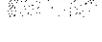
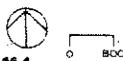


VISUAL RESOURCES OVERLAY

-  Old Downtown
-  Scenic Hillside
-  Ocean Views from Highway 1

**HALF MOON BAY
LOCAL COASTAL
PROGRAM**

JOHN M. SANGER ASSOCIATES INC S.F., CA. 94114



7.1 Coastal Act Policies

30251 The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of the surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas, such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government, shall be subordinate to the character of its setting.

30253 New development shall:

(5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

7.2 Planning Issues

The City of Half Moon Bay has scenic resources of substantial importance to the satisfaction of its residents, the pleasure afforded visitors, and the economy of the City. The Coastal Act Policy reinforces the City's own determination to protect these resources for its future well-being and the value they have for those living in and visiting the City.

The Statewide Interpretive Guidelines adopted by the California Coastal Commission establish the Coastal Act's concern with "the protection of ocean and coastal views from public areas . . . rather than coastal views from private residences where no public vistas are involved." Therefore, this section of the Plan addresses protection of views of scenic areas and visual resources visible from public roads and trails, public vista points, public recreation areas, and beaches. In addition, this section addresses preservation of the character and quality of distinctive architectural and historical resources of the City.*

*Scenic and visual resources are identified in the Study Paper on Scenic Resources prepared as a background to the Land Use Plan.

The City, as well as the County and the State, have already taken actions to protect the scenic resources of the City. Most of the beaches, dunes, bluff faces, and blufftops are in public ownership and dedicated to open space and recreational purposes. The City has zoned all but one intermittent stream and both perennial streams as well as the beaches and adjacent blufftops for greenbelts, primarily restricted to open space and recreational uses. Billboards are only permitted in manufacturing districts and design review is required of all structures. The City has also supported both private and public efforts to preserve the historical character of downtown and other significant structures. Some additional measures are, however, required to ensure the broad protection of scenic and visual qualities of the Coastal Zone required by the Coastal Act. These measures primarily relate to protection of the scenic quality of that portion of the upland coastal hill slopes which lie within the City, protection of broad views of the ocean from Highway 1 and along major coastal access roads to the beach, protection of views from blufftop trails and public vista points, design guidelines for new development, and protection of significant historical and architectural structures.

Upland Slopes

The hillside along the City's eastern boundary is a major attribute of the City's setting. Coordinated County and City measures to protect the scenic quality of these hillsides are necessary. The City has jurisdiction over hillsides on the Dykstra Ranch, Carter Hill, the Hester-Miguel lands, the Gravance property, and the land above the Nurserymen's Exchange. Any new development should be sited and designed to maintain the natural character of the landscape and to avoid substantial cuts and fills. Other policies in Sections 3 and 9 of the Plan will assist in achieving these purposes.

Roadside Views, City Pattern, and Scenic Highways

Open fields along Highway 1 provide views of the ocean, hills, and streams along the Highway and access routes to the beach. Their contribution to the City's appearance has been noted. Where development is appropriate, guidelines are required to protect the scenic quality of access routes to the beach, maintain the sense of openness characteristic of the City, preserve broad views of the ocean, and maintain a scenic corridor along Highway 1. The scenic quality of access routes to the beach should also be maintained and enhanced. Other policies in Sections 2, 3, 8, and 9 of the Plan will assist in achieving these purposes.

Protection of Significant Structures and Historical Areas

The City has inadequate policies to provide positive protection for structures of special significance or the historical character of downtown. Efforts to date have been by private groups within the City offering support. The City must evaluate the need and desire for stronger City efforts to preserve its historical resources, including the possibility of special guidelines for new development in the downtown core.

Design Guidelines for New Development

Existing zoning provides no specific design guidelines for new development. These are desirable for purposes of ensuring maintenance of community character, maximization of visual resources, and mitigation of potential negative effects of large new developments, including large greenhouse complexes.

However, consideration must be given to the need to minimize the administrative burden to the City in terms of design review and development approvals, given the size of the City staff. Specific guidelines for greenhouses are found in Policies 8-9, 8-10, and 8-11.

7.3 Policies

Policy 7-1:

The City will establish regulations to protect the scenic corridor of Highway 1, including setbacks for new development, screening of commercial parking, and landscaping in new developments.

The City will establish and map scenic corridors for Highway 1 to guide application of the policies of this chapter. Minimum standards shall include all areas within 200 yards of State Highway 1 which are visible from the road.

Policy 7-2:

Blufftop structures shall be set-back from the bluff edge sufficiently far to ensure that the structure does not infringe on views from the beach and along the blufftop parallel to the bluff edge except in areas where existing structures on both sides of the proposed structure already impact public views from the beach or along the blufftop. In such case, new structures shall be located no closer to the bluff edge than adjacent structures.

Policy 7-3:

Off-premise advertising structures shall be prohibited.

Policy 7-4:

Utilities shall continue to be placed underground in all new developments.

Policy 7-5:

All new development, including additions and remodeling, shall be subject to design review and approval by the City Architectural Review Committee.

Policy 7-6:

Parking facilities and recreational structures, including campers, located in public regional recreational areas, private recreational areas, visitor-serving commercial areas and other developments shall be designated to minimize visibility from the beach.

Policy 7-7:

Recreational vehicle parks shall be sited and landscaped within five years of development to assure full screening from public roads, vista points, public recreation areas, and residential areas.

Policy 7-8:

New development, alterations to existing structures, and proposed demolitions in the downtown area, as designated on the Visual Resource Overlay Map, shall be subject to design approval in accordance with the following criteria:

- (a) Scale and style similar to that of the predominant older structures.
- (b) Continuity in building lines maintained along Main Street.
- (c) Existing older buildings which contribute significantly to the character of the area not demolished or altered in a manner which eliminates key architectural features.

Policy 7-9:

New development shall be sited and designed so as to avoid or minimize destruction or significant alteration of significant existing plant communities identified in the General Plan (which include riparian vegetation along stream banks, and notable tree stands).

Policy 7-10:

New development on upland slopes visible from Highway 1 and Highway 92 as indicated on the Visual Resources Overlay Map, shall not involve grading or building siting which results in a significant modification of the hillscape; where trees must be removed for building purposes, reforestation shall be provided as a part of any new development to maintain the forested appearance of the hillside. Structures shall be subordinate in appearance to the natural landform, shall be designed to follow the natural contours of the landscape, and shall be sited so as not to intrude into the skyline as seen from public viewing places.

Policy 7-11:

New development along primary access routes from Highway 1 to the beach, as designated on the Land Use Plan Map, shall be designed and sited so as to maintain and enhance the scenic quality of such routes, including building setbacks, maintenance of low height of structures, and landscaping which establishes a scenic gateway and corridor.

Policy 7-12:

In areas affording broad views of the ocean from Highway 1 as indicated on the Visual Resources Overlay Map, all new development shall be reviewed by the Planning Commission to ensure conformance with the following criteria:

- (a) Structures shall be sited and designed to preserve unobstructed broad views of the ocean and shall be clustered to the maximum extent feasible.
- (b) A landscaping plan shall be included in the development plans for approval and shall provide for landscaping which, when mature, will not impede public views of the ocean.
- (c) Building height shall not exceed one story or 15 feet, unless an increase in height would not obstruct public views to the ocean from the Highway or would facilitate clustering of development so as to result in greater view protection.

Policy 7-13:

The City will establish regulations to protect scenic corridors along all designated primary shoreline access routes where existing permits or development does not exist.

