

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **October 20, 2020**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

FROM: Jill Ekas, Community Development Director
Brittney Cozzolino, Associate Planner

TITLE: **LOCAL COASTAL LAND USE PLAN PUBLIC HEARING**

RECOMMENDATION:

Adopt a resolution to approve and adopt the 2020 Local Coastal Land Use Plan Update, including the recommended revisions shown in Exhibit A of the resolution to this staff report.

FISCAL IMPACT:

There is no direct fiscal impact associated with the adoption of the 2020 Local Coastal Land Use Plan Update (“LUP update”). The LUP update has been funded through the Capital Improvement Program budget and three grants. Most of the work has been conducted by City staff with support from the City Attorney.

STRATEGIC ELEMENT:

This action supports all of the elements of City Council’s strategic plan including Infrastructure and Environment, Healthy Communities and Public Safety, Fiscal Sustainability, and Inclusive Governance.

BACKGROUND:

At its public hearing on the LUP update on October 6, 2020, the City Council continued the public hearing to October 20, 2020. The continuance was intended to give the public and the Council additional time to review the final draft LUP update and potential revisions provided in Exhibit A to the resolution. As discussed at the September 30th and October 6th meetings, these revisions are primarily minor in scope and intended to provide clarification. The revisions include proposed modifications to policies related to sea level rise adaptation, the Bernardo Station subdivision land use designation, and master plan phasing options for the North Wavecrest Planned Development (PD).

The attachments to this staff report include a draft resolution authorizing the submission of the LUP update to the Coastal Commission for certification; Exhibit A with the final recommended

revisions; written correspondence received since the October 6, 2020 public hearing; and a link to the full LUP update document at www.PlanHMB.org.

DISCUSSION:

Revisions: Exhibit A includes the following recommended revisions pursuant to City Council direction at the October 6, 2020 public hearing and additional input received from interested parties.

- PD Master Planning requirements: Added clarification that a master plan may be proposed by a landowner(s) or by the City; and clarification that the required site assessment may be submitted concurrently with the master plan application and should consider the PD in the context of the LUP's development vision for that PD rather than in the context of the city as a whole.
- Rural Coastal land use designation: Clarified that the range of permitted uses includes recreational equestrian and public recreation in so far as such uses conform with the definition of agriculture compatible uses; added habitat restoration to permitted uses consistent with the definition for the Rural Coastal land use designation.
- Open Space for Conservation land use designation: Generalized the intended occupant(s) for dwelling unit(s) permitted in the Open Space for Conservation land use designation to provide additional flexibility.
- Soil Conservation: City Council directed staff to clarify that soil conservation, in the context of preservation of prime agricultural soils, requires minimizing soil disturbance and protecting soil structure. In Chapter 4 (Agriculture), a revision is proposed to Policy 4-1. Agricultural Preservation to clarify the need to limit direct and cumulative impacts on the long-term productivity of agricultural soils for agricultural compatible, supplemental, and ancillary uses. The wording incorporates City Council direction and guidance language from the Coastal Commission. Staff also notes that agricultural compatible, supplemental, or ancillary uses could often result in development on a portion of a site with prime agricultural soils. For this reason, staff is recommending use of the term "limited" to ensure that Policy 4-1 remains consistent with the intent of the LUP update which establishes such uses to support the new Rural Coastal land use designation and potential long-term agricultural operations in Planned Development (PD) areas. Implementation will tier from Policy 4-1 consistently with policies in other chapters of the LUP update as zoning regulations.
- Bay to Sea Trail: Acknowledgment of the multi-jurisdictional planned Bay-to-Sea Trail is proposed to be added to Chapter 5. Coastal Access and Recreation. This trail has potential alignment near the Johnston House property and a termination at the California Coastal Trail utilizing the existing and planned bicycle and pedestrian network within the city limits.

Additional Written Correspondence: Written correspondence received prior to Tuesday, October 13, 2020 at 5:00 PM are included in Attachment 2. Correspondence includes the following materials:

- Mark Massara, project manager for the Surf Beach/Dunes Beach PD application, submitted materials about “glamping” enterprises to inform Council’s consideration of visitor-serving commercial uses.
- Diane Jessen, owner of two parcels in the North Wavecrest PD, submitted a letter reiterating her previous requests for a fair and timely solution for landowners in the North Wavecrest PD to develop their properties. As noted in the staff report for the October 6, 2020 hearing, staff is recommending additional language for the North Wavecrest PD to bring forward the option of phased master planning. This would allow for the City or a landowner to bring forward a master plan for a specified area of the North Wavecrest PD rather than the entire PD area.
- David S. Lee, representative of landowners/trustees Helen Carey and Tom Carey, submitted a letter expressing concern with the master planning requirements for PDs, including the requirement to prepare a site assessment. The requirement to master plan a PD through a specific plan is an existing requirement in the current LUP. To facilitate the master plan application process, and ensure that any proposed master plan complies with all LUP policies, the LUP update clarifies that a site assessment is required as part of the master plan application (Policy 2-47). This site assessment is intended to provide a baseline for how the master plan should proceed with specific site planning in a manner that is protective of coastal resources, supports environmental review, and promotes feasibility in terms of site constraints/opportunities. To provide flexibility in the application process, staff recommends revising Policy 2-47 (discussed above) to clarify that the site assessment may be submitted either first or concurrently with the master plan application for any PD. While staff believes a preliminary site assessment would streamline the master plan application process, and associated environmental review, staff recognizes that some applicants may prefer to submit the site assessment with a complete master plan application.
- Lennie Roberts, legislative advocate for Green Foothills, submitted a letter expressing general support for the LUP update on behalf of Green Foothills.

Any additional comments received after October 13, 2020 will be conveyed to City Council and posted to the www.PlanHMB.org website before the City Council meeting on October 20, 2020.

NEXT STEPS:

Submit the LUP update to the California Coastal Commission for certification.

ATTACHMENTS:

1. Draft Resolution with Exhibit A, Recommended Revisions Addendum
2. Written Correspondence
3. Final Draft Local Coastal Land Use Plan – www.PlanHMB.org