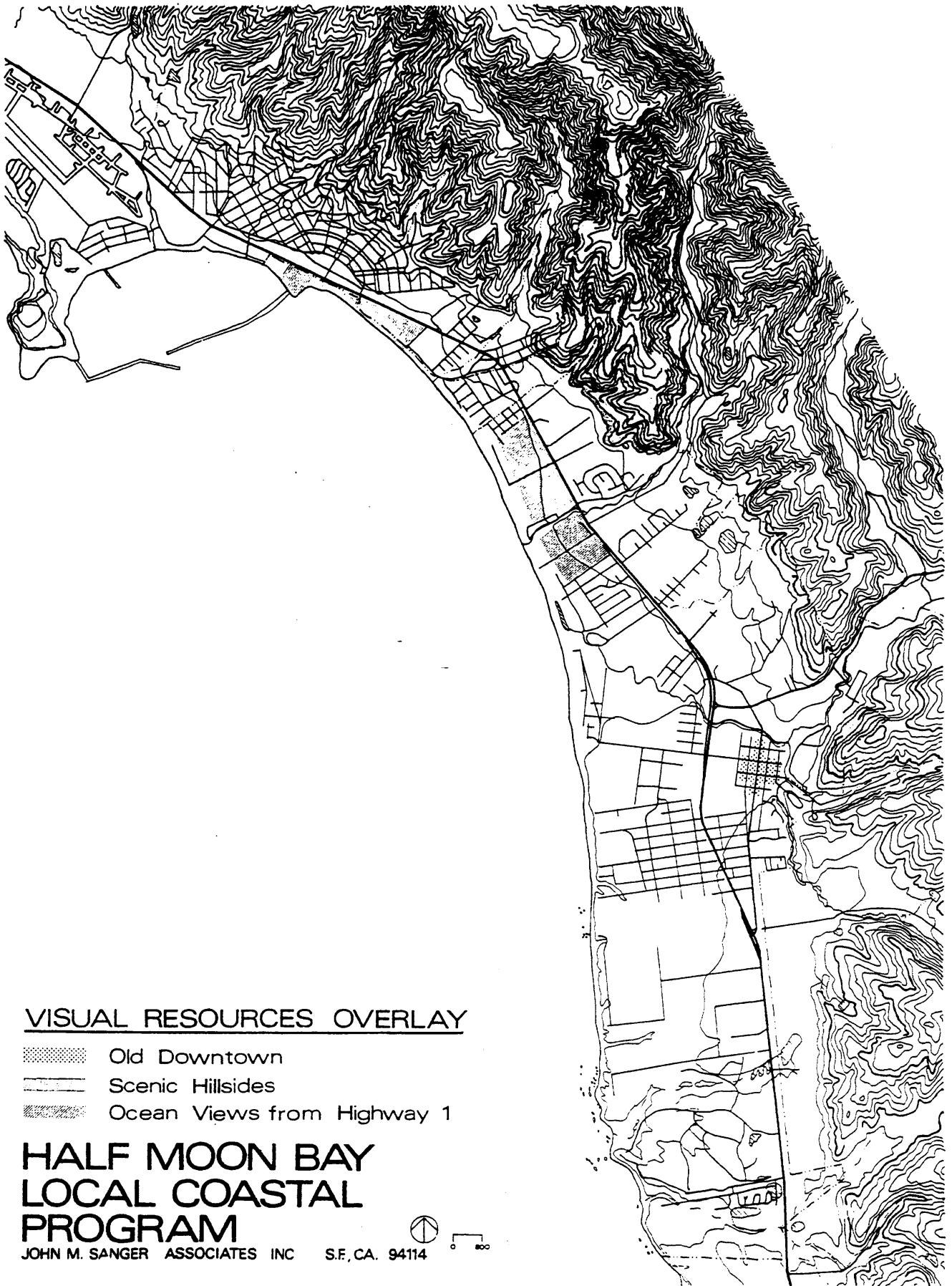
- Tsunami Zone
- Flood Zone
- Landslide - Slope Failure Zone
- 50 Year Line of Cliff Retreat

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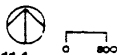
## VISUAL RESOURCES OVERLAY

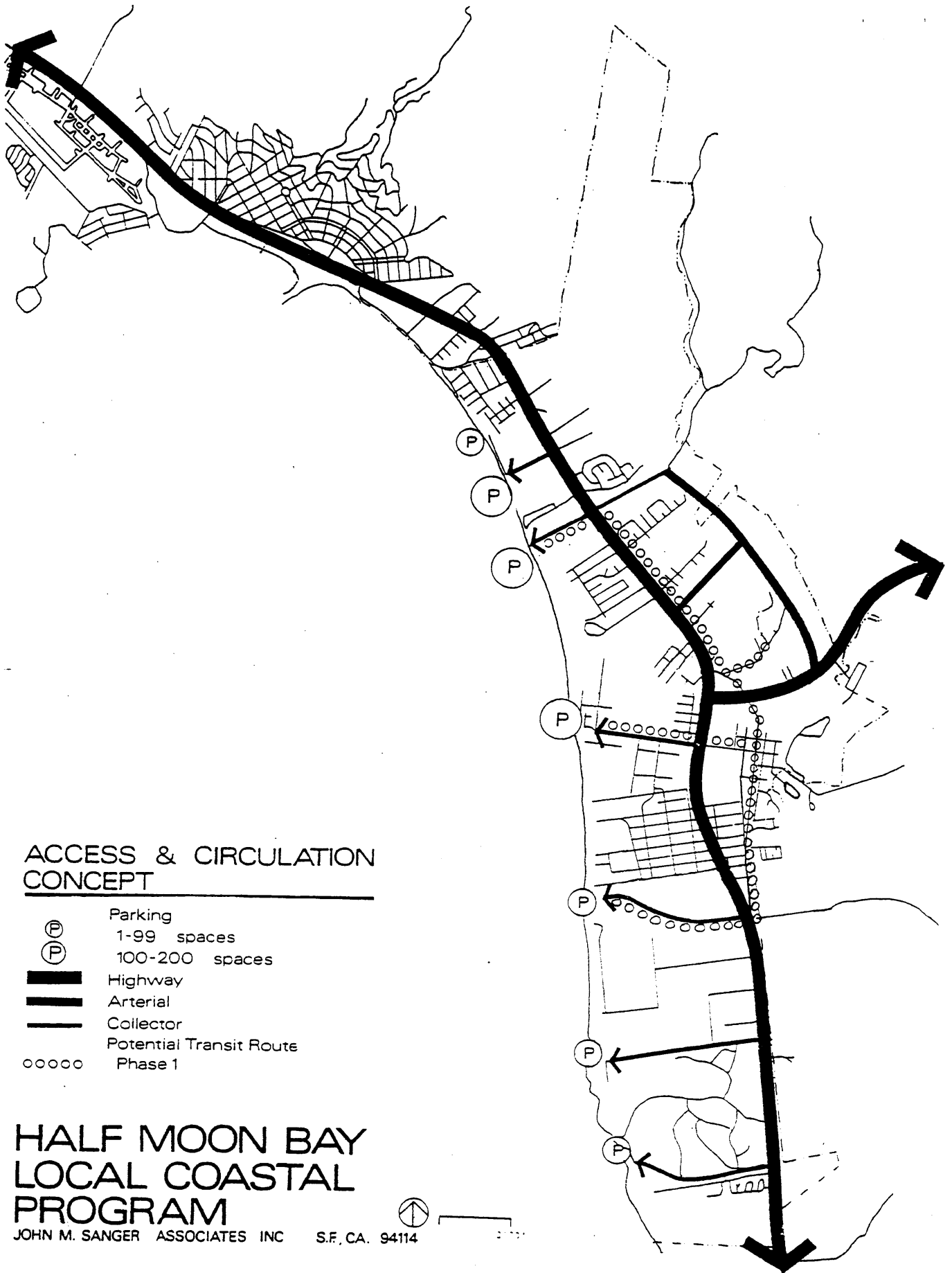
-  Old Downtown
-  Scenic Hillside
-  Ocean Views from Highway 1

# HALF MOON BAY LOCAL COASTAL PROGRAM

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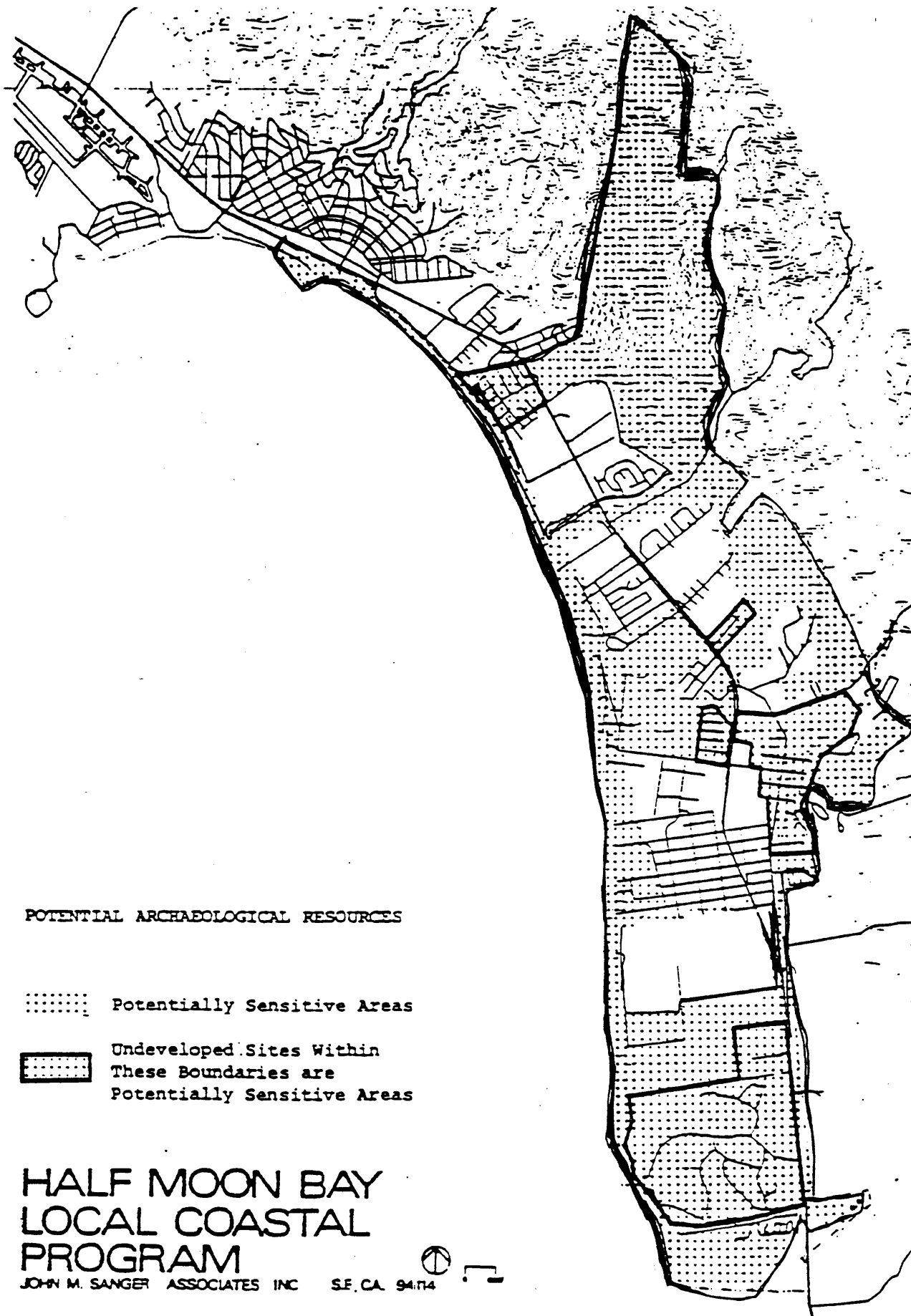
S.F., CA. 94114











POTENTIAL ARCHAEOLOGICAL RESOURCES

..... Potentially Sensitive Areas

..... Undeveloped Sites Within  
These Boundaries are  
Potentially Sensitive Areas

HALF MOON BAY  
LOCAL COASTAL  
PROGRAM

JOHN M. SANGER ASSOCIATES INC S.F. CA. 94024



### CHAPTER III: IMPLEMENTATION PLAN - ZONING MEASURES TO CARRY OUT THE LAND USE PLAN

Local Coastal Program Regulations, Section 00071, require that in submission of the Land Use Plan for the Local Coastal Program, a general indication be given of zoning measures that will be used to carry out the plan. This Chapter is intended to provide such information. Once the Land Use Plan is certified by the Commission, action will be taken by the City, subject to State funding, to conform and expand its existing ordinances to the approved Land Use Plan and to provide the basis for other implementing measures needed to carry out the Plan, in accordance with the approved work Program for the Local Coastal Program, Implementation Phase.

The following list of expected implementing measures indicate the types of changes in ordinances and actions which are expected to be included in the Implementation Phase. The list is not exhaustive; more detailed analysis will occur subsequent to Land Use Plan certification.

#### ZONING ORDINANCE AMENDMENTS

1. Permit requirements for all developments, including those undertaken by special districts and State Agencies.
2. Modifications of the text of the existing C-3 Zoning District to exclude or limit those uses not provided for under Coastal Act and Land Use Plan policies and to include priority visitor-oriented uses; addition of new zoning district for commercial recreation, not including visitor accommodations, restaurants and similar uses.
3. Addition of new sections (or adoption of a separate ordinance) to provide for regulation and performance standards which will implement policies in the Plan on hazards, hillside and water resource protection, landform alteration and protection of sensitive habitats.
4. Addition of new section providing for maintenance of visual resources, including standards for designated downtown historic district and maintenance of views in designated view areas.
5. Extension of design approval requirements to new residential development, except for single-family homes on in-fill lots.

6. Addition of section setting forth standards and report procedures to implement policies on protection of archaeological resources.
7. Addition of section providing for adoption of specific plans and effect under zoning ordinance for Planned Development Districts designated in the Land Use Plan.
8. Modification of current procedures for administration of ordinance to provide clear delineation of authority among Planning Director, Planning Commission and City Council with respect to approval of permits, required findings and necessary documentation; also, to clarify notice requirements.
9. Revision of Zoning Map to correspond with changes in Land Use designations on the Land Use Plan Map.
10. Preparation of Overlay Zoning Maps to correspond with Land Use Plan Overlay Designations.
11. Addition of chapter providing for phasing development and control over the rate of growth and allocation of public service capacities among uses, including reservations for priority uses.
12. Modification of text of greenbelt zoning districts to exclude prohibited uses under the Land Use Plan.

#### SUBDIVISION ORDINANCE

1. Include provisions applicable to all divisions of land, incorporating Land Use Plan policies with respect to division of lands under Urban Reserve and Open Space Reserve designations.
2. Provision for regulation of new subdivisions in accordance with phasing provisions of the Zoning Ordinance.
3. Additions of provisions for dedication and improvement of accessways, improvement of access routes, and dedication of beaches and ocean-front land.
4. Modification of requirements for streets to control connections to visitor and beach access routes and to ensure better local circulation.

5. Addition of new standards for grading, vegetation removal, watercourse alteration and protection, protection from erosion and ensuring water recharge.
6. Addition of standards for reservation of public service capacity for priority uses within subdivisions.

#### PARK DEDICATION ORDINANCE

1. Modification of standards for dedications in accordance with Planned Development District requirements.
2. Amendment of in-lieu fee requirement to correspond with equivalent value of dedicated land.

#### OTHER IMPLEMENTING MEASURES

1. Phased program and budget for local circulation improvements, including traffic diverters, street extensions and improvements.
2. Adoption of Scenic Highway Ordinance.
3. Preparation of application for funding portion of Foothill Boulevard construction and relocated Venice Avenue to improve access to the beach.
4. Participation in the Wavecrest Restoration Project for acquiring and consolidating old subdivisions in the project area for redevelopment.

#### CHAPTER IV: COASTAL LAND USE PLAN AMENDMENTS

Once the Coastal Land Use Plan is certified to be in conformity with the California Coastal Act by the State Coastal Commission, any subsequent amendments will also require certification by the Commission, in accordance with Coastal Act Section 30514. The Commission is required to establish regulations governing the procedure by which such proposed amendments will be reviewed and certified. The Act provides that amendments which allow changes in land uses from those designated in the Plan will not be designated as minor. All changes in implementing ordinances, local regulations and other implementing measures certified as in conformity with the Land Use Plan will also require certification in the same manner as plan amendments.

The Coastal Land Use Plan is part of the Half Moon Bay General Plan. Government Code Section 65631 provides that only three amendments each year to a mandatory element of a General Plan may be processed and approved by a city. The city must determine its own rules regarding processing and approval of amendments. Until that time, it is proposed that amendments will be processed and approved by the city, for certification by the Commission, as needs for changes arise due to changes in circumstances or better information.

## APPENDICES

### APPENDIX A: SPECIAL DEFINITIONS

#### DEVELOPMENT

Development means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code) and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, demolition or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (Commencing with Section 4511).

As used in this Plan, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. Where reference is made to "substantial structure," the term includes buildings and other non-surface construction involving an enclosed space above ground.

#### URBAN DEVELOPMENT

Development of and on land for residential, commercial, industrial, and recreational purposes, involving densities typical of an urban area, and not including on-farm residences, greenhouses, other structures and facilities used for agricultural purposes or in connection with uses permitted under Urban Reserve and Open Space Reserve designations, or facilities for public or commercial recreation purposes located in remote areas or otherwise involving very limited structures and low building densities and not requiring urban level services such as sewers and public water supplies.

#### STREAM BANK AND BANK EDGE

The bank of a stream shall be defined as the relatively permanent elevation or acclivity at the outer line of the stream corridor which separates the bed from adjacent upland, whether valley or hill, and serves to confine the water within the bed and to preserve the course of the stream. The bank edge is the upper termination of the bank. In areas where a stream has no discernible bank, the boundary shall be measured from the line closest to the stream where riparian vegetation is permanently established. The bank edge generally defines an area of positive drainage perpendicular to the stream.

#### BLUFF AND FOREDUNE EDGE

The bluff edge shall be defined as the upper termination of a bluff, cliff or seacliff. The foredune edge shall be defined as the seaward edge of the dune closest to the sea.

#### RIPARIAN AREA

The Local Coastal Plan defines riparian area as any area of land bordering a stream, including its banks. It includes land at least up to the highest point (in cross-section) of an obvious channel or enclosure of a body of water. Such areas extend to the outer edge of appropriate indicator plant species (see Riparian Vegetation).

#### RIPARIAN VEGETATION

Riparian vegetation requires or tolerates soil moisture levels in excess of that available in adjacent terrestrial areas, and is typically associated with the banks, edges or terrestrial limits of freshwater bodies, watercourses and surface emergent aquifers. Riparian vegetation can be distinguished from adjacent upland vegetation as it forms a visually distinct and structurally separate linear plant assemblage along the shoreline of waterways. Vegetation shall be considered to be riparian if at least 50% of the cover in an area is made up of riparian species.

The following are species commonly found in San Mateo County riparian areas: (1) California cordgrass, (2) Red alder, (3) Jaumea, (4) Pickleweed, (5) Big leaf maple, (6) Narrowleaf cattail, (7) Arroyo willow, (8) Broadleaf cattail, (9) Horsetail, (10) Creek dogwood, (11) Black cottonwood, and (12) Box elder.

## WETLAND

For San Mateo County, it is appropriate to adapt the definition of wetland used by the U. S. Fish and Wildlife Service (Classification of Wetlands and Deep-Water Habitats of the United States, (1977)). This definition embraces several important concepts which are relevant to the San Mateo Coast: (1) the relationship of the water table with respect to the ground surface; (2) the duration of the water on or at the surface; (3) the soil types involved with the permanent or temporary saturated conditions; and (4) the flora and fauna adapted to the wet conditions.

The most important feature which acts as a common denominator is the soil as indicated in Item 3, above. As a result of the above considerations, the Local Coastal Plan adopts the following U S. Fish and Wildlife Service definition of wetland:

Wetland is an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Such wetlands can include mudflats (barren of vegetation), marshes, and swamps. Such wetlands can be either fresh or saltwater, along streams (riparian), in tidally influenced areas (near the ocean and usually below extreme high water of spring tides), marginal to lakes, ponds, and man-made impoundments. Wetlands do not include areas which in normal rainfall years are permanently submerged (streams, lakes, ponds and impoundments), nor marine or estuarine areas below extreme low water of spring tides, nor vernal wet areas where the soils are not hydric.

## APPENDIX B: LAND USE DESIGNATIONS

The following definitions describe the principal permitted uses for each land use designation indicated on the Land Use Plan Map (see also the discussion in Sections 2, 8, and 9).

### RESIDENTIAL

Density is the primary parameter by which residential land uses are defined. Density is used to describe the number of dwelling units permitted per acre of land over a relatively large area so designated. Zoning will prescribe such densities either in terms of the number of dwelling units permitted on a lot of a given size or, in the case of a Planned Unit Development, the number of total units permitted in the entire development so designated. Within areas designated for residential development, the principal permitted uses may include dwellings, public and private open space, and accessory buildings. Conditionally permitted uses may



include mobile homes, churches, fire stations, golf courses, and equestrian facilities or tennis courts serving more than one dwelling, libraries, schools, parking serving other than residential development, charitable institutions, hospitals and clinics, dormitories, boarding and lodging houses and child day care or special care homes.

#### Low Density Residential (0.3 - 2.0 Units Per Acre)

The intent of this designation is to provide for single-family residential development at relatively low overall densities, although clustering of homes, including both detached and attached dwellings, may be permitted and may result in higher densities on specific sites or parcels. Where such designations coincide with the Planned Development District designation, the intent is that the specified density should be applied on a district-wide basis, rather than to specific parcels or sites.

#### Medium Density Residential (2.1 - 8.0 Units Per Acre)

This designation is intended to apply primarily to areas that are already partially developed and have potential for in-fill development at densities comparable to those already existing. It is intended to be consistent with existing zoning for single-family development with minimum lot sizes ranging from 5,000 to 20,000 square feet. Both detached and attached single-family dwellings and duplexes may be permitted.

#### High Density Residential (8.1 - 25.0 Units Per Acre)

This designation is intended to apply to areas suitable, and generally already partially developed, for multi-family development or high density single-family development, generally consistent with existing zoning for multi-family development with permitted development as high as one dwelling unit for every 1,500 square feet of lot area.

#### PLANNED DEVELOPMENT DISTRICT

As fully described in Section 9 of this Plan, this designation has been given to generally large, undeveloped parcels and areas suitable for residential use, with possible inclusion of neighborhood recreational facilities, commercial recreation and office/industrial. The purpose of this designation is to prevent piecemeal development and to replan old subdivisions by requiring that the entire area or parcel be planned as a unit and be developed in accordance with such a plan. Use of flexible and

innovative design concepts is encouraged. Refer to Section 9.3.2 for detailed requirements and permitted uses.

#### COMMERCIAL-GENERAL

This designation has been used to denote areas suitable for many types of commercial activities, including downtown business uses and arterial commercial uses not restricted to visitor-serving facilities. Permitted uses range from convenience activities which serve day-to-day needs to general office, wholesale, retail and other commercial activities. It is intended to be consistent with existing zoning for general and neighborhood commercial uses.

#### COMMERCIAL-VISITOR SERVING

The intent of this designation is to cater to the needs of visitors attracted to coastal recreation. Visitor-serving commercial uses not also provided for in the general commercial areas will normally be found adjacent to coastal recreation areas or along Highway 1. The intensity and nature of commercial development shall be subordinate to the character of the recreational setting and existing neighborhood character. Uses may include hotels, motels, restaurants, bars, equestrian supply stores, clubs, guest ranches and lodges, recreational vehicle campsites, art galleries, fishing and boating facilities, golf courses and sales and related uses. Uses not permitted under this designation include unrelated retail, office and professional services, service stations and other highway related services normally found in the general commercial area. This designation is intended to be generally consistent with, but more restrictive than the existing C-3, Recreational-Commercial Zoning.

#### HORTICULTURAL BUSINESS

This designation is specifically intended to accommodate the City's important horticulture/floriculture industry, permitting both field production and the use of nurseries and greenhouses for cultivation, but excluding retail sales. The designation is generally consistent with the existing Zoning Designation A-1, but more restrictive with respect to accessory dwellings.

Minimum parcel size is 15 acres, except where existing parcels are smaller. Accessory buildings related and customarily incidental to the principal use would be permitted, including housing for persons employed on the premises; however, no principal dwelling would be permitted. For the purposes of this report the terms horticulture and floriculture are mutually interchangeable. Policies in Section 8 apply more specific requirements with specific siting of structures.

## URBAN RESERVE

This designation is intended to reserve primarily open land in existing open field floricultural use and not suitable for greenhouse development for continuation of such use as long as economically feasible and as a reserve for logical subsequent urban expansion once substantial new development has been accommodated on sites designated for new urban development on the Land Use Map. Land under this designation is clearly within the perimeter of existing urban development; continuation of existing uses is not likely to be permanently viable. This designation will reserve such lands for subsequent accommodation of urban infill needs. Permitted uses under the designation are restricted to all open field agricultural uses, except the raising of livestock; accessory buildings related to agricultural uses, including the retail sale of products produced on the premises; residential structures for those employed on the premises and one dwelling for the farm manager or operator for any parcel of at least 15 acres; open recreation uses, such as camping and horseback riding, and minor accessory structures, including stables on parcels of not less than 50 acres. Conditions to be met for urban development and applicable restrictions are contained in Sections 8 and 9.

## OPEN SPACE RESERVE

This designation is intended to reserve open land on the perimeter of existing developed areas for accommodation of new development needs once the remainder of the City has been substantially developed. Lands in this category include hilly uplands with limited suitability for intensive cultivation representing timber and open space resources and having future potential only for very low density development or recreational use and lands with capability for some cultivation until no significant amount of land remains in the City to accommodate reasonable growth requirements. Permitted uses under this description are limited to 1 unit per 50 acres.

## REGIONAL PUBLIC RECREATION

The purpose of this designation is to identify and preserve the major coastal recreational resource in the City, the beaches and associated uplands which are in public ownership and should be maintained as a State Beach managed by the Department of Parks and Recreation. Permitted uses would include outdoor recreation, parking to provide for visitors, information centers and structures ancillary to public recreation area maintenance, including headquarters and dwellings for employees on the premises, picnic facilities and tent campsites. Detailed policies and standards are

found in Section 2. Conditionally permitted uses include, where not specified in Section 2, restaurants or food stands, recreational vehicle parks and retail concessions catering to visitors related to the recreational use.

This designation is generally consistent with, but more restrictive than, existing Zoning, GB-2, Greenbelt-Public Beaches, Parks and Open Spaces.

#### COMMERCIAL RECREATION

This designation is intended to provide for commercially-operated recreational facilities which are appropriate for and may contribute to the coastal recreational experience for visitors and residents alike. Permitted uses may include tennis ranches and courts, riding stables and horse rental and boarding facilities, golf courses, swimming facilities, marinas and similar uses.

#### LIGHT INDUSTRIAL

This designation is intended to provide for wholesaling, distribution, heavy commercial manufacturing, repair, construction, storage and related uses or other large-scale commercial areas due to the characteristics associated with their activities. It is applied to areas identified as appropriate for expansion of such uses within the City in order to assure adequate provision for such business otherwise excluded from the downtown commercial area. Permitted uses would not include heavy manufacturing or energy-related facilities but could include a variety of public works or public utility uses, including storage of flammable materials.

#### PUBLIC FACILITIES AND INSTITUTIONS

This designation is intended to provide for educational, governmental and institutional uses not normally accommodated in offices provided in the general commercial area, such as schools, public works and utilities yards and maintenance buildings and hospitals.

#### LOCAL RECREATION AND OPEN SPACE

This designation is intended to identify and preserve lands in public park and playground uses or needed in the future for such uses. Such uses may be provided in areas zoned for residential development where not specifically designated, especially in Planned Development Districts. Permitted uses would include public recreation facilities, including related structures.

## RIPARIAN HABITAT

This designation is intended to preserve and protect the existing riparian corridors associated with two perennial streams (Frenchmans Creek and Pilarcitos Creek, including the Arroyo Leon tributary) and one intermittent creek, Arroyo Canada Verde. Generally, this designation is intended to restrict intrusion into the riparian corridor as defined in Section 3, and by the Habitat Areas and Water Resources Overlay Designation.

## BEACH ACCESS ROUTE

This designation is specifically intended to identify primary and secondary access routes from Highway 1 for visitors to the regional recreation area, as discussed and provided in detail in Section 2, Coastal Access and Recreation, and Section 9.3.2, Planned Development Districts. Primary access routes are those which terminate at major parking facilities; secondary access routes terminate at designated minor parking facilities.

## BEACH PARKING

This designation is intended to indicate the generally appropriate locations and scale of day-use parking facilities to provide for adequate visitor access to the regional recreation area, in accordance with policies to protect habitat and other environmental values. Two levels of parking intensity are designated; major parking facilities may have as many as 200 spaces; minor parking facilities may have 50 spaces or less. Designations are tied to the location of primary and secondary beach access routes. Specific standards are indicated in Section 2.

## OVERLAY DESIGNATIONS

Overlay Designations are found on the following Land Use Plan Maps: Habitat Areas and Water Resources; Visual Resources; and Geologic Hazards. The purpose of Overlay Designations is not to designate specific uses; they are intended to indicate specific constraints on uses permitted by the primary land use designations. Specific policies in the Land Use Plan provide the basis for application of such designations.