

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV



W13c

LCP-2-HMB-18-0081-2 (STOLOSKI/GONZALEZ PDD)

DECEMBER 12, 2018

EXHIBITS

Table of Contents

Exhibit A: Proposed Amendments to Chapter 9 in the LUP

Exhibit B: City Council Resolution No. C-2018-117

9.3.3 Surf Beach/Dunes Beach

The Surf Beach/Dunes Beach area is a partially undeveloped area totaling about 48 ~~50~~ acres, bisected by Young Avenue and bounded by Half Moon Bay State Beach on the west and south, Highway 1 on the east, and the [Stoloski/Gonzalez PD](#) and partially developed City of Naples subdivision on the north.

[...]

Proposed Development Conditions

[...]

(b) A maximum of 150 residential units may be developed on the site.¹

[...]

¹ [Because the Stoloski/Gonzalez PD area was originally a part of the Surf Beach/Dunes Beach PD area, when calculating the total number of units that may be developed within the Surf Beach/Dunes Beach PD \(i.e., up to 150 units maximum, depending on coastal resource constraints and allowed development density and intensity\), the four residential units in the Stoloski/Gonzalez PD shall be included. These four units shall be considered part of the 100 units allocated to the Surf Beach Subdivision in Table 9.1.](#)

Policy 9.3.20 Stoloski/Gonzalez

The Stoloski/Gonzalez PD District is bounded by Half Moon Bay State Beach on the west, the Surf Beach/Dunes Beach PD on the south, Highway 1 on the east, and City of Naples subdivision (the Miramar neighborhood) on the north as described in PDP-009-10 approved by the City Council.

Development Conditions

Future development of the Stoloski/Gonzalez PD district shall:

- a) Conform to the approved Final Parcel Map recorded in the official records of San Mateo County on May 4th, 2015, Book 81 Parcel Maps at Pages 85-86, Series No. 2015-900059.
- b) Comply with the "Stoloski/Gonzalez PUD Development Standards," which govern the entire area as the Planned Unit Development Plan approved by the City for the Stoloski/Gonzalez PD District area.
- c) Comply with conditions on development in the "Further Restriction Area" as defined in and set out in the Stoloski-Gradstein-City Settlement Agreement, executed on December 14, 2014.

1031387.10

ATTACHMENT 1

RECEIVED
NOV 01 2018

Resolution No. C-2018-117

**CALIFORNIA
COASTAL COMMISSION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY
TO AMEND THE LOCAL COASTAL LAND USE PLAN TO ESTABLISH THE STOLOSKI/GONZALEZ
PLANNED DEVELOPMENT DISTRICT, PDP 18-068**

WHEREAS, the City of Half Moon Bay Planning Commission considered PDP 009-10 including Coastal Development Permit, Planned Unit Development Plan, Use Permit and Tentative Parcel Map for the Stoloski/Gonzalez subdivision at a duly noticed public hearing on December 13, 2011 at which time the Commission considered all written and oral testimony, and reviewed an initial study/mitigated negative declaration prepared in accordance with the California Environment Quality Act; and

WHEREAS, the Planning Commission recommended approval of PDP 009-10 for the Stoloski/Gonzalez subdivision including all of the aforementioned entitlements to City Council; and

WHEREAS, the City of Half Moon Bay City Council considered PDP 009-10 for the Stoloski/Gonzalez subdivision at a duly noticed public hearing on January 17, 2012 at which time the Council considered all written and oral testimony, and reviewed an initial study/mitigated negative declaration prepared in accordance with the California Environment Quality Act; and

WHEREAS, the City Council approved PDP 009-10 for the Stoloski/Gonzalez subdivision; and

WHEREAS, the City Council approval reflects that the City considered the Stoloski/Gonzalez subdivision to be distinct from the remainder of the Surf Beach/Dunes Beach Planned Development district; and

WHEREAS, in February 2012, an appeal of the City Council's approval of PDP 009-10 was made to the California Coastal Commission citing concerns regarding the approval of the Stoloski/Gonzalez subdivision due to impacts to biological resources, policy conflicts with the Local Coastal Land Use Plan, and flood risk; and

WHEREAS, the California Coastal Commission found no substantial issue on May 15, 2014 and thereby made the City's approval of the Stoloski/Gonzalez subdivision final; and

WHEREAS, in December 2014, the developer, a neighboring property owner, and the City of Half Moon Bay entered into a settlement agreement ("Stoloski-Gradstein-City Settlement Agreement") which prescribed additional conditions restricting development in the westernmost portion of the subject site; and

WHEREAS, the City of Half Moon Bay approved the Final Parcel Map for the Stoloski/Gonzalez subdivision on May 1, 2015; and

WHEREAS, infrastructure including roadway and utilities consistent with the Final Parcel Map have been installed by the subdivider for development of the Stoloski/Gonzalez subdivision; and

WHEREAS, the City is in receipt of two separate applications for Coastal Development Permits and Architectural Review for new homes on two of the lots at 2800 and 2801 Champs Elysee Boulevard within the Stoloski/Gonzalez subdivision; and

WHEREAS, the Planning Commission at duly noticed public hearings on August 14, 2018 for consideration of Coastal Development Permit and Architectural Review for the two homes identified policy conflicts with the Local Coastal Land Use Plan and continued both items to dates uncertain; and

WHEREAS, the Planning Commission directed City staff to research the matter and prepare a report summarizing the history of the Stoloski/Gonzalez subdivision entitlement process relative to Land Use Plan policy and present the report, findings, and recommendations to the Planning Commission; and

WHEREAS, on August 28, 2018 the Planning Commission reviewed this research and initiated an amendment to the Local Coastal Land Use Plan to establish a separate Planned Development district for the Stoloski/Gonzalez subdivision consistent with the approved Final Parcel Map, Planned Unit Development Plan, and Stoloski-Gradstein-City settlement agreement; and

WHEREAS, pursuant to Public Resources Code section 30514(d), the City provided public notice in in a newspaper of general circulation specifying that comments would be accepted on a draft amendment to the Local Coastal Land Use Plan to establish the Stoloski/Gonzalez Planned Development by the Planning Commission at a September 25 hearing and subsequently by the City Council; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on September 25, 2018, made findings, and recommended that the City Council amend the Local Coastal Land Use Plan to establish the Stoloski/Gonzalez Planned Development district encompassing the area of the Stoloski/Gonzalez subdivision; and

WHEREAS, the City Council conducted a duly noticed public hearing to consider the amendment on October 16, 2018; and

WHEREAS, the City's approval of amendments to its Local Coastal Program are exempt from the California Environmental Quality Act under California Code of Regulations, Title 14, Section 15265(a); and

WHEREAS, the City Council recognizes that the Stoloski / Gonzalez subdivision area has already been planned with an approved Final Parcel Map and Planned Unit Development Plan and that this is a unique situation and shall not be construed as precedence for future projects.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. the City Council of the City of Half Moon Bay hereby approves an amendment to the Local Coastal Land Use Plan to establish the Stoloski/Gonzalez Planned Development district as distinct from the Surf Beach/Dunes Beach Planned Development district, and incorporate

established development conditions for this Stoloski/Gonzales PD area, as set forth in Exhibit A;
and

2. the City Council certifies that the City of Half Moon Bay Local Coastal Program, including this amendment to the Land Use Plan, is intended to be carried out in a manner fully in conformity with the California Coastal Act; and

3. the City Council directs staff to take all actions necessary to submit this amendment to the Executive Director of the California Coastal Commission for determination and certification as a de minimis amendment, or, if a de minimis determination is not made, for designation and certification as a minor amendment, or a regular amendment, as the Executive Director or Commission determines is warranted.

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 16th day of October, 2018 by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:


ABSTAIN, Councilmembers:

ATTEST:



Jessica Blair, City Clerk

APPROVED:



Deborah Penrose, Mayor

1048961.1