

**BUSINESS OF THE PLANNING COMMISSION  
OF THE CITY OF HALF MOON BAY**

**AGENDA REPORT**

For meeting of: July 14, 2020

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**TO:** Honorable Chair and Planning Commissioners

**FROM:** Jill Ekas, Community Development Director

**TITLE:** 880 Stone Pine Road (APN 056-260-180) General Plan Conformance  
Determination for City of Half Moon Bay Property Acquisition

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**RECOMMENDATION:**

Adopt a resolution (Attachment 1) and make the finding that the City of Half Moon Bay's acquisition of property located at 880 Stone Pine Road (APN 056-260-180) conforms to the Half Moon Bay General Plan including the Local Coastal Land Use Plan (LCLUP) in so far as the LCLUP serves as the City's General Plan Land Use Element.

**BACKGROUND:**

The City of Half Moon Bay has been leasing a 21-acre property located at 880 Stone Pine Road since 2009 for its corporation yard facility. The property fronts Highway 92 near the eastern city limits and also contains sensitive habitat areas, most notably Pilarcitos Creek along the southern side of the site. The Peninsula Open Space Trust (POST) is the property owner. The site does not serve POST's mission and POST and the City have been negotiating terms for the City to purchase the property. On March 3, 2020, the City Council authorized the City Manager to execute a purchase agreement to acquire the property with the intention of continued use for a corporation yard, habitat restoration, passive open space uses such as a multi-use pathway, with allowances for small-scale agricultural operations. Phased improvements to the facilities are anticipated over future years. Currently, the City is completing its due diligence phase.

**DISCUSSION:**

Consistent with California Government Code Section 65402 (a) the City is required to consider the acquisition for the intended purpose with respect to the City's General Plan. State law requires that this consideration be made when public entities purchase and sell property and that the determination be made by the local planning agency. Half Moon Bay's Planning Commission is the local planning agency for this matter.

The property's land use designation is Urban Reserve pursuant to the adopted Local Coastal Land Use Plan (1996). This designation allows for a wide variety of commercial uses and is defined as follows:

*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.*

The corporation yard use of the property is a continuation of a previous use with respect to the small-scale office located on the property. The outbuildings and yard area are used for equipment storage similar to an agricultural use. The City has tried to find a permanent location for the corporation yard for many years and this site has been determined to be the most viable. With the pending Land Use Plan update, the land use designation is proposed to be amended to Public Facilities. All intended uses of the property are consistent with this designation. Land use conformance is the key consideration of California Government Code Section 65402.

**Figure 1. Site Location**



**ENVIRONMENTAL DETERMINATION:**

The Planning Commission’s evaluation of general plan consistency is not a project under the California Environmental Quality Act (CEQA). The acquisition of the property for purpose of continuing its existing use as a corporation yard, as considered by the Half Moon Bay City Council, was determined to be exempt pursuant to CEQA. The City would be required to consider any future changes of use or development of this site subject to CEQA.

**CONCLUSION:**

The City’s proposed use of 880 Stone Pine Road is consistent with the City’s Local Coastal Land Use Plan Commercial-General land use designation as a continuation of use utilizing the existing facility. Because the Local Coastal Land Use Plan serves as the City’s General Plan Land Use Element, the City’s intended use of this property is in conformance with the Half Moon Bay General Plan.

**ATTACHMENTS:**

1. Resolution