

CALIFORNIA COASTAL COMMISSION

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Th15a

Prepared July 25, 2013 (for August 15, 2013 hearing)

To: Coastal Commissioners and Interested Persons

From: Madeline Cavalieri, District Manager
Stephanie Rexing, Coastal Planner

Subject: **City of Half Moon Bay LCP Amendment Number 1-13 (Andreini Rezone)**
Public hearing and action on request by the City of Half Moon Bay to realign the boundary between existing Public Services (P-S) and Industrial (IND) zoned areas to conform to parcel boundaries, near 151 Main Street, Half Moon Bay.

SUMMARY OF STAFF RECOMMENDATION

The City of Half Moon Bay proposes to amend the LCP's Implementation Plan zoning maps for portions of two parcels. The parcels affected are the Andreini Bros., Inc. property, a business specializing in heavy construction services, which is located at 151 Main Street, and the adjacent Pilarcitos Cemetery. The parcels are both currently split-zoned with the majority of the Andreini Bros., Inc. property being zoned Industrial (IND), and a smaller portion of this parcel zoned Public Services (P-S). The cemetery parcel is mostly zoned P-S, with a smaller portion of this parcel zoned IND. The proposed amendment would realign the zoning boundaries and eliminate the split-zoning to correspond directly with the parcels' boundaries, existing uses, and Land Use Plan (LUP) designations. Specifically, the proposed amendment would rezone approximately one acre of the Andreini Bros., Inc. property from P-S to IND, which will implement this parcel's "Light Industrial" land use designation. Further, the proposed amendment would rezone one acre of the Pilarcitos Cemetery property from IND to P-S, which will implement this parcel's "Public Facilities and Institutions" land use designation. Thus, the proposed amendment would result in the Andreini Bros., Inc. property being entirely zoned IND, and the Pilarcitos Cemetery parcel being entirely zoned P-S. The proposed amendment will ensure that the zoning designations for these two parcels reflect the existing long-term uses on these parcels, and will also adequately implement the parcels' land use designations.

In conclusion, staff recommends that the Commission find the proposed amendment consistent with and adequate to carry out the provisions of the LUP, and that the Commission **approve** the amendment as submitted. The required motions and resolutions are found on page 3.

Staff Note: LCP Amendment Action Deadline

This proposed LCP amendment was filed as complete on July 17, 2013. The proposed amendment affects the LCP’s Implementation Plan (IP), and the 60-day action deadline is September 15, 2013. Thus, unless the Commission extends the action deadline (it may be extended by up to one year), the Commission has until September 15, 2013 to take a final action on this LCP amendment.

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EXHIBITS

- Exhibit A: Board of Supervisors’ Resolution
- Exhibit B: Location Map
- Exhibit C: Proposed Zoning Map Amendments

I. MOTION AND RESOLUTION

Staff recommends that the Commission, after public hearing, approve the proposed LCP amendment as submitted. The Commission needs to make one motion on the IP amendment in order to act on this recommendation.

Certify the IP Amendment as Submitted

Staff recommends a **NO** vote on the motion below. Failure of the motion will result in certification of the IP amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

***Motion:** I move that the Commission **reject** Implementation Plan Major Amendment Number 1-13 as submitted by the City of Half Moon Bay. I recommend a no vote.*

***Resolution:** The Commission hereby certifies Implementation Plan Major Amendment Number 1-13 as submitted by the City of Half Moon bay and adopts the findings set forth in this staff report that, as submitted, the Implementation Plan amendment is consistent with and adequate to carry out the certified Land Use Plan. Certification of the Implementation Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the Implementation Plan Amendment may have on the environment.*

II. FINDINGS AND DECLARATIONS

A. DESCRIPTION OF PROPOSED LCP AMENDMENT

The proposed amendment would amend the LCP’s zoning map to change the zoning designations of two parcels in Half Moon Bay. Both parcels are located just inland of Highway 1 and just north of Highway 92. One of the parcels affected by the proposed amendment is located at 151 Main Street and is owned by Andreini Bros., Inc., which operates a business on the site that specializes in heavy construction services, such as crushing, paving and grading. The second parcel affected by the proposed amendment is the Pilarcitos Cemetery, which is located just adjacent to the Andreini Bros., Inc. parcel. The parcels are both currently split-zoned. The majority of the Andreini Bros., Inc. parcel is zoned Industrial (IND), and a smaller portion of that parcel is zoned Public Services (P-S). The majority of the cemetery parcel is zoned P-S, and a smaller portion of the cemetery parcel is zoned IND. The proposed amendment would realign the zoning boundaries and eliminate the split-zoning to correspond directly with the parcels’ boundaries and LUP land designations. Specifically, a one-acre portion of the Andreini Bros., Inc. parcel that is now zoned P-S would be rezoned as IND, meaning that the entire Andreini Bros., Inc. parcel would be zoned IND, and a portion of the cemetery parcel that is now zoned IND would be rezoned as P-S, meaning that the entire cemetery parcel would be zoned P-S.

The split zoning discrepancy between the zoning and the LUP designations, and the parcel boundaries, came to light in 2000 when Andreini Bros., Inc. applied for a local Coastal Development Permit to perform soil screenings on a portion of their property. At that time it was discovered that that particular portion of the property was actually zoned P-S (like the cemetery next door) rather than IND (like the rest of the Andreini Bros., Inc. property). Therefore, both parcels are currently split-zoned, with two zoning designations each, as shown in the table below:

Parcel	Existing Land Use Designations	Existing Zoning Designations
Andreini Bros., Inc.	Light Industrial	Industrial and Public Services
Pilarcitos Cemetery	Public Facilities & Institutions	Public Services and Industrial

B. CONSISTENCY ANALYSIS

1. Standard of Review

The proposed amendment affects the IP component of the City of Half Moon Bay’s certified LCP. The standard of review for IP amendments is that they must be consistent with and adequate to carry out the provisions of the certified LUP.

2. IP Amendment Consistency Analysis

A. Applicable LUP Provisions

The purposes of the Light Industrial and Public Facilities and Institutions land use designations are as follows:

***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 in 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.*

B. Consistency Analysis

The LCP amendment proposes a zoning change to re-zone a portion of the Andreini Bros., Inc. property from Public Services to Industrial and a portion of the Pilarcitos Cemetery property from Industrial to Public Services. Andreini Bros., Inc. is already conducting heavy construction services on the portion of the parcel that will be affected by the proposed rezoning from P-S to IND. The proposed zoning change will provide for industrial use on the entirety of the Andreini Bros., Inc. property, and will implement the parcel's "Light Industrial" land use designation, which provides for construction uses. Similarly, the rezone from IND to P-S on the cemetery property will provide for public facility uses (which are already taking place) to occur on the entirety of the cemetery parcel and will implement the parcel's "Public Facilities and Institutions" land use designation. Therefore, the proposed zoning map amendments are consistent with and adequate to carry out the underlying land use plan designations for the parcels.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Local governments are not required to undertake environmental analysis of proposed LCP amendments, although the Commission can and does use any environmental information that the local government has developed.

The City, acting as lead CEQA agency, determined that the proposed LCP amendments were categorically exempt from the requirements of CEQA. This staff report has discussed the relevant coastal resource issues with the proposal. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety

by reference.

As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects which approval of the amendment, as modified, would have on the environment within the meaning of CEQA. Thus the proposed amendment will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).

RESOLUTION NO. P-02-10

**A RESOLUTION REAFFIRMING THE APPROVAL OF THE CONVERSION
OF THE CITY ZONING MAP FORMAT TO A GEOGRAPHIC INFORMATION SYSTEM
AND FURTHER ADJUSTING DELINEATED ZONING BOUNDARIES TO
CORRELATE WITH PARCEL-BASED MAPPING
(PDP-038-09A)**

WHEREAS, Technological advances in land use mapping have created new information systems that integrate, store, edit, analyze, share, and display geographic information; and

WHEREAS, The City's current land use and zoning maps were created using out dated methods and do not provide the same level of detail as the new technologies; and

WHEREAS, The conversion of the City's land use maps to a Geographic Information System (GIS) format provides greater accuracy, clarity and reliability in conveying land use and zoning information; and

WHEREAS, In August 1995, the City Council adopted various amendments to the City's zoning code and zoning district map for the purpose of creating new zoning categories and implementing the Local Coastal Program Land Use Plan; and

WHEREAS, Several inadvertent administrative mapping errors associated with the Zoning Ordinance Amendments adopted by the City Council were delineated on the City Zoning Map adopted March 19, 1996; and

WHEREAS, Chapter 18.01 of the Municipal Code has established provisions that allow the planning commission to render a decision wherever uncertainty exists as to the boundary of a district as shown on the zoning district map; and

WHEREAS, this amendment to the Zoning District Map involves changes to the method of graphically displaying the boundaries of the zoning districts using current GIS technologies and constitutes an amendment to the City's Local Coastal Program; and

WHEREAS, The conversion of the City's mapping system will not result in a direct or reasonably foreseeable indirect physical change in the environment and, therefore, is exempt from the California Environmental Quality Act in accordance with CEQA Guideline 15060(c)(2); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on August 27, 2009, at which time all those in attendance desiring to be heard were given an opportunity to speak on this amendment, and

WHEREAS, on September 1, 2009, the City Council concurred with the Planning Commission recommendation to convert the Zoning District Map to a GIS format; and

WHEREAS, notice containing a brief description of the proposed amendment, and the date time and place of the Planning Commission public hearing was published in a newspaper of general circulation in the City; and

WHEREAS, additional modifications to the City's GIS Map have been identified, which together with the corrections previously approved on August 27, 2009, will accurately reflect the zoning district boundaries as delineated on the Half Moon Bay Zoning Map adopted by the City Council on March 19, 1996 and certified by the California Coastal Commission on April 10, 1996; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on March 9, 2010, at which time all those in attendance desiring to be heard were given an opportunity to speak on this amendment; and

WHEREAS, the Local Coastal Program is intended to be carried out in a manner fully in conformity with the California Coastal Act.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Half Moon Bay does hereby convert the format of the City's land use and zoning maps to a Geographical Information System, correct mapping errors contained in the Zoning Map adopted by the Half Moon Bay City Council on March 19, 1996 and certified by the California Coastal Commission on April 10, 1996, and incorporate zoning amendments approved subsequently by both bodies.

This resolution amending the LCP Implementation Plan shall be transmitted to the California Coastal Commission and shall take effect immediately upon its certification by the California Coastal Commission or upon the concurrence of the Commission with a determination by the Executive Director that the resolution by the City is legally adequate.

The documents that constitute the record of proceedings on which the Planning Commission's findings are based are located with the Planning Department of the City of Half Moon Bay, 501 Main Street, Half Moon Bay, CA 94109. This information is provided in compliance with Public Resources Code Section 21081.6 and Title 14 of the California Code of Regulations.

PASSED AND ADOPTED by the City of Half Moon Bay Planning Commission at a duly noticed public hearing held on the 9th day of March, 2010, by the following vote:

AYES, Commissioners Jonsson, Roman, Deman and Chair Poncini

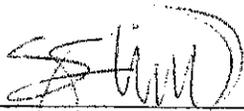
NOES, Commissioner King

ABSENT,

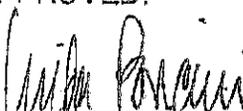
ABSTAIN,

ATTEST:

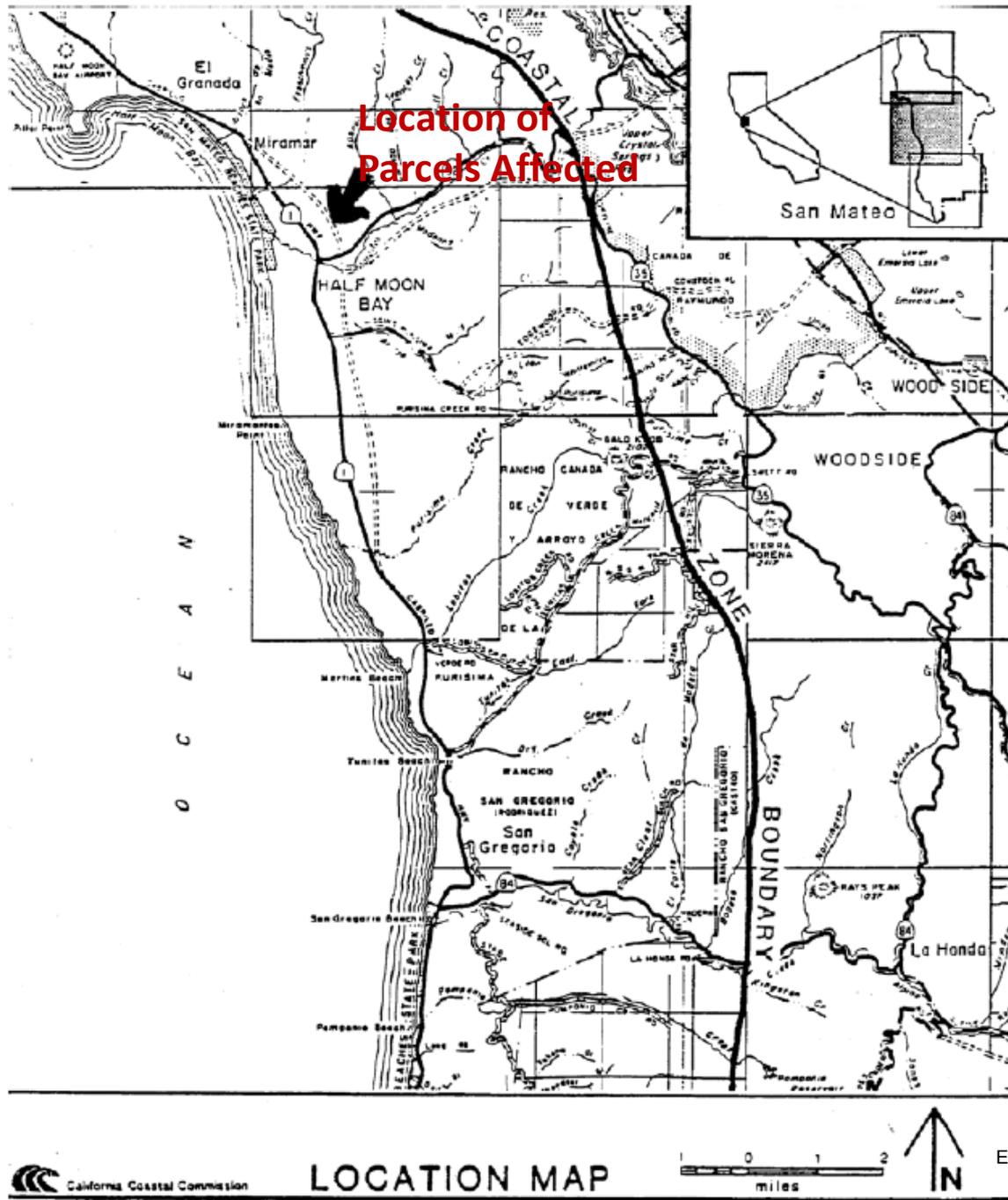
APPROVED:



Steve Flint, Planning Director



Linda Poncini, Chair



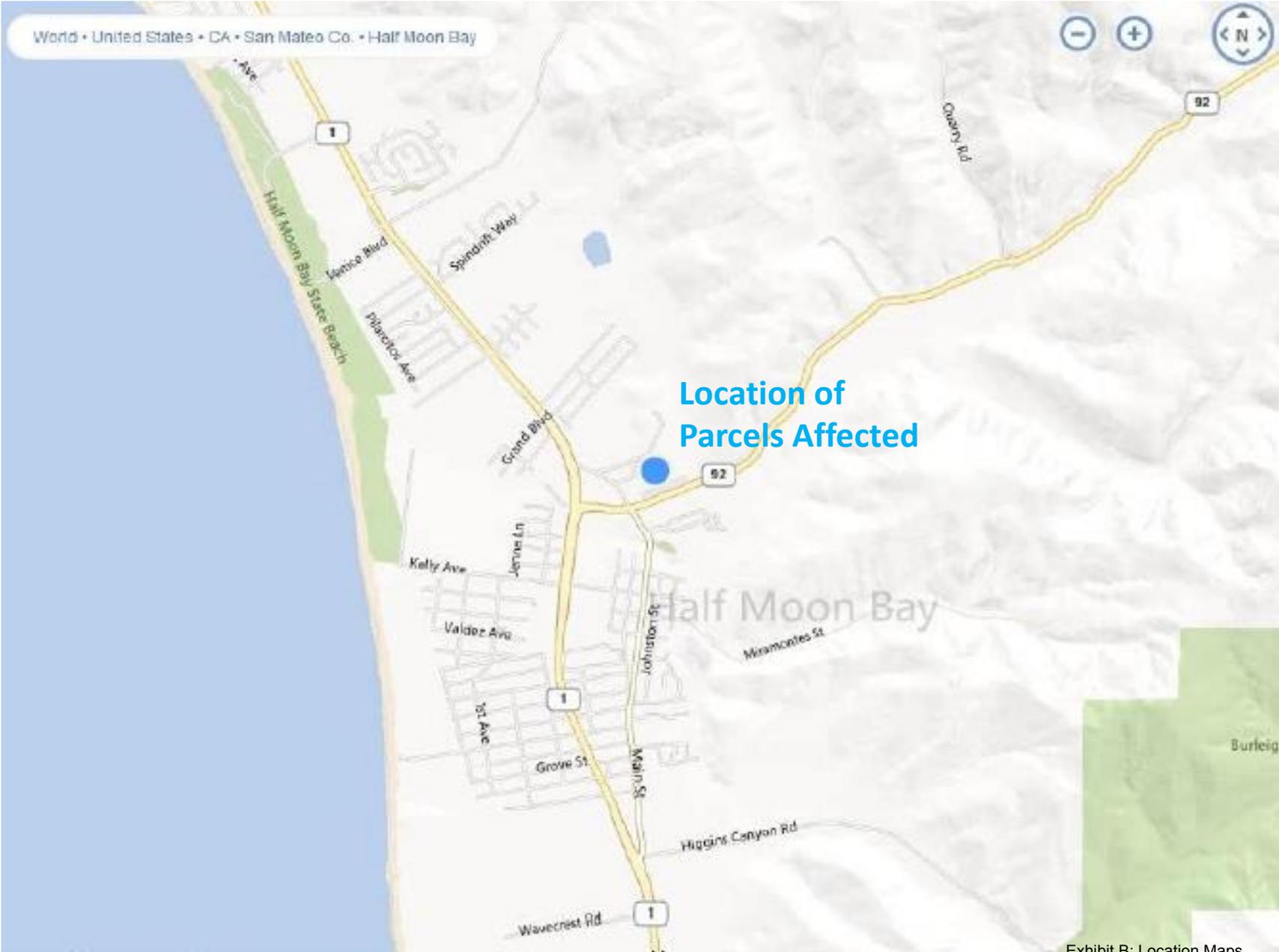
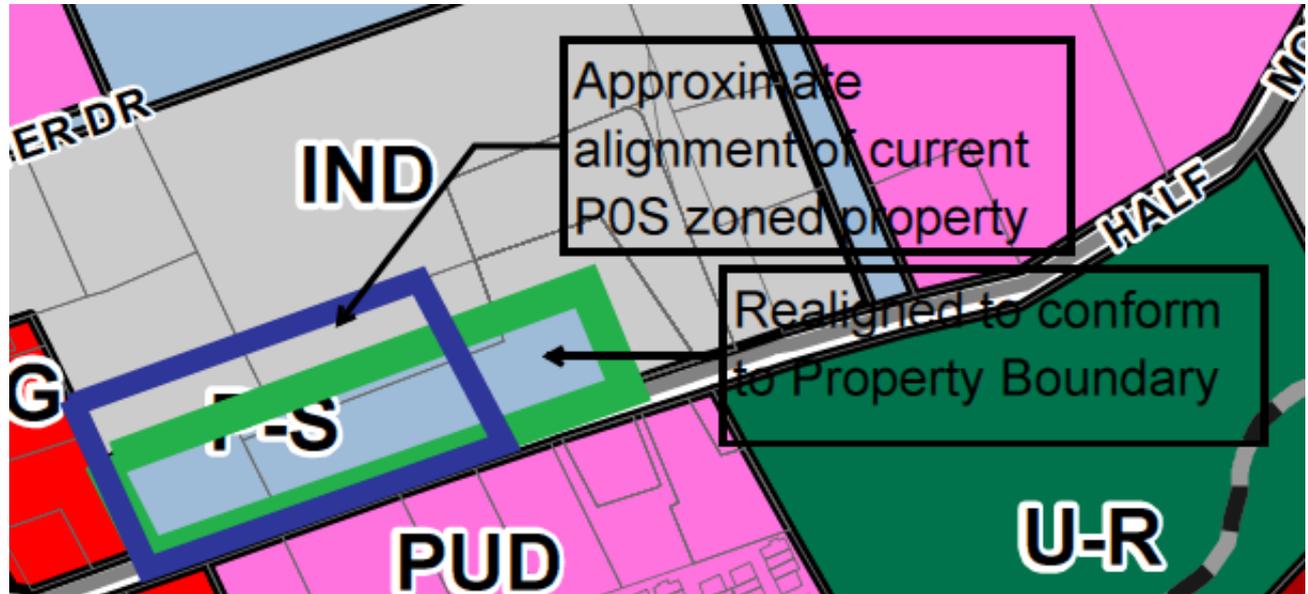


Exhibit B: Location Maps
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City of Half Moon Bay
ZONING DISTRICTS



Adopted by Resolution C-51-10 of the
 Half Moon Bay City Council on June 6, 2010



LEGEND

	R-1	Single Family Residential (5,000 sq.' lot)
	R-1-B-1	Single Family Residential (6,000 sq.' lot)
	R-1-B-2	Single Family Residential (7,500 sq.' lot)
	R-1-B-3	Single Family Residential (10,000 sq.' lot)
	R-2	Two Family Residential
	R-3	Multiple Family Residential
	MHP	Mobile Home Park
	C-D	Commercial, Downtown
	C-R	Commercial, Residential
	C-G	Commercial, General
	C-VS	Commercial, Visitor Serving
	P-S	Public Service
	IND	Industrial
	U-R	Urban Reserve
	OS-R	Open Space Reserve
	OS-A	Open Space - Active
	OS-P	Open Space - Passive
	OS-C	Open Space - Conservation
	A-1	Exclusive Floriculture
	PUD	Planned Unit Development
		CCC Appeal Zone