

4.11 LAND USE AND PLANNING

4.11.1 INTRODUCTION

This section describes existing land uses within the project site and vicinity and analyzes the potential for the Hyatt Place project (project) to impact land use and planning in Half Moon Bay. Information for this section was obtained from the following sources:

- City of Half Moon Bay Local Coastal Program & Land Use Plan, 2021
- City of Half Moon Bay, 2015, General Plan Housing Element 2015-2023 (Housing Element)
- City of Half Moon Bay Land Use Map, 2020
- City of Half Moon Bay Zoning Map (Zoning Map), 2015
- City of Half Moon Bay Zoning Code, 2019
- San Mateo County Assessor, 2022

Project consistency with the 2021 Local Coastal Land Use Plan (LCLUP) is analyzed and included below. The LCLUP was updated and adopted by City Council in October 2020 and certified by the California Coastal Commission (CCC) in April 2021. The updated LCLUP comprises the City's reexamined and updated policy approach for carrying out the Coastal Act in a manner that addresses changed conditions since certification of the 1996 LCLUP.

All documents referenced in this Environmental Impact Report (EIR) are available via CD or weblink upon request. The location of the other reference materials is cited at the end of this section. Hard copies of the draft EIR are located at the City of Half Moon Bay, Planning Division, 501 Main Street, Half Moon Bay, CA 94019.

Comments were received in response to the Notice of Preparation for this EIR, several comments were received regarding the potential for the project to alter the existing balance of land uses in Half Moon Bay. These comments are addressed in this section. Specific comments included:

- Concern of committing land to a hotel use
- Concern that a hotel would be an inappropriate use of land for the area where the project site is located

4.11.2 EXISTING CONDITIONS

Citywide Land Use

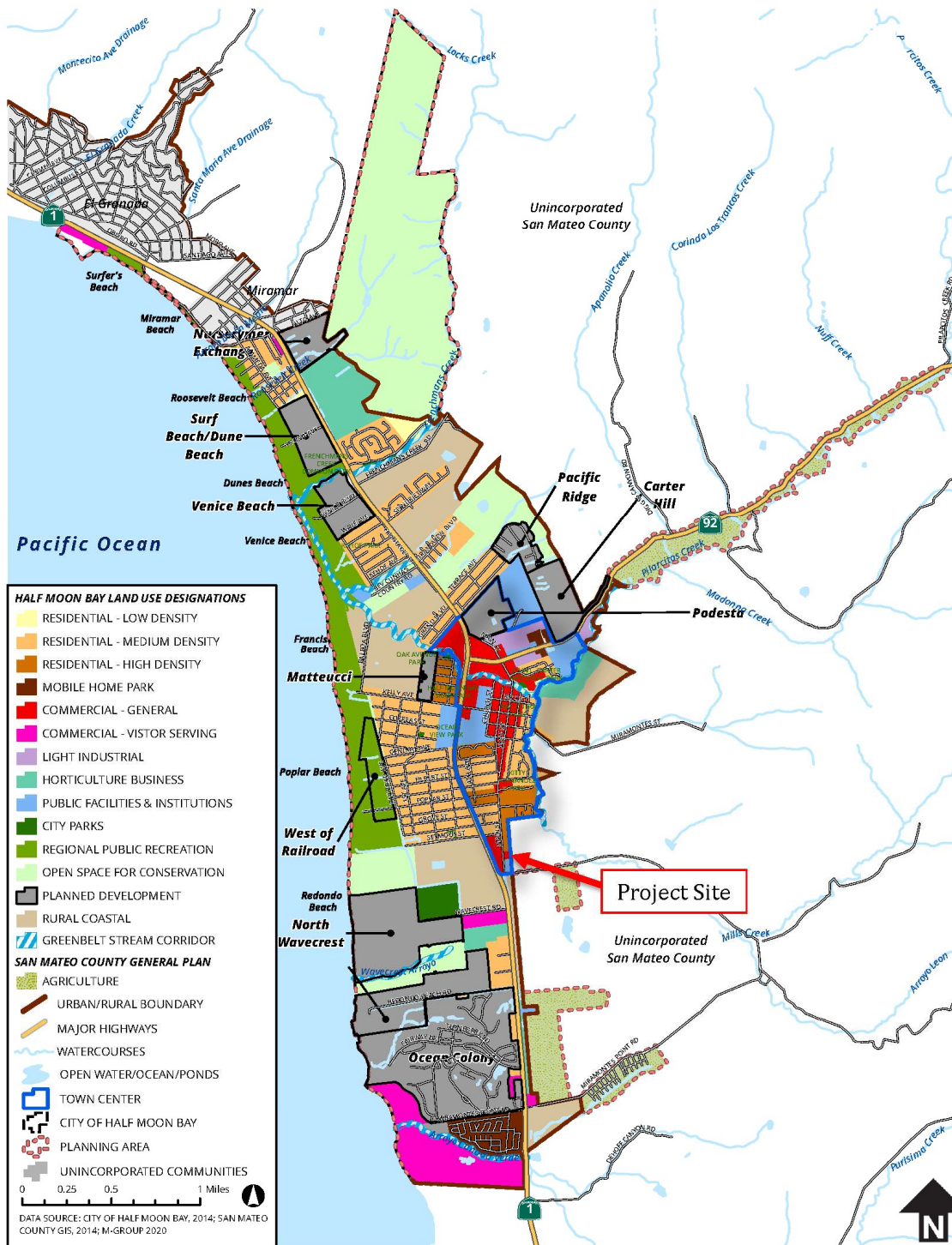
The land uses in Half Moon Bay primarily consist of an alternating pattern of agriculture, single-family residential, and public/private open space, with a higher diversity of other uses including commercial and institutional uses found clustered near the City's downtown core. Land Uses for Half Moon Bay are depicted in **Figure 4.11-1**.¹ The project site is designated Commercial General in the LCLUP. The City is composed of the following land uses: agriculture (18 percent); residential (17 percent); nurseries and greenhouse and recreation (14 percent); commercial uses (3 percent); industrial uses (2 percent); open spaces (17 percent); and vacant land (12 percent).

Agricultural land is dispersed throughout Half Moon Bay and consists of both open field agriculture and horticulture. Horticulture uses are characterized as clusters of adjacent parcels developed with nursery and greenhouse complexes. Large greenhouse parcels may also contain areas for open field or hoop house agriculture. This land use is located mainly at the south and north ends of the city and along SR-92. There are pockets of grazing uses and equestrian facilities as well. The dominant residential land use is single-family residential, which is primarily located in subdivisions branching from State Route 1 (SR-1). North of Kelly Avenue, most single-family residential land use exists in neighborhoods surrounded by agricultural fields, vacant land, and open space. Single-family residential is also interspersed in the downtown core with other residential and non-residential uses, including commercial, office, and institutional. Many of the other residential uses, such as multi-family and duplexes, are centrally located near the junction of SR-1 and SR-92, and south of the downtown core area.²

¹ City of Half Moon Bay, 2021. Half Moon Bay Local Coastal Land Use Plan. Available: <https://www.half-moon-bay.ca.us/DocumentCenter/View/177/Chapter-1-to-10-Land-Use-Plan-PDF>. Accessed: January 2022.

² City of Half Moon Bay, 2015, General Plan Housing Element 2015-2023. Available: <https://www.half-moon-bay.ca.us/DocumentCenter/View/186/2015-2023-Housing-Element-PDF>. Accessed: January 2022.

Hyatt Place Half Moon Bay Project



Half Moon Bay Land Use Map

Figure

4.11-1

Source: Local Coastal Program Land Use Plan. Half Moon Bay, 2020.

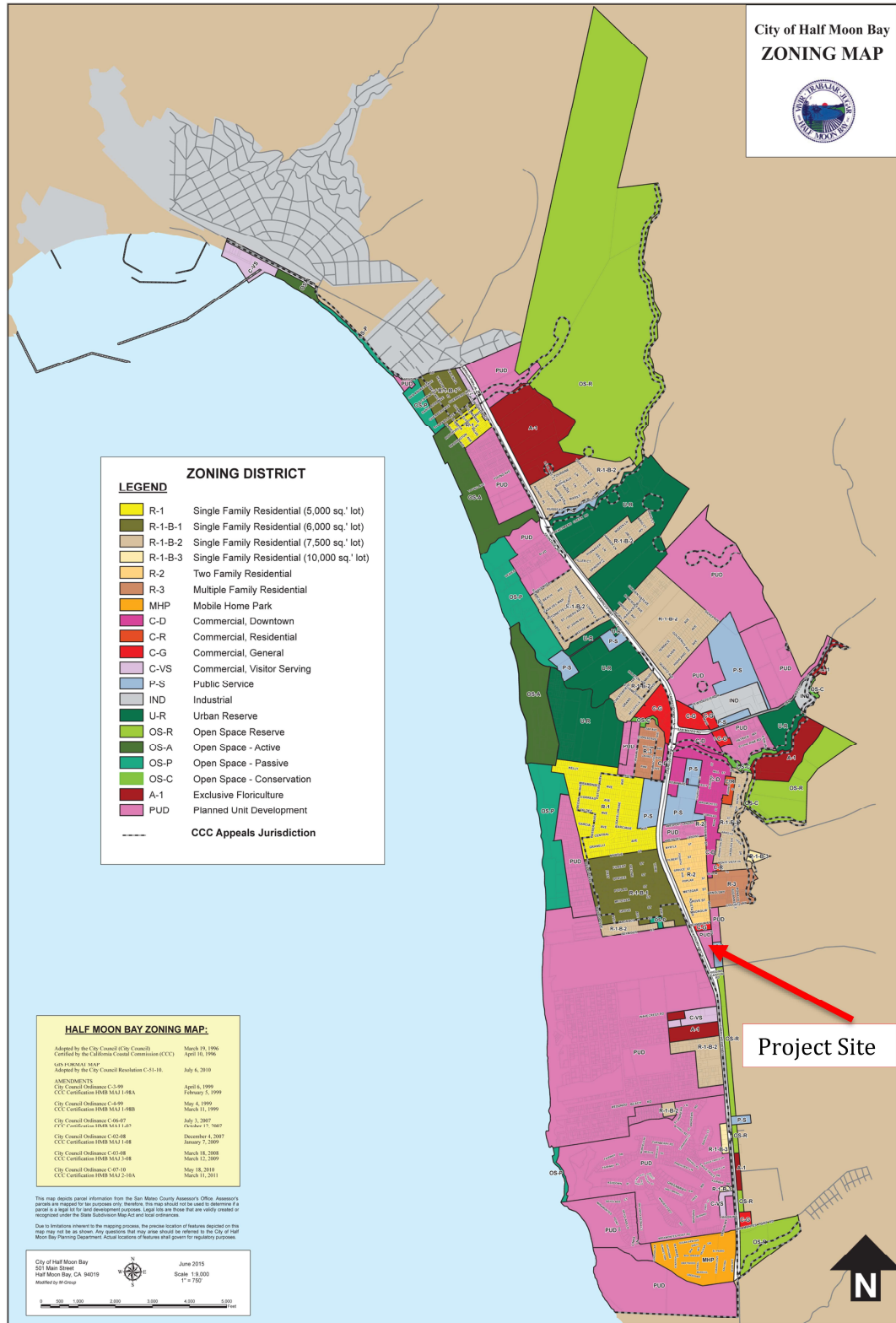
Commercial land includes uses such as commercial/retail, office, hotel/lodging, and mixed uses. Commercial uses are generally located in and near the junction of SR-1 and SR-92 in two shopping centers northwest and northeast of the intersection, in a commercial center off of Main Street, and throughout the downtown core.

Project Site and Surrounding Land Uses

The project site has a Commercial – General land use designation in the LCLUP. The site has not been used for agriculture site since 2013. As depicted in **Figure 4.11-2**, the project site is zoned Planned Unit Development (PUD), for which there are no specific development standards, allowed uses, or development densities. However, the LCLUP update indicates that the site is proposed to be rezoned to Commercial – General (CG) as part of the future implementation of the LCLUP. The CG zoning standards are used as an appropriate guide for this site because they are consistent with the LCLUP land use designation, and can also be accommodated by the PUD zoning.

The site immediately north of the project site is designated general commercial/retail and currently is developed as a car dealership and repair facility (**Figure 4.11-3**). The parcels east of the project site are public facilities and institutions, commercial, and residential land uses. The public facilities and institutions parcel is the Coastside Fire District (Station No. 40 and training tower) and the commercial property is a non-profit theatre. The residential units on Main Street, across from the site on the east side of Main Street, are designated multi-family residential. Residential land use is also located on Seymour Street, directly north of the project site. These areas are designated single family and duplex. The commercial/retail parcel adjacent to the residential properties is part of the car dealership directly north of the project site. Wavecrest open space and agricultural area is located west of the project site.

Hyatt Place Half Moon Bay Project



Half Moon Bay Zoning Map

Figure

4.11-2

Source: City of Half Moon Bay, 2015. Zoning Map.

Hyatt Place Half Moon Bay Project



Not to scale



Legend

 Project Site

Project Site

Figure

4.11-3

4.11.3 REGULATORY SETTING

State and Local

The Coastal Act and Local Coastal Programs

The California Coastal Act, passed in 1976, seeks to protect and enhance the unique characteristics and resources of the California coast for public, economic, and ecological benefit. It regulates land use and development within the California Coastal Zone, which generally extends 1,000-feet from the mean high tide line inland along the California coast; however, the boundary extends farther in significant habitats or recreational areas and less in urbanized areas.

With few exceptions, any new development taking place within the Coastal Zone must obtain a Coastal Development Permit (CDP) from the California Coastal Commission, or a local government with a certified Local Coastal Program (LCP). The Coastal Act provides that local governments may prepare LCPs that are consistent with and achieve the objectives of the Coastal Act. Once an LCP is certified by the Coastal Commission, the local government assumes responsibility for issuing CDPs for most development within its permitting jurisdiction. Therefore, Half Moon Bay is the permitting jurisdiction under the California Coast Act since it has a certified LCP.

City of Half Moon Bay Local Coastal Program & Land Use Plan (2021)

Half Moon Bay's LCP consists of the LCLUP and the City's Zoning Ordinance (often referred to as the Local Coastal Implementation Plan). The LCLUP, which is the policy component of the LCP, contains policies for land uses.

Relevant General Plan policies are listed below in **Table 4.11-1**. Because the project site has a Commercial-General land use designation, the project would be subject to policies applicable to areas considered in the comprehensive development of Half Moon Bay.

City of Half Moon Bay Zoning Code

The Half Moon Bay Zoning Code comprises most of the LCLUP's Implementation Plan (IP). Chapter 18.15 of the Zoning Code describes the intent and requirements for the PUD zoning designation. This designation is intended to provide for a variety of land uses, such as attached and detached single-family residential development, multiple-family housing development, professional and administrative areas, commercial and industrial uses, institutional uses, and public and private open space and recreation opportunities through the adoption of a comprehensive development plan as

set forth in the City General plan and this chapter. The intent of establishing the PUD district is to:

- A. Implement the plans and policies of the adopted city land use plan, or General plan, and the land use plan map
- B. Establish regulations and procedures for the preparation, review, and approval of planned unit development plans to guide the orderly development of land within this district
- C. Establish a procedure for the administration of specific plans and precise plans, prepared in accordance with the state Government Code and consistent with the Half Moon Bay Land Use Plan
- D. Provide for the classification and development of parcels of land as coordinated, comprehensive projects so as to take advantage of the superior environment that can result from requiring that an entire area be planned as a unit and developed under a single plan
- E. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding properties, neighborhoods, and the City
- F. Avoid piecemeal development and provide for the replatting of old subdivisions for development under a comprehensive planning document
- G. Avoid monotony by allowing greater flexibility in the design and development of land within this district
- H. To ensure that a minimum of twenty percent of the site area in any planned unit development is provided in public and/or private open space
- I. Encourage variety and diversification of land uses
- J. Provide flexibility required for achievement of coastal access goals, protection of coastal resources, provision of open space and recreation areas, and avoidance of siting structures in hazardous areas. (1996 zoning code (part)).

In order to develop a PUD site, the property owner/project applicant must plan the site as a whole according to the LCLUP policy and performance standards. The City will consider the range of permitted uses, development standards, performance criteria, and phasing of development to provide adequate public services and infrastructure. The LCP and the General Plan provide guidance for development of the PUD areas. This case is especially unique in that the LCLUP removed this site from the Planned Development land use designation, and it now has a Commercial – General land use designation. The LCLUP further specifies that implementation zoning will include rezoning the site from the PUD zoning district to the CG zoning

district. Thus, the CG zoning code served as guidance for establishing development standards applicable for the PUD zoning.

Table 4.11-1 Project Consistency with Relevant General Plan Policies

General Plan Policy Number	General Plan Policy	Project Consistency
<i>LCLUP Chapter 2 Development</i>		
2-85: Mixed-Use Land Use Compatibility	Consider aspects of non-residential uses permitted in mixed-use land use designations that may be impactful on residential uses or other adjacent land uses and require strategies to avoid such impacts.	Consistent. Site planning and operational considerations are sensitive to adjacent land uses, especially the Main Street Park affordable housing neighborhood across Main Street to the east of the project site. For example, landscaping, new sidewalks, a new crosswalk, deep setback, and other site frontage improvements will improve pedestrian connectivity and safety in the project vicinity.
2-79: Commercial - General Permitted Uses	Permit a variety of commercial activities in the Commercial – General land use designation that serve both residents and visitors, including but not limited to day-to-day needs, professional office and small-scale R&D uses, wholesale, retail, and live-work uses.	Consistent. The proposed hotel would provide overnight accommodations and is consistent with land uses anticipated for the Commercial-General Land Use Designation. Furthermore, the project’s FAR, height limit, and residential density (if applicable for alternatives that include residential development) comply with the Commercial-General limits.
2-26: Fiscally Sustainable Development	New development shall fully fund the development, operation, and maintenance of public infrastructure required for the new development.	Consistent. New development is subject to payment of development impact fees prior to issuance of building permits.

Source: Half Moon Bay Local Coastal Program, 2021.

4.11.4 IMPACTS AND MITIGATION MEASURES

Thresholds of Significance

The following thresholds of significance for land use and planning were derived from the *Environmental Checklist in the California Environmental Quality Act (CEQA) Guidelines Appendix G*. These thresholds of significance have been amended or supplemented, as appropriate, to address lead

agency requirements and the full range of potential impacts related to this project.

An impact of the project would be considered significant and would require mitigation if it would meet one of the following thresholds of significance:

- LU a)** Physically divide an established community; or
- LU b)** Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Methodology

As listed above, several planning documents were used to evaluate the land use study area, which was then surveyed during a site visit and photographed in order to determine existing conditions onsite. To assess potential impacts, the impact thresholds of significance identified above were applied to construction and operation of the project.

Discussion of Impacts

LU a) Would the project physically divide an established community?

Less than Significant. During project construction, no changes to access between or within existing communities would occur. The project site is undeveloped, and is bordered by Main Street to the east, the intersection of South Main Street and SR-1 to the south, SR-1 to the west, the James Ford Auto Dealership on the adjacent parcel to the north, and Higgins Canyon Road. Across SR-1, the project site vicinity includes the Wavecrest PDD, for which the Wavecrest Open Space area extends from SR-1 to the Pacific Ocean. Implementation of the project would introduce a commercial land use to the project site, which would be compatible with adjacent commercial land uses at the James Ford Auto Dealership. Across Main Street, the project site vicinity includes the Coastside Fire Protection District's training facilities, the Coastal Repertory Theater, and multifamily residential development. Farmland extends beyond this development to the east and southeast. Single-family homes extend to the north beyond the auto dealership. None of the residential areas would be physically divided by the project.

The project would not sever existing roads or introduce any access modifications for adjacent properties, and therefore would not divide the existing community. This impact would be less than significant.

LU b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant. The project is consistent with allowable uses in the General Plan. The project site is designated as a Commercial - General, which supports a variety of commercial activities including downtown retail, service and office uses, shopping centers, visitor-serving facilities, health care, health care, and live-work spaces. As a commercial hotel, the project would meet visitor-serving needs for maximizing coastal access while remaining consistent with requirements for protecting coastal resources and environmental sustainability. Therefore, implementation of the project would be consistent with the General Plan. CG, and general industrial, while important for supporting the general population of Half Moon Bay, these uses are identified in the Coastal Act as non-priority. These uses are supported in the LCP as a third tier after Coastal Act Priority Uses and Local Priority Uses.

Additionally, the project design is also compatible with the City's recently constructed entry feature signage located at the intersection at SR-1, South Main Street, and Higgins Canyon Road. See **Section 4.1, Aesthetics**, for a more detailed discussion regarding the project's compatibility with the gateway entry feature.

Rather than paving the southern portion of the project site, the project design has incorporated a deconstructed "Barn" with attached outbuildings and greenhouse elements to house the lobby, restaurant/ sunset bar and conference rooms. Landscaping around the "Barn" softens the modern contours and evokes an old barn, showcasing Half Moon Bay's agricultural roots at the southern approach to downtown Half Moon Bay. The collection of smaller buildings (limited to two stories) is consistent with the required height of buildings adjacent to the "entry feature". Additional structures north of the main lobby building would be limited to three stories in height.

The LCLUP requires minimum development setbacks of 30 feet from SR-1 right-of-way, 15 feet from Main Street, 10 feet from the "entry feature" to the south, and no minimum setback from the adjacent property on the north. The project design has implemented setbacks meeting and/or exceeding the stipulated requirements, at 38 feet from SR-1, 15 feet from Main Street, 190 feet from the "entry feature," and 75 feet from the dealership to the north. Project design includes the provision of 39 percent of the 5-acre site to open space.

Further, as discussed in **Sections 4.14, Public Services and Recreation** and **4.16, Utilities and Service Systems** implementation of the project under the Commercial – General designation would not result in an exceedance of

the capacity of existing or planned infrastructure or public service systems, nor would it exceed the building intensity standards of the city based on the site plan layout. Therefore, the project is consistent with the Commercial - General requirements.

Implementation of the project would not result in any inconsistencies with the Half Moon Bay General Plan or LCLUP. This impact would be less than significant.

4.11.5 CUMULATIVE IMPACTS

Cumulative impacts occur when two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. Other projects in the area include past and planned residential, commercial, and infrastructure development projects in Half Moon Bay. See **Chapter 4.0, Setting, Impacts, and Mitigation Measures**, for the full list of cumulative projects within Half Moon Bay.

Because the project is consistent with land use and zoning designations at the project site, it would not contribute to a change in land use patterns in Half Moon Bay. It is reasonably assumed that other projects in Half Moon Bay would be designed or otherwise conditioned to maintain consistency with adopted land use plans and ordinances or be made consistent with the appropriate mitigation and conditions of approval. Given the project's consistency with the applicable land use and zoning designations and use policy framework, as well as the reasonable assumption of consistency for other projects in the cumulative impacts scenario, cumulative land use impacts would not occur. In addition, the project does not divide any established communities and therefore does not contribute to division or fragmentation of existing communities. Therefore, the project in conjunction with past, present, and foreseeable projects, would not result in a cumulative impact. Therefore, the project, together with projects in **Table 4.0-1 (Chapter 4.0, Setting, Impacts, and Mitigation Measures)**, would not result in a cumulatively considerable contribution to a cumulative impact related to land use.

4.11.6 REFERENCES

City of Half Moon Bay, 2021. Half Moon Bay Local Coastal Land Use Plan. Available: <https://www.half-moon-bay.ca.us/DocumentCenter/View/3757/Chapter-2-Development>. Accessed: January 2022.

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City of Half Moon Bay, Planning Division, 2014. Planned Unit Development (PUD) General Informational Handout. Available: <https://www.half-moon-bay.ca.us/DocumentCenter/View/392/PUD-Informational-Handout>. Accessed: January 2022.

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