

Land Use Policies
&
Development Approval Process
in the unincorporated San Mateo County Midcoast

Study session #2 to raise community awareness and
promote informed public participation in local government.



Midcoast Community Council
6/27/2018 presentation
by Lisa Ketcham

California Coastal Act

California Coastal Initiative (Prop 20), overwhelmingly passed by voters in 1972, was made permanent by the California Coastal Act of 1976.

Coastal Act policies in the Coastal Zone:

- Protect and expand public access to the shoreline and recreational opportunities and resources.
- Protect sensitive habitats, scenic resources, community character.
- Protect productive agricultural lands, commercial fisheries, archeological and cultural resources.
- Protect natural shorelines, and minimize risk from coastal hazards.
- Establish urban-rural boundaries and direct new development into areas with adequate services to avoid wasteful sprawl.
- Prioritize coastal-dependent, visitor-serving development.
Provide lower-cost visitor-serving & recreational facilities.
- Assure new development has adequate public services and that new service capacities do not induce growth inconsistent with resource protection.
- Highway 1 shall remain a “scenic two-lane road” in rural areas.

California Coastal Commission (CCC)

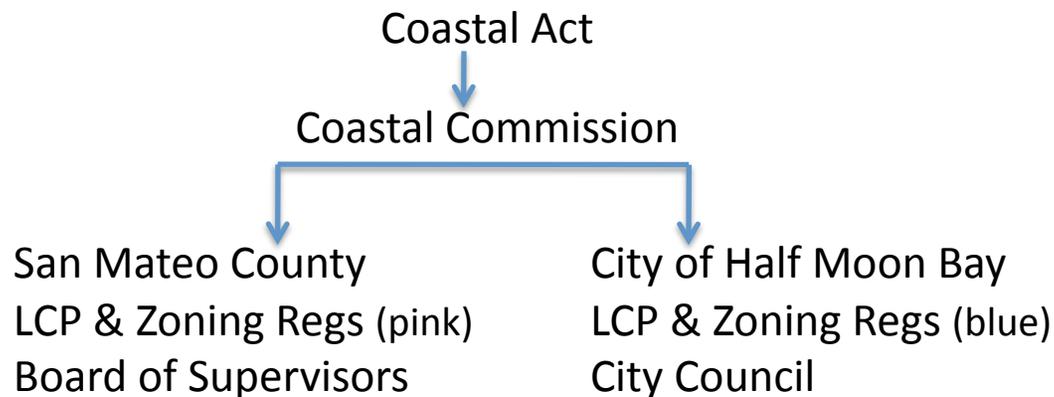
administers the Coastal Act and has jurisdiction over land use & development regulations in the Coastal Zone.

Local Coastal Program (LCP)

The Coastal Act is supplemented by LCP's which are approved by the CCC and administered by local governments.

San Mateo County's LCP applies to the unincorporated areas of the Coastside (pink on the map).

Coastal cities, including Half Moon Bay, have their own LCP's.



Midcoast LCP Update 2012

San Mateo County LCP was first certified in 1980 and has been amended various times.

Major update for the Midcoast was undertaken 1999-2012 to:

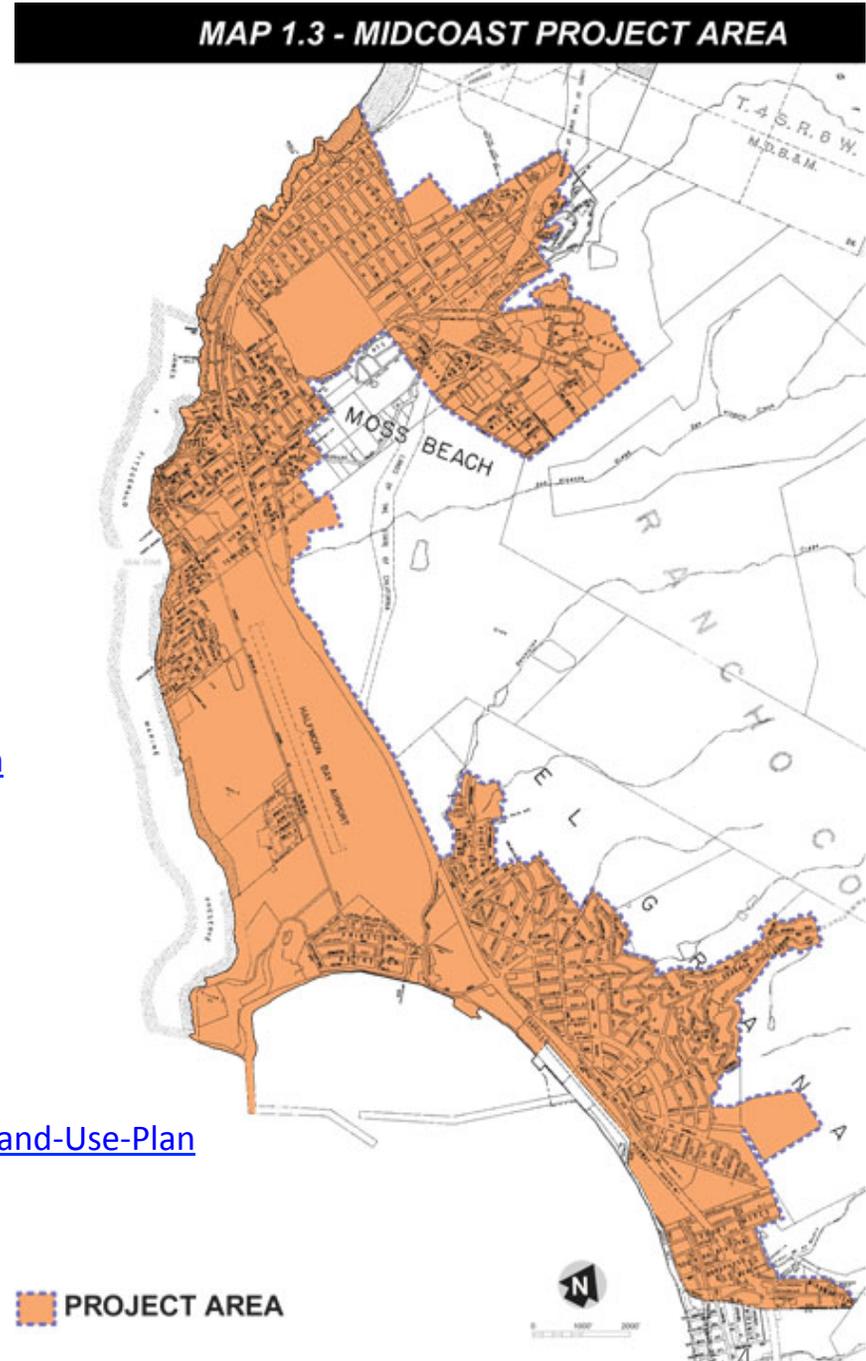
- improve Coastal Act consistency
- update Midcoast baseline data & policies
- reduce appeals of out-of-scale development

<https://planning.smcgov.org/documents/local-coastal-program>

City of Half Moon Bay has its own LCP:

<http://www.half-moon-bay.ca.us/154/Local-Coastal-Program-Land-Use-Plan>

Northern city limit is center of Mirada/Alto Roads, except for “cherry stem” west of Hwy 1, from Coronado to Sam’s Chowder House.



Midcoast Residential Growth Rate Limit

- New residential construction is limited to **40 dwelling units/year** (LCP Policy 1.23).
- New second units are included in the annual limit. Total number of approved second units is limited to 466 in the Coastal Zone (Policy 3.22). Coastal Act & LCP supersede the State's Accessory Dwelling Unit law which prohibits these limits.
- Limit applied at time building permit is issued.
- New units with affordability restrictions can exceed annual limit, but growth rate 3-year average must not exceed 40 units/year.
- LCP designates affordable housing as a priority land use for which water & sewer capacity is reserved.

Annual residential growth rate:

- 2014 – 11 units
- 2015 – 24
- 2016 – 32
- 2017 – 13

MAP 1.4 - MIDCOAST LAND USE PLAN

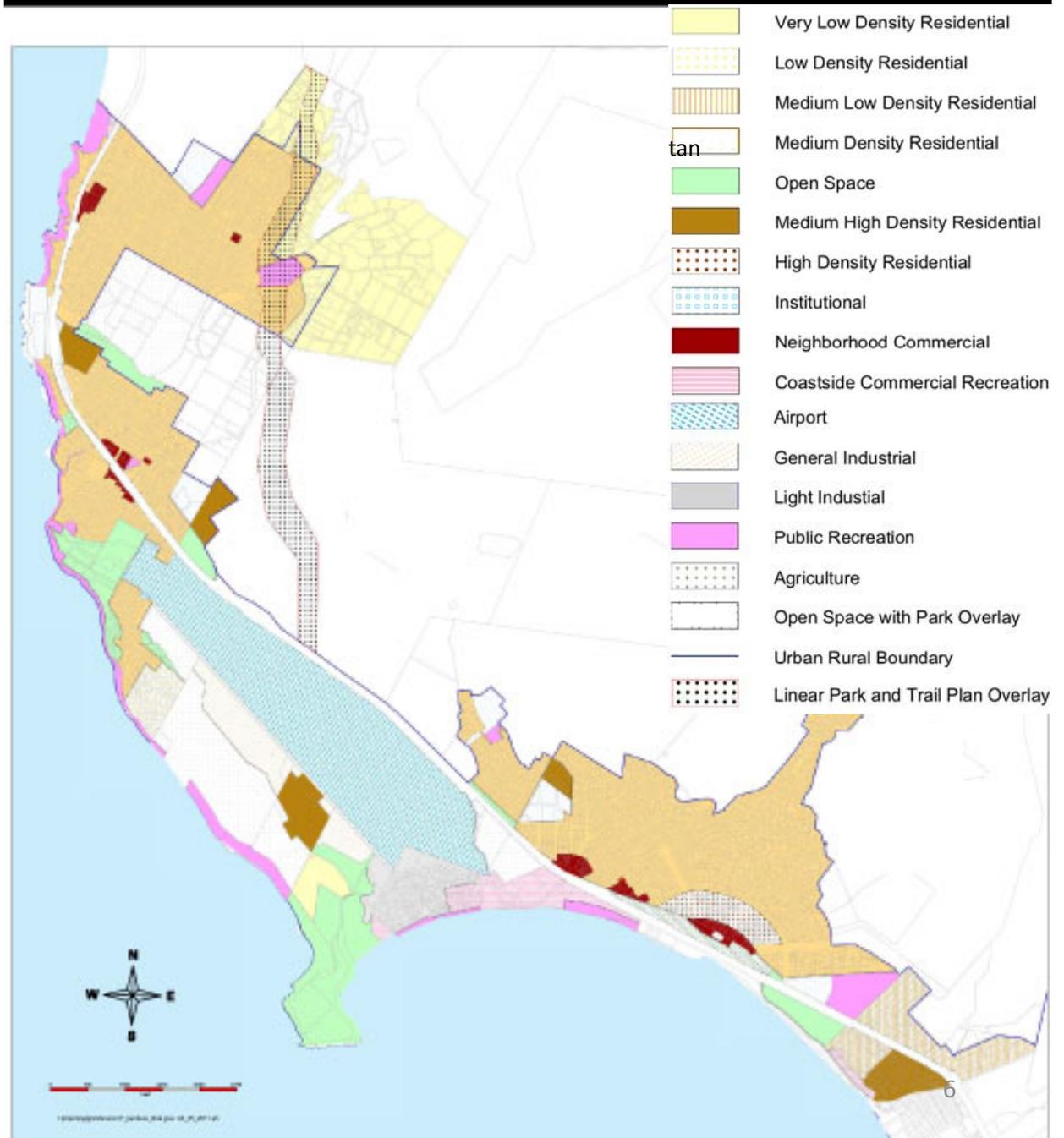
Local Coastal Program

The LCP includes a Land Use Plan and an Implementation Plan.

The Land Use Plan specifies the kinds, locations and intensities of allowable development.

The Implementation Plan includes zoning designations and development rules to implement the land use plan.

Amendments to the LCP land use plan or to the County Zoning Regulations for the Coastal Zone require certification by the CCC before they can take effect.



Zoning Districts: Montara & Moss Beach

- C-1/S-3 – Neighborhood Commercial
- CCR – Coastside Commercial Recreation
- COSC – Community Open Space Conservation
- LPO – Linear Park Overlay (Bypass land)
- M-1 – Light Industrial
- PAD – Planned Agricultural District
- PUD – Planned Unit Development
- R-1 – Single-Family Residential
- R-3A – Affordable Housing
- RM/CZ – Resource Management Coastal Zone
- S-3, S-17, S-105 – combining districts with development standards

All Districts in Midcoast LCP Update Area are also in:

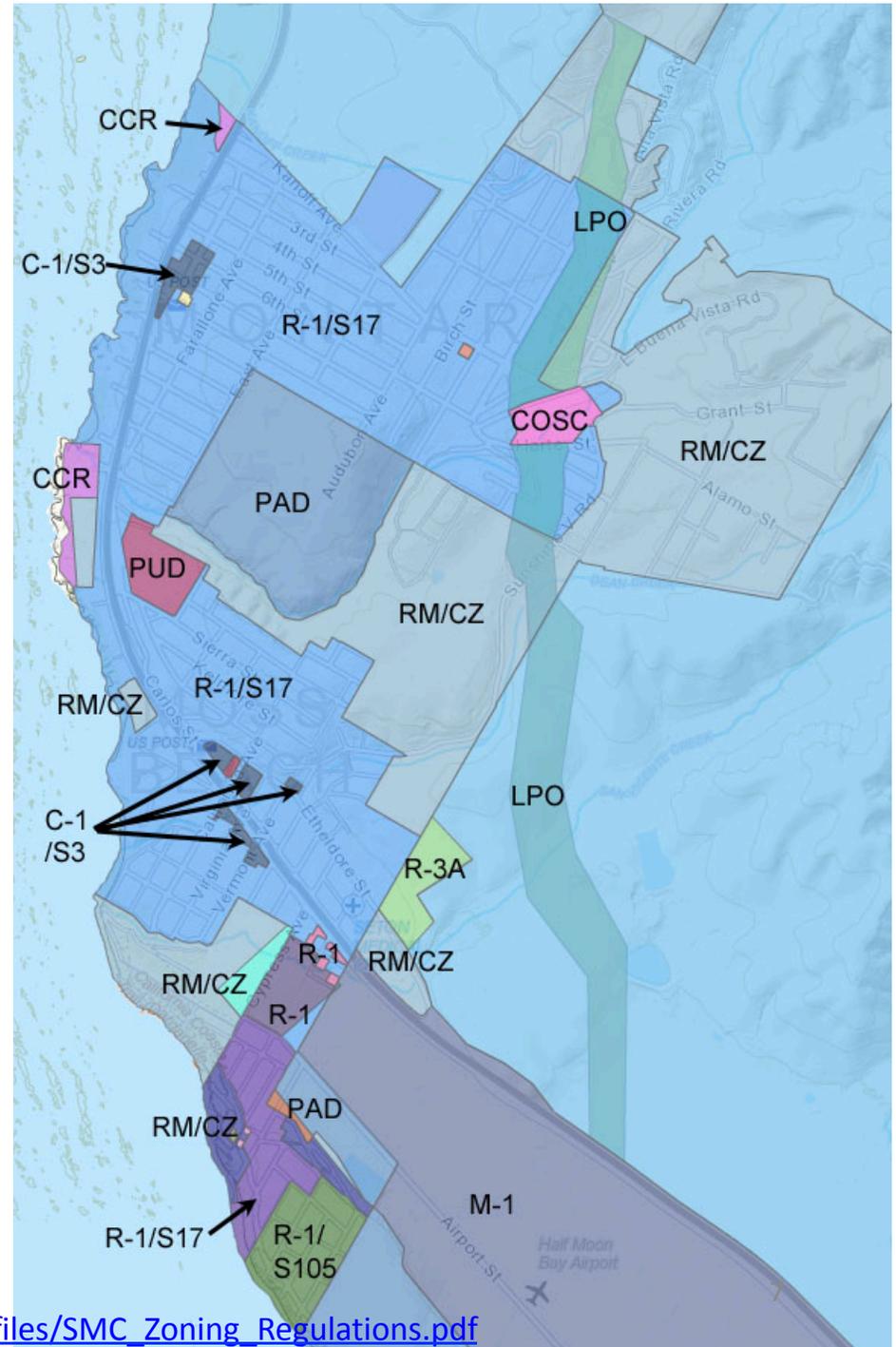
- CD – Coastal Development District
- DR – Design Review District

Districts in Seal Cove area are also in:

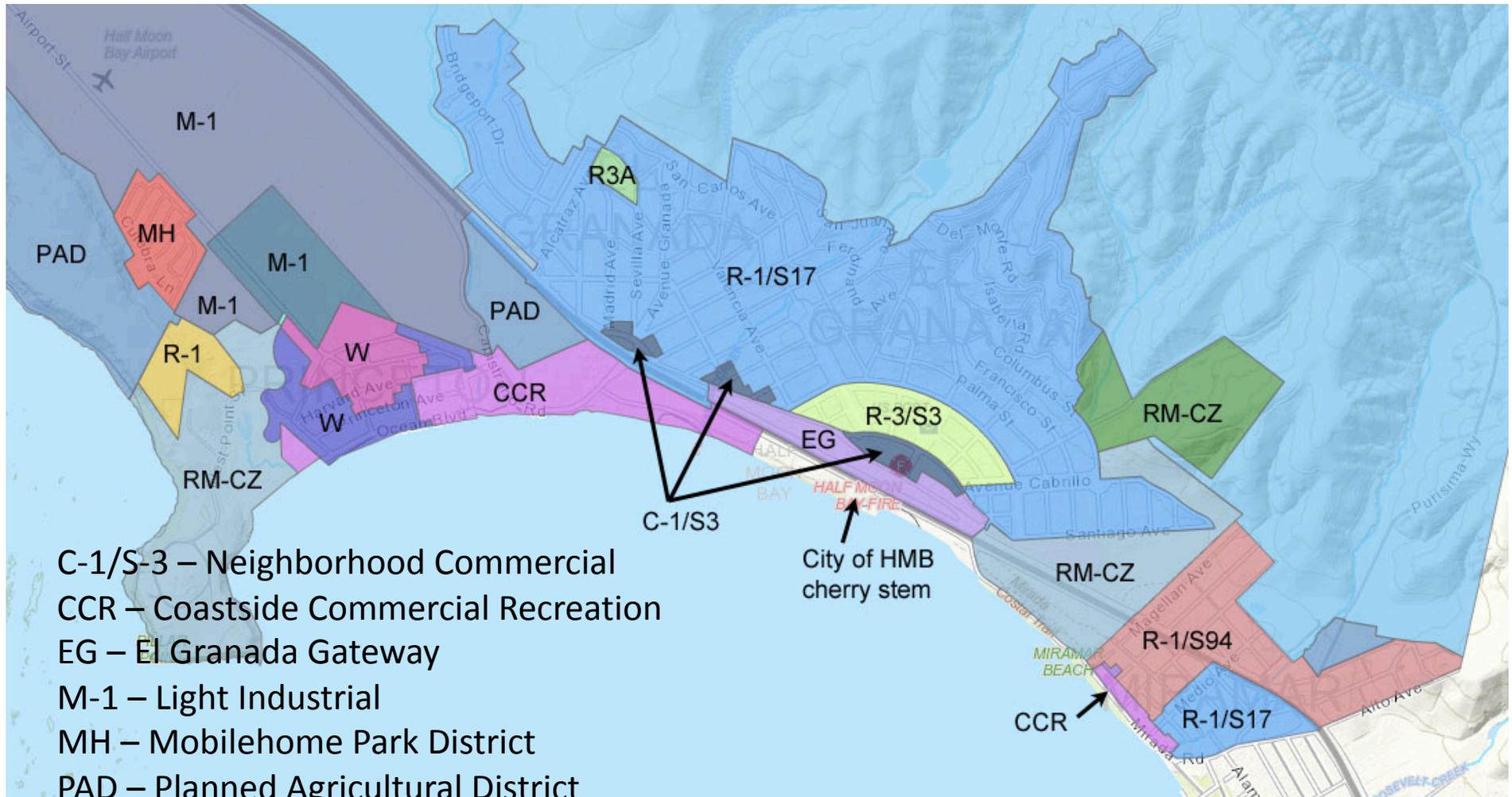
- GH – Geologic Hazard District

Development rules for these Districts are in County Zoning Regulations:

https://planning.smcgov.org/sites/planning.smcgov.org/files/SMC_Zoning_Regulations.pdf



Zoning Districts: Princeton, El Granada, Miramar



- C-1/S-3 – Neighborhood Commercial
- CCR – Coastside Commercial Recreation
- EG – El Granada Gateway
- M-1 – Light Industrial
- MH – Mobilehome Park District
- PAD – Planned Agricultural District
- R-1 – Single-Family Residential – S-3, 17, 94 = combining districts with development standards
- R-3 – Multi-Family Residential
- R-3A – Affordable Housing
- RM/CZ – Resource Management Coastal Zone
- W – Waterfront Marine-Related Light Industrial

Coastal Development Permit (CDP)

All development in the Coastal Zone requires a Coastal Development Permit (CDP), or an exemption (CDX).

Development must comply with the policies of the LCP and the implementing ordinances.

Definition of development is broad, including:

- Placement or erection of any solid material or structure (on land, in or under water)
- Grading
- Discharges
- Change in density or intensity of use
- Land division
- Removal of major vegetation

Midcoast CDP and appeals jurisdiction

Pink: CCC direct permit jurisdiction

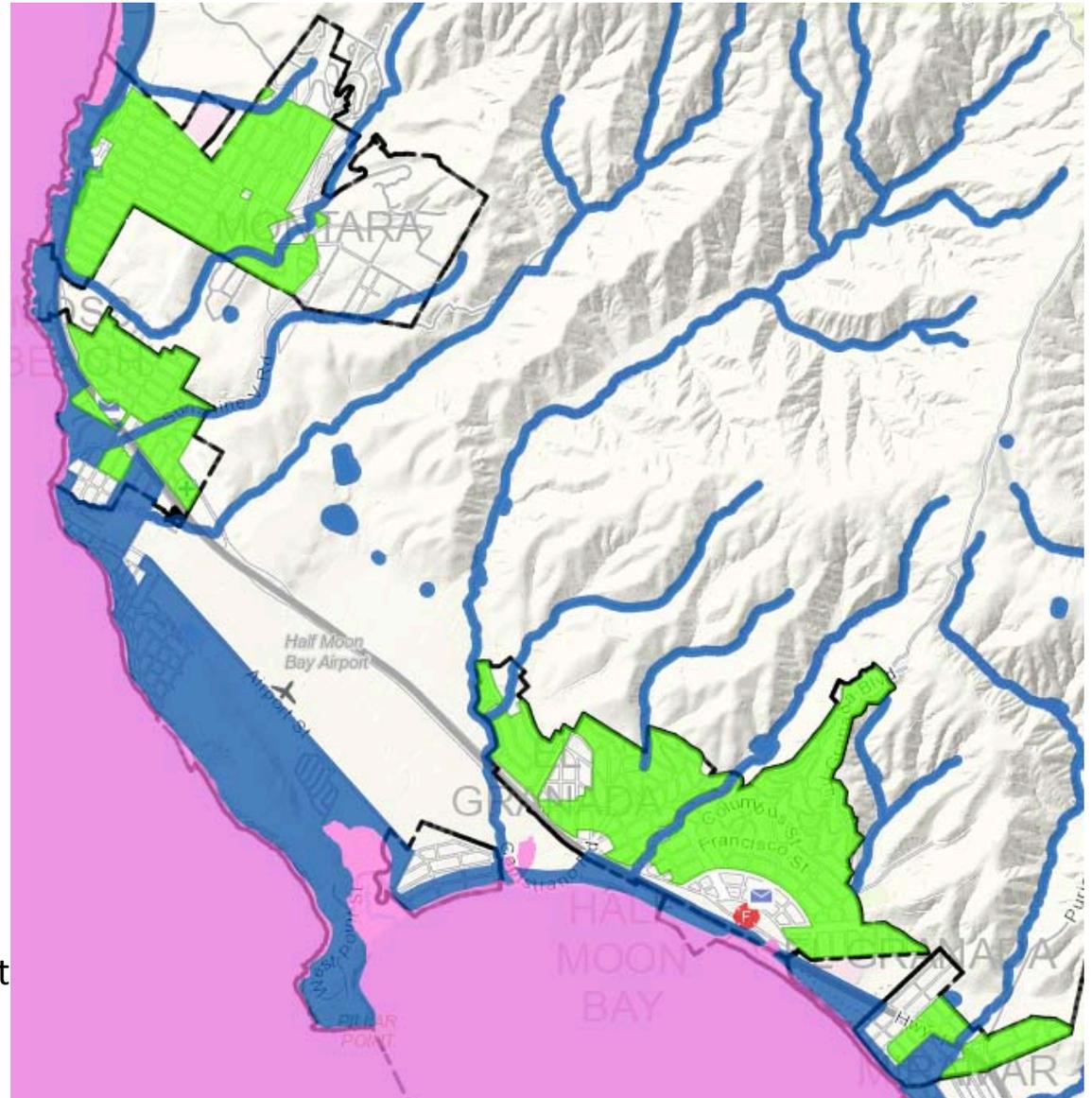
Green: single-family residential categorical exclusion area: exempt from CDP, but does require Design Review permit

Blue: CCC appeals jurisdiction:

- Between the sea & first through public road paralleling the sea
- Within 300 feet of the inland extent of any beach or mean high tide where there is no beach, whichever is greater
- Within 300 feet of the top of the seaward face of any coastal bluff
- Within 100 feet of any wetland, estuary, or stream

Also appealable to CCC:

- Major public works
- Development requiring a Use Permit that is not a principal permitted use in the underlying zoning district



California Environmental Quality Act (CEQA)

- Requires state & local agencies to identify significant impacts of their actions and avoid or mitigate those impacts, if feasible.
- Applies to most development proposals that require discretionary government approval, plus many government decisions such as adoption of a general plan.
- At minimum, Initial Study of project and environmental effects is required.

<https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/Initial-Study-Checklist-10-17.pdf>

- Mitigated Negative Declaration (Neg/Dec) applies where mitigation measures reduce impacts to less than significant.
- Environmental Impact Report (EIR) is required if there are one or more “Potentially Significant Impact” entries when the determination is made.
- Public review of CEQA doc before adoption: Comments on correctness, completeness or adequacy are submitted to Lead Agency.
- Enforcement: Public agencies are entrusted with compliance with CEQA. Provisions are enforced, as necessary, by the public through litigation.

Planning Permit Approval Process

Staff review

- Application submittal
- Zoning compliance/ completeness plan check.
- Referrals to reviewing agencies for comment: Building, Public Works, Fire, Geotechnical, Water/Sewer Districts, MCC, others as warranted.
- Staff determines if biological, geotechnical, coastal hazard, traffic studies are required, and what level of CEQA review (California Environmental Quality Act).
- Staff-level permit approvals: grading, home improvement exception, second units, CDP not appealable to CCC.
- Staff report preparation for hearing level approvals and appeals (Zoning Hearing Officer, Planning Commission, Board of Supervisors).
- Staff notifies CCC staff of County approvals that are appealable to CCC.

Public process

- [Large projects only] Pre-application public workshop, before formal application submittal. Written public comment to Planner and/or speak at workshop. Staff compiles report of public & agency comments.
- MCC agenda/comment on early referrals [reserved for projects with potential environmental or other significant impacts]. MCC is advisory only. Public written and/or oral comment at MCC and written comment to Project Planner.
- CDRC (Coastside Design Review Committee) public hearing for projects with residential component. CDRC purview limited to Midcoast Design Standards. Public written and/or oral comment.
- CEQA: If Mitigated Negative Declaration or EIR required, doc is posted for public review & written comment to Project Planner.
- Planning Commission hearing for decision – public written and/or oral comment.
- Appeals: to Board of Supervisors and/or CCC, by any person who participated or communicated their concerns to local government.

Current Planning (selected applications)

CDP applications in review:

- PLN2015-00380: Vallemar Bluff 4-house development on coastal bluff
<http://www.midcoastcommunitycouncil.org/vallemar-bluff/>
- PLN2016-00136: Harbor View Inn, 14-room expansion, El Granada
- PLN2016-00328: Hotel at Main/7th, 31-room + 2 residential units (no referral to MCC)
- PLN2016-00444: Arbor Lane house on coastal bluff
<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-05-09-PLN2016-00444-MCC-memo.pdf>
- PLN2017-00320: Harbor Village 50-space RV Park at Hwy 1/Capistrano
<http://www.midcoastcommunitycouncil.org/harbor-village/>

Pre-application complete, but no CDP application yet:

- Cypress Point Affordable Housing, Moss Beach, 70 rental units + resident manager. LCP amendment required to re-zone to lower density – LCP/Zoning amendments will be submitted to Planning Commission, Board of Supervisors, and CCC
<https://planning.smcgov.org/cypress-point-affordable-housing-community-project>

CDP approved but Building Permit not yet issued:

- PLN2006-00287 & 522: 2 mixed-use 3-story, 354 & 358 Princeton Ave
- PLN2013-00451: Big Wave Project <http://www.midcoastcommunitycouncil.org/big-wave-project/>₃

Pending Long-Range Planning Projects



Plan Princeton is a comprehensive planning update of land use plans, development policies and zoning regulations in the greater Princeton area.

2013 -- Project commenced

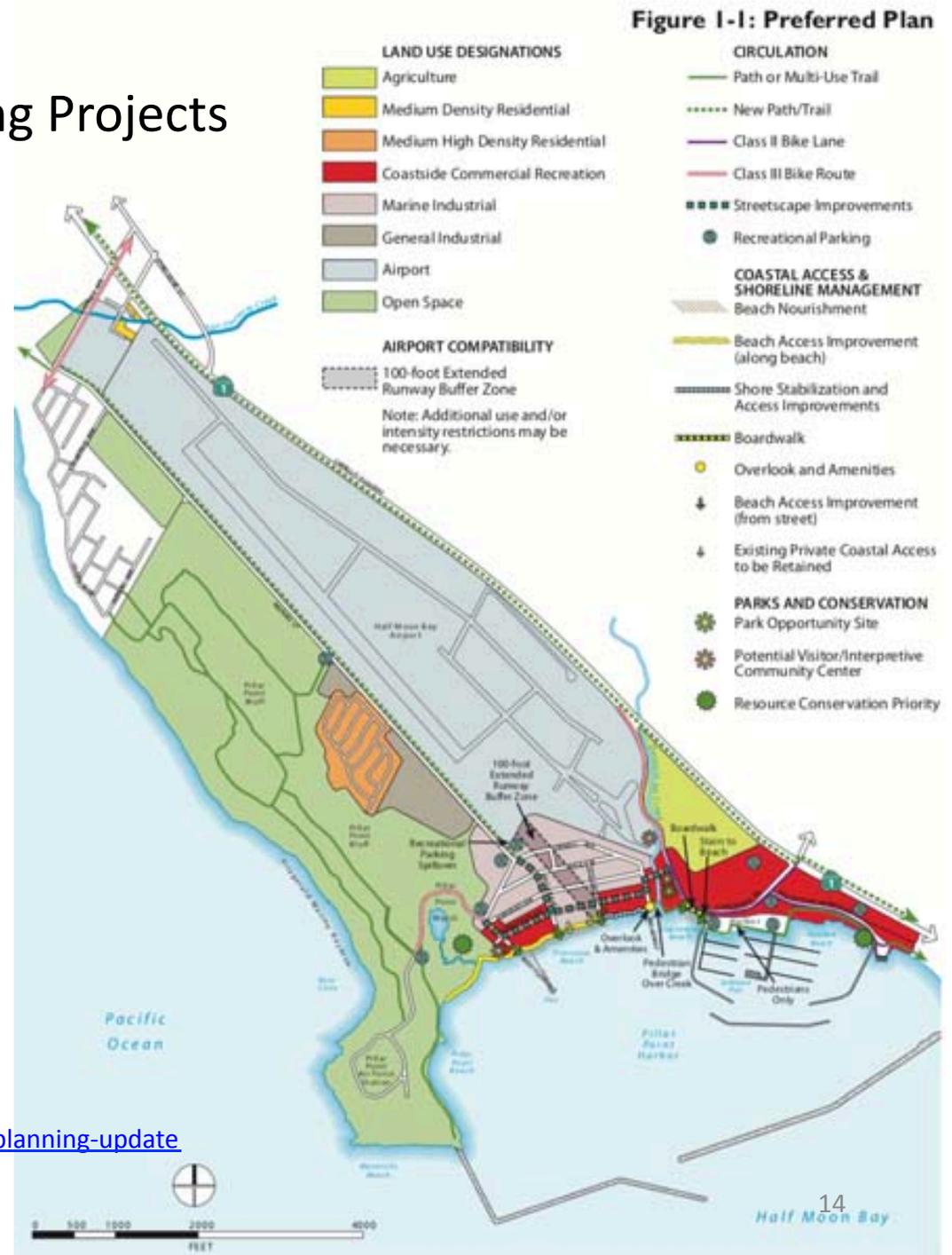
2015 -- Preferred plan released

Draft plan still needs:

- Shoreline management plan
- Zoning ordinance updates

Public outreach will tentatively resume early 2019.

<http://www.midcoastcommunitycouncil.org/princeton-planning-update>



Pending Long-Range Planning Projects



- 2012 – Midcoast LCP Update requirement for Comprehensive Transportation Management Plan (CTMP) which would address cumulative traffic impacts of projected new development at LCP buildout, including policies to offset and mitigate for significant cumulative impacts of residential development on public access to the beach.
- 2014 – Connect the Coastside project to develop CTMP commenced.
- 2016 -- Draft report recommends system improvements, alternative transportation standards; evaluates sub-standard lot merger, lot retirement, and traffic mitigation fees for new development.
- To date, no final draft plan.

<http://www.midcoastcommunitycouncil.org/comp-transp-mgmt-plan/>

Requested Midcoast Zoning Updates

MCC requested zoning updates in 2017, but County did not include them in 2018-19 Work Plan due to other priorities for staff time.

- Update Midcoast Neighborhood Commercial District (C-1) development standards which are almost non-existent.
- Add definition of building height method of measurement for Neighborhood Commercial, Resource Management, and Planned Agriculture in the Midcoast LCP Update Area, that is consistent with other Midcoast zoning districts. Lacking this definition results in default to averaging method that can result in significantly taller buildings.



Averaging method allows 36-ft tall building at highway frontage where 28 feet is maximum height allowed.

Supporting resources

Midcoast Community Council website

<http://www.midcoastcommunitycouncil.org>

San Mateo County Planning Regulations:
Development standards, policy documents, CEQA

<https://planning.smcgov.org/planning-regulations>

Sign Up for County email updates (agendas/news – you select)

<https://public.govdelivery.com/accounts/CASMATEO/subscriber/new?preferences=true>

County Online Permit Center

<https://aca.accela.com/SMCGOV/Default.aspx>

Land Use & Zoning Maps – GIS

<https://maps.smcgov.org/planning/>

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Plans & projects within the City of Half Moon Bay:

Half Moon Bay Planning Division <http://hmbcity.com/149/Planning>

Overview of **2 Hotel Proposals in HMB** & sign up for updates:

<http://hmbcity.com/512/4186/Dunes-and-Hyatt-Proposals>

Other MCC Study Sessions on Local Government

Introduction to Midcoast local government & special districts --
District Boundaries, services provided, decision-making bodies.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-06-13-LocalGov-presentation.pdf>

Transportation Planning & Projects

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-07-11-Transportation-Study-Session.pdf>

MCC website

<http://www.midcoastcommunitycouncil.org>