Long Range Planning Projects: Work Plan for 2018 and 2019											
				Timeline							
Project Name	Project Description	Status/Tasks	Staff	Winter 2018	Spring 2018	Summer 2018	Fall 2018	Winter 2019	Spring 2019	Summer 2019	Fall 2019
Current Projects											
Subdivision Regulations CCC Submittal and Implementation	The Board of Supervisors adopted comprehensive updates to the Subdivision Regulations on December 12, 2017. Implementation and Coastal Commission certification work will be undertaken during 2018.	Remaining work includes: submit revised regulations to the Coastal Commission for certification as amendment to Local Coastal Program; develop handout to assist applicants with development footprint analysis process.	Joe LaClair								
El Camino Real/5th Avenue Rezoning Implementation	The Planning Commission and Board of Supervisors adopted the new Commercial Mixed Use 1 and 2 and Neighborhood Mixed Use- El Camino Real zoning in November 2017. Implementation and applicant assistance work will be undertaken during 2018.	Remaining work includes: prepare FAQs and design guidelines checklist to assist applicants and staff with permitting; develop a proposed Site Development Permit fee for consideration by the Board of Supervisors.	Joe LaClair, Will Gibson								
Connect the Coastside	Connect the Coastside a.k.a. the Comprehensive Transportation Management Plan, will identify programs and improvements to accommodate the Midcoast's future transportation needs and balance development with infrastructure capacity, based on extensive public input, studies, and technical analyses.	Remaining work includes: finalize project report, including detailed recommendations on transportation improvements and land use changes; prepare and publish mitigated Negative Declaration; resent proposals to public, advisors, and County decision makers; submit associated Local Coastal Program amendments for Coastal Commission certification; finalize preliminary design and feasibility analysis for roundabout at Cypress/Hwy 1 intersection.	Rob Bartoli								
Tree Regulations	The Planning and Building, Public Works and Parks Departments, in collaboration with the Office of Sustainability are preparing updates to the Significant and Heritage Tree Removal Regulations and the Planned Agricultural District and Resource Management Zoning Ordinances to improve management of individual trees and tree canopy in the County, and to improve the tree removal and trimming permit process, consistent with the County's General Plan. The County has established a Tree Ordinances Steering Committee to advise staff in preparing proposed amendments.	Work remaining includes: draft ordinance for Steering Committee input; prepare negative declaration; present to Advisory Groups, and to Planning Commission and Board of Supervisors for adoption; submit proposed amendments for Coastal Commission certification.	Joe LaClair, Public Works and Parks Departments, Office of Sustainability								
Child Care Ordinance	A comprehensive update of the existing regulations to reconcile County policies with state law and to facilitate the establishment of new child care facilities by streamlining the regulatory requirements and permitting processes.	Work remaining includes: draft Ordinance for Steering Committee input; prepare Negative Declaration; present to Advisory Groups and Planning Commission and Board of Supervisors for adoption; submit proposed amendments for Coastal Commission certification.	Camille Leung, District 1 Staff, Consultants								
Plan Princeton	A comprehensive update to the land use plan and zoning for the Princeton area, including the establishment and implementation of a shoreline management plan.	Work remaining includes: prepare final drafts of Plan, zoning regulations and shoreline management plan for review and input by technical advisors and stakeholders; conduct public workshop; prepare environmental impact analysis; present to Advisory Groups and Planning Commission and Board of Supervisors for adoption; submit proposed amendments for Coastal Commission certification.	Summer Burlison, Joe LaClair, Office of Sustainability Staff								
Accessory Buildings and Structures	A comprehensive update of existing regulations to clarify definitions and requirements, and reconcile the accessory structure policies with the recently adopted Second Unit Zoning amendments.	Work remaining includes: draft ordinance; prepare Negative Declaration; present to Advisory Groups and Planning Commission and Board of Supervisors for adoption; submit proposed amendments for Coastal Commission certification.	Angela Chavez							1	
Middlefield Junction Mixed Use Redevelopment Master Planning and Development	A multi-year collaboration between San Mateo County and Redwood City to master plan future mixed-use redevelopment of County and Redwood City owned parcels at the junction of Middlefield Road and the Dumbarton and Caltrain rail tracks, currently housing the North Fair Oaks Library, the County Health Services Agency Building, and North Fair Oaks Community Center.	Staff will continue assisting the Housing Department in collaborative planning with the City of Redwood City and other County Departments, refinement of the master plan, development analysis, and selection of contractors. The current phase of the project is preparation and distribution of an RFP for a master developer to help finalize master planning for the site, and initiate development financing, developer partnerships, and other development work. It is anticipated that the RFP will be released early in 2018, and a developer will be selected near mid-year. Development activity is anticipated to commence no earlier than approximately 5 years, circa 2022/23.									

Long Range Planning Projects: Work Plan for 2018 and 2019											
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Housing Element Projects	Current and New										
Mobile Home Zoning Height Amendments	A minor amendment to the recently adopted MH Zoning District, establishing a uniform 28-foot height limit for MH-zoned areas in the Coastal Zone, and a uniform method of height measurement in MH-zoned areas Countywide.	This item has been approved by the Planning Commission, and will be heard by the BOS on January 23, 2018, after which it will be submitted for Coastal Commission certification.	Will Gibson								
Second Unit Amnesty Program	At the Board of Supervisors' direction, this program will provide a 2-year amnesty window during which unpermitted second units may be formalized without risk of code enforcement action and penalties/fines, and using alternate permitting and inspection standards.	The basic parameters of the program will be submitted to the BOS on January 23, 2018. Program implementation will be ongoing, with a pilot test of the program beginning in May 2018, and full program kickoff in September 2018. Remaining work includes creating and implementing standards and procedures, developing and publishing program documents, publicizing the program, obtaining the services of a program administrator/contract inspector, and managing implementation of the program after it has been approved.	Will Gibson, Housing Department, County Counsel, Environmental Health, Public Works, CMO								
Inclusionary Housing Ordinance Updates	The County's Inclusionary Housing Ordinance, which requires developers of projects 5 units or larger to provide 20% of the units as affordable housing, will be updated for adjusted affordability rates, revised methodology, and other minor modifications to facilitate implementation.	Revisions will begin in January 2018, in collaboration with the County Housing Department, and are intended to be submitted to the BOS in March 2018.	Will Gibson, Housing Department								
Density Bonus Ordinance Updates	The County Density Bonus regulations will be amended to be consistent with various changes required by State law.	Revisions will begin in January 2018, in collaboration with the County Housing Department, and are intended to be submitted to the BOS in March 2018.	Will Gibson, Housing Department								
Second Unit Regulation Updates		Revisions will begin in January 2018. The proposed changes are anticipated to be presented to the Planning Commission in approximately March/April, and to the BOS in June/July of 2018.	Will Gibson								
Affordable Housing Overlay Pilot	This pilot program is intended to test the potential benefits of an affordable housing overlay zone, which would provide development incentives for affordable housing production beyond that offered by the County's density bonus program. The initial proposed overlay zone location is the CMU-zoned areas of North Fair Oaks.	This program will commence once the NFO zoning updates are complete, likely in late 2018/early 2019.	Will Gibson, Housing Department, Baird + Driskell								
Home for All ADU Center and Workbook	The Planning and Building Department will continue to assist with Home for All's creation of a comprehensive ADU (second unit) Center and related materials, intended to provide a "one-stop shop" for basic second unit design, permitting, and construction information for potential applicants in all 21 County jurisdictions.	Work Plan being developed by Department of Housing with input from partner Departments.	Will Gibson, Housing Department, County Manager's Office, Baird & Driskoll staff and Others								
Farm Labor Housing Regulatory Barriers Analysis, Response, and FLH Guidebook	This work is part of the County's comprehensive effort to assess farm labor supply, farm labor need, and barriers to and best practices for farm labor housing production in the County's unincorporated areas. The current phase is development of policies and practices, and a guidebook, to address various barriers to farm labor housing permitting and production, as identified in the recently-completed "Regulatory Barriers" report.	The primary product of this work is the Farm Labor Housing Guidebook, which will provide applicants with needed guidance in navigating the permitting and development process for farm labor housing. The guidebook is currently in draft form, and will be refined throughout early 2018, with completion intended by March/April.	Will Gibson, Melissa Ross, Rob Bartoli								

Long Range Planning Projects: Work Plan for 2018 and 2019											
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New Projects											
сми-з	Rezoning of commercially-zoned properties along Middlefield Road and nearby streets to Commercial Mixed Use, consistent with the North Fair Oaks Community Plan, in a collaborative public process.	Work remaining includes: develop and implement stakeholder process and prepare detailed work plan; research current conditions; gather and analyze data; develop and review preliminary proposals with stakeholders; prepare and present zoning to Planning Commission and Board of Supervisors for adoption; prepare materials to assist planners and applicants to implement new zoning.	Will Gibson, Joe LaClair, Pacific Conflict Resolution Center, North Fair Oaks Forward								
Mixed-use Industrial		Work remaining includes: develop and implement stakeholder process and prepare detailed work plan; research current conditions; gather and analyze data; develop and review preliminary proposals with stakeholders; prepare and present zoning to Planning Commission and Board of Supervisors for adoption; prepare materials to assist planners and applicants to implement new zoning.	Will Gibson, Joe LaClair, Pacific Conflict Resolution Center, North Fair Oaks Forward								
Green Infrastructure Plan	The Green Infrastructure Plan is a requirement of the County's Municipal Regional Permit from the Regional Water Quality Control Board to achieve pollutant load reductions for Mercury and PCBs in receiving waters specified in the Regional Board's total maximum daily load limits. The plan will include policy updates and capital project commitments that achieve pollutant reductions.	Work includes: prepare and issue a request for proposals; hire consultant; prepare detailed work plan; research issues, gather data, analyze and summarize conclusions; design and implement a stakeholder process; revise General Plan and Special Area Plan policies, as well as several zoning code sections; prepare necessary environmental documentation; present recommended changes to Advisory Councils, Planning Commission and Board of Supervisors; and submit associated Local Coastal Program amendments for Coastal Commission certification.	Joe LaClair, New Hire, Consultant, Public Works and Parks Departments the Office of Sustainability, and City/County Association of Governments								
El Camino Real Grand Boulevard Initiative	The Grand Boulevard is a collaboration of 19 cities, 3 counties, local and regional agencies to improve the performance, safety and aesthetics of El Camino Real between the northern Daly City city limit (where it is named Mission Street) and ending near the Diridon Caltrain Station in central San Jose (where it is named The Alameda). The initiative brings together all of the agencies having responsibility for the condition, use and performance of the street.	Work remaining includes: continue to participate in the regional planning effort; pursue grant opportunities for implementing Grand Boulevard Initiative in North Fair Oaks; coordinate with Town of Atherton and City of Redwood City on GBI implementation as needed when and if they implement GBI in their adjoining jurisdictions									
Cannabis Regulations	Implement recently adopted regulations, and research issues related to the delivery, manufacturing, and sale of cannabis products in the unincorporated County.	Work remaining includes: develop Cultivation License application fee and present it to the Board of Supervisors for adoption; develop new application forms and materials to assist applicants and staff; research issues related to delivery, manufacturing, and retail sales; assess effectiveness of the current regulations, and prepare any needed amendments and supplements for Board of Supervisor consideration.	Mike Schaller, Steve Monowitz, County Counsel, Department of Health								
Short Term Rentals (Coastside and Bayside)	Implement new Coastside regulations, and develop zoning regulation amendments for Bayside short term rentals.	Work remaining on the Coastside includes: develop Vacation Rental License application fee and present it to Board of Supervisors for adoption; develop new application form and materials to assist applicants and staff. Work remaining on the Bayside includes: research and analyze data and issues regarding Bayside short term rentals; prepare draft regulations and review with stakeholders; prepare and present proposed regulations to the Planning Commission and Board of Supervisors; prepare materials to assist applicants and staff with implementation.									
Cypress Point Affordable Housing	MidPen Housing Corporation is proposing to construct a 71-unit affordable housing community (16 one-bedroom, 37 two-bedroom and 18 three-bedroom homes) on a 10.875 acre parcel in Moss Beach, which requires General Plan, Zoning Ordinance and Local Coastal Program amendments.	Work remaining includes: research and analyze data and issues regarding proposed amendments; review proposed amendments with stakeholders and present them to the Planning Commission and Board of Supervisors; submit the proposed amendments to the Coastal Commission for certification.	Mike Schaller								

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				Timeline							
Project Name	Project Description	Status/Tasks	Staff	Winter 2018	Spring 2018	Summer 2018	Fall 2018	Winter 2019	Spring 2019	Summer 2019	Fall 2019
Future Projects											
Housing Element Implementation	Ongoing programs include: monitor and report housing production against the County's RHNA targets; continue participation in Countywide and regional efforts to implement the Housing Element and incentivize housing production, including 21 Elements, HOPE Initiative, Home for All, and others; continue to assess opportunity sites for Farm Labor Housing. Future programs based on the schedule described in the Housing Element include work on universal design standards; and work on formal reasonable accommodation exemption procedures for features that exceed universal design standards, among others.		n Will Gibson, Others								
Safety Element Update/LHMP Implementation	Prepare Revisions to the General Plan Natural and Man-made Hazards Elements as needed to comply with state law requirements to address sea level rise and flooding and other hazards.	Formulate project approach, scope and workplan; develop and implement stakeholder process, research issues and gather data, prepare recommendations and review with stakeholders and decision makers, conduct adoption and certification processes.	Rob Bartoli, Joe LaClair, Office of Emergency Services, Office of Sustainability, others								
Grading Regulations Parking Regulations Coastside Zoning Regulations - Height Limit Amendments Other General Plan Section Updates Confined Animal Regulations Zoning Regulations Reorganization		These future projects have no detailed project description, timeline, staff assigned		for the Depa	nrtment						