



# 2017 UPDATE of the SAN MATEO COUNTY SUBDIVISION REGULATIONS

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MIDCOAST COMMUNITY COUNCIL  
August 9, 2017 Regular Meeting

## **Discussion Topics:**

- Introduction and Project Description
- Process and Progress to Date
- MCC Previous Comments/Questions
- Proposed Amendments
- Development Footprint Analysis Examples
- Next Steps
- Questions

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PLANNING AND BUILDING DEPARTMENT



## **INTRODUCTION and PROJECT DESCRIPTION**

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- **Subdivision Regulations govern the creation of new lots; access and other infrastructure necessary for development and implement General Plan and Zoning**
- **Last updated in 1992 - Subdivision Map Act (legal basis for County's regs) amended annually by State legislature.**
- **Proposed revisions would:**
  - **modify existing terminology and provisions and add new provisions**
  - **create process for determining the extent of development appropriate for a site**
  - **address new types of subdivisions**
- **No adopted land use plans, zoning, or development policies will be altered.**



## **PROCESS and PROGRESS to DATE**

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**January 2016 – Update initiated by Planning and Building Department**

**March to June 2016 – Initial Outreach to External Stakeholders (including advisory boards)**

**March 2016 to date – Internal Stakeholder Consultation (Planning, Public Works, Counsel)**

**April 2016 to May 2017 – Incorporation of Subdivision Map Act amendments since 1992**

**July 2016 – Planning Commission Initial Presentation**

**July 2016 to date – Draft Revised Subdivision Regulations**

**August 2016 to January 2017 – Prepare Responses to Comments Received**

**August 2017 – Presentation of Draft to Advisory Boards**



## MCC PREVIOUS COMMENTS

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- **Lot coverage should not include hazardous or underwater areas.**
- **Locations of all hazards and sensitive habitat should be on subdivision map.**  
Both comments addressed by “development footprint” concept.
- **C of C Type B in coastal zone should limit development for LCP consistency.**  
Processing of conditional C of C already includes analysis of LCP policies.
- **Creation of new flag lots should be avoided.**  
Flag lots are sometimes the only viable way of accommodating new development allowed by the General Plan and Zoning.
- **Shared wells should not be allowed.**  
This policy question is beyond the scope of the Subdivision Regulations update.
- **Approve no new subdivisions until lot retirement in place; then only lot-for-lot basis.**
- **Mandatory Lot Merger Program should begin; LCP already assumes reduction in buildable lots.**  
Legitimate subdivisions must be approved/denied on their own merits and mitigation measures are applied as appropriate in each case. Lot Merger Program is in the works.



## **AMENDMENTS: MAP ACT COMPLIANCE**

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### **Changes required for consistency with Subdivision Map Act**

- **modify provisions for preparing and reviewing subdivision maps**
- **revise provisions for extending expiration dates of approved maps**
- **enhance safeguards for tenants to purchase units converted to condos**
- **clarification of lot merger provisions**
- **additional improvements that may be required with map approval**
- **other minor text amendments (see Table)**



## **AMENDMENTS: STAFF PROPOSED**

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- **Clarify existing definitions and define new terms as necessary**
- **Align text with current Zoning Regulations where terminology is shared**
- **Reconcile outdated text with current application and review practices**
- **Clarify and streamline Certificate of Compliance process**
  - **specify criteria for legalizing parcels unique to circumstances of the parcel**
  - **separate parcel legalization from proposed construction on the parcel**
  - **clarify exceptions**



## **AMENDMENTS: STAFF PROPOSED**

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- **Introduce a “development footprint” process into the design of subdivisions**
  - **analyze a site’s physical features to protect resources and avoid hazards**
  - **resources: trees, wildlife habitat, water courses, cultural/scenic amenities, etc.**
  - **hazards: steep slopes, fault zones, flood prone areas, erosion potential, etc.**
  - **establish non-development areas around resources and hazards**
  - **use resulting development footprint as basis for laying out proposed lots, etc.**



## **DEVELOPMENT FOOTPRINT ANALYSIS EXAMPLES**

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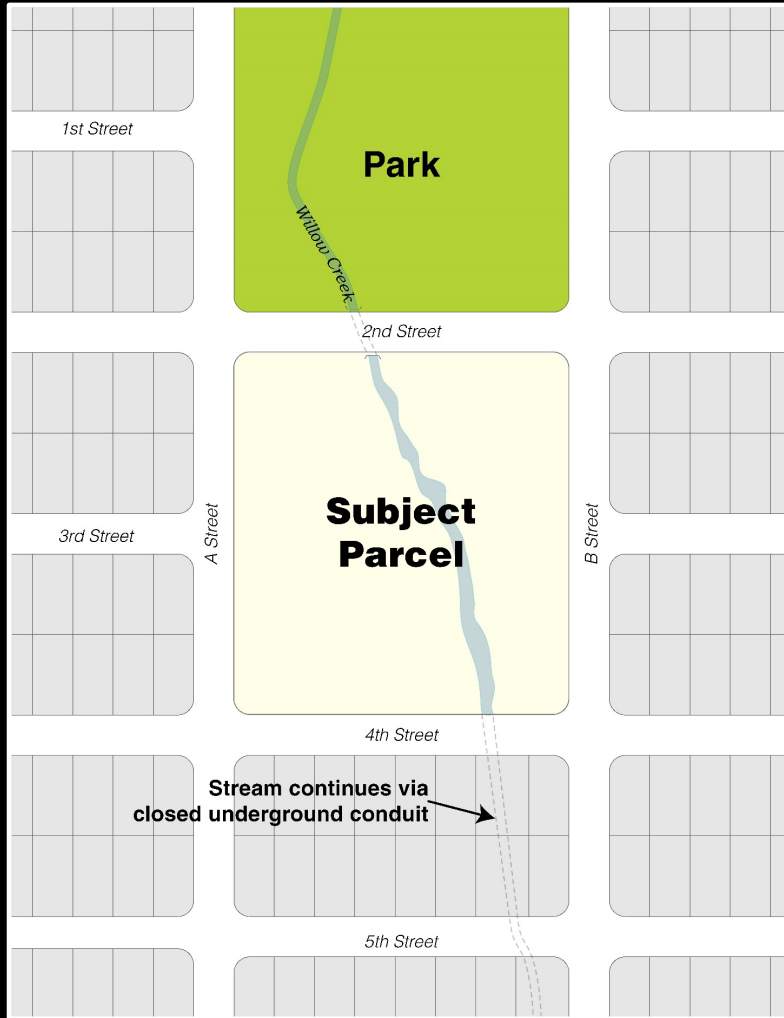
### **“Bayside Creek”**

**parent parcel in a creek neighborhood on the bayside**

### **“Coastal Bluff Erosion”**

**parent parcel in a coast side neighborhood**





# Bayside Creek

## Context Map

### Setting

- vacant, urban, infill site
- extensive street frontage
- off-site access to all utilities

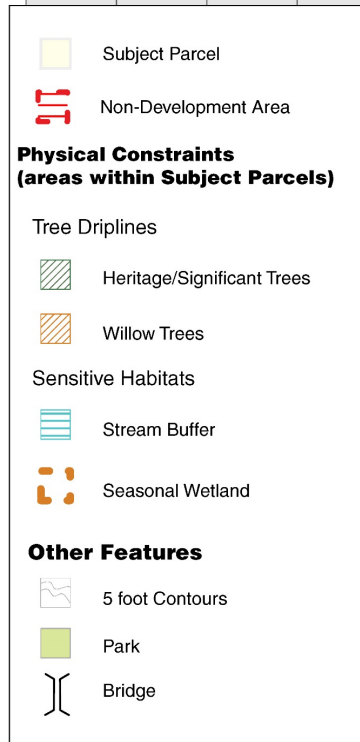
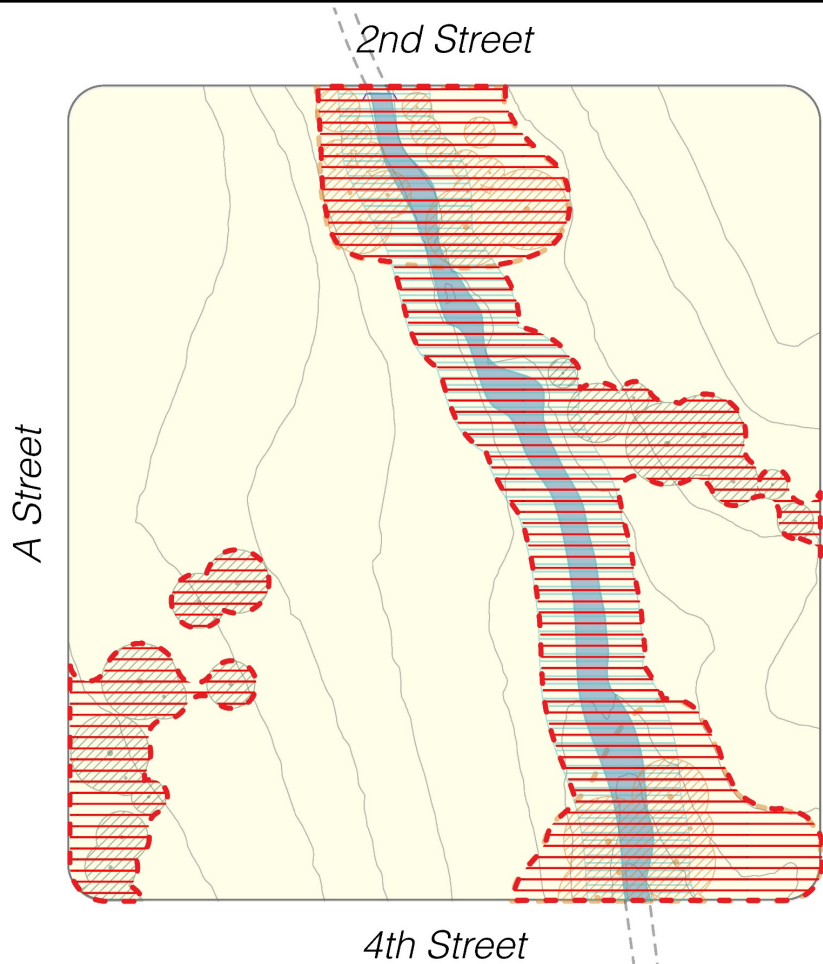
# Bayside Creek

## Existing Conditions Map

### Existing Conditions

- bisected by creek
- heritage and significant trees
- seasonal wetlands





# Bayside Creek

## Non-Development Area

### Resources to be Protected

- creek (with buffer)
- trees
- wetlands (with buffer)

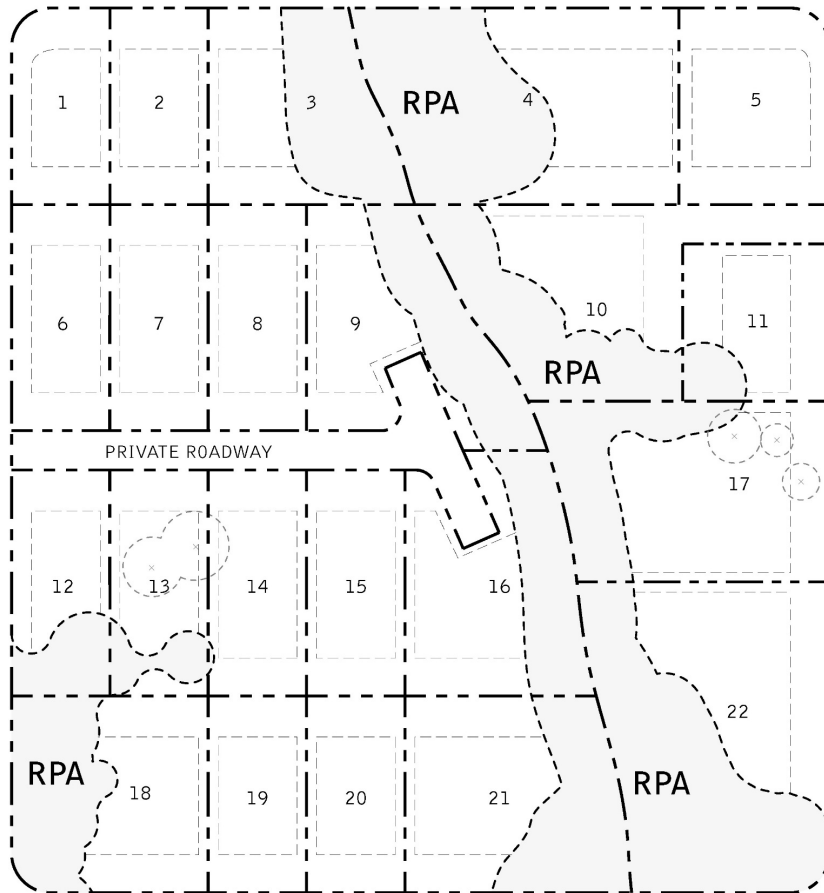
### Hazards to be Avoided (none present on site)





# Bayside Creek

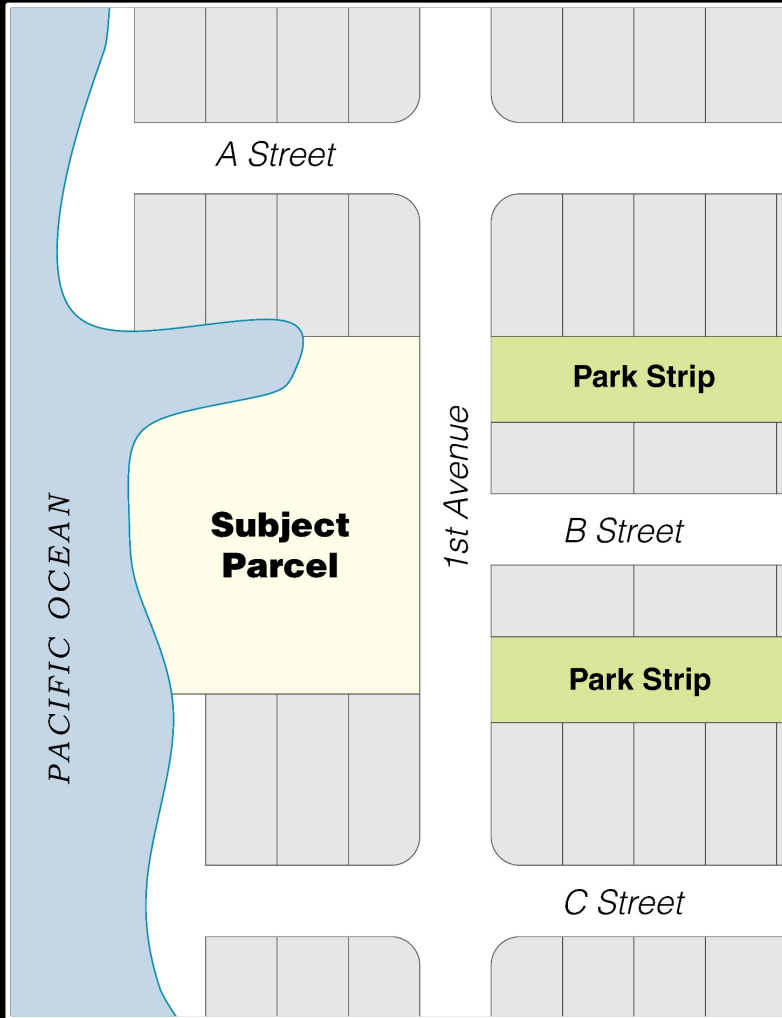
## Preliminary Subdivision Layout

### Lot Design

- 22 lots
- 1 private, dead-end roadway
- no stream crossings
- minimal tree removal



	Property Line		Protection and Avoidance Areas
	Building Envelope	<b>RPA</b>	Resource Protection Area
	Trees to Be Removed	<b>HAA</b>	Hazard Avoidance Area



# Coastal Bluff Erosion

## Context Map

### Setting

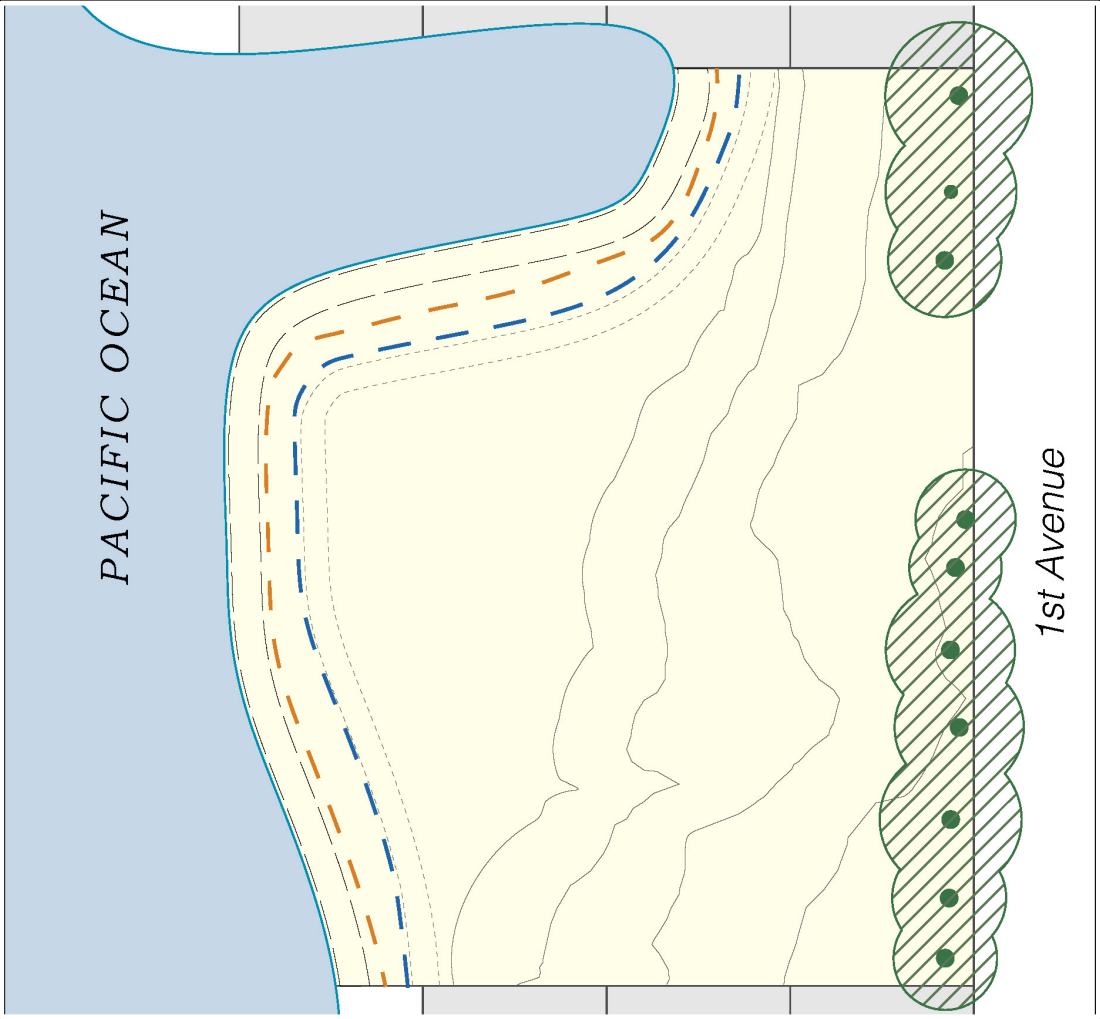
- vacant, urban, infill site
- bluff edge along seacoast
- moderate street frontage
- off-site access to all utilities








# Coastal Bluff Erosion

## Existing Conditions Map

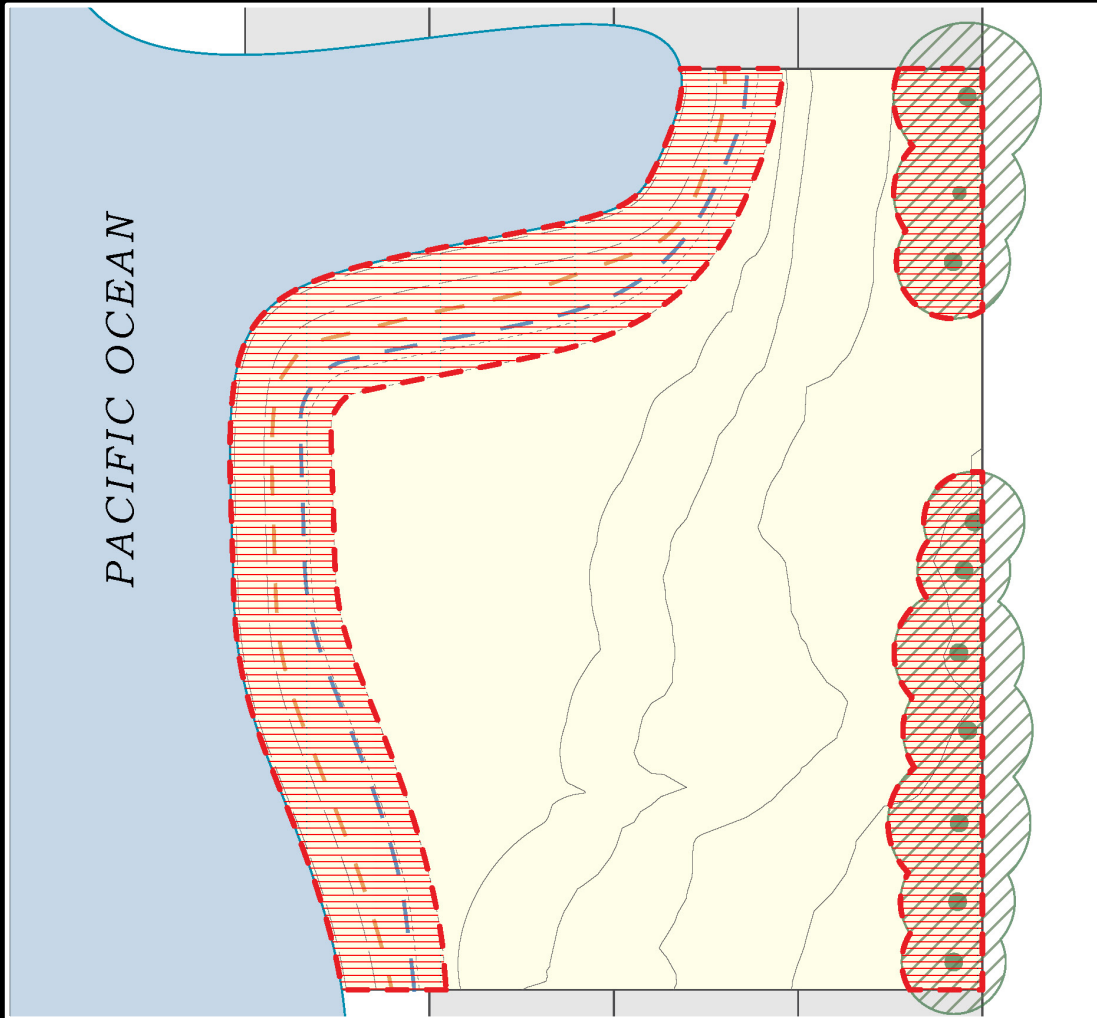
### Existing Conditions

- ongoing bluff erosion
- large Monterey cypress trees
- planned Coastal Trail Route



Physical Constraints (areas within Subject Parcels)	
 Subject Parcel	 M. Cypress Tree Dripline
 2 foot Contours	 50 yr. Projected Erosion Extent
 Planned CA Coastal Trail Route	 100 yr. Projected Erosion Extent
 Potential Future CA Coastal Trail Route	





# Coastal Bluff Erosion

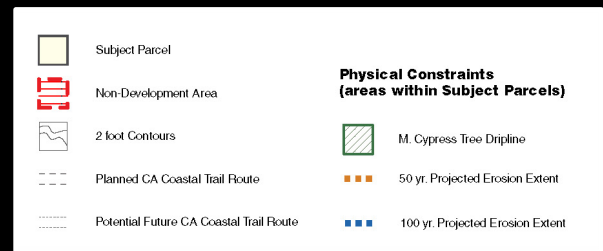
## Non-Development Area

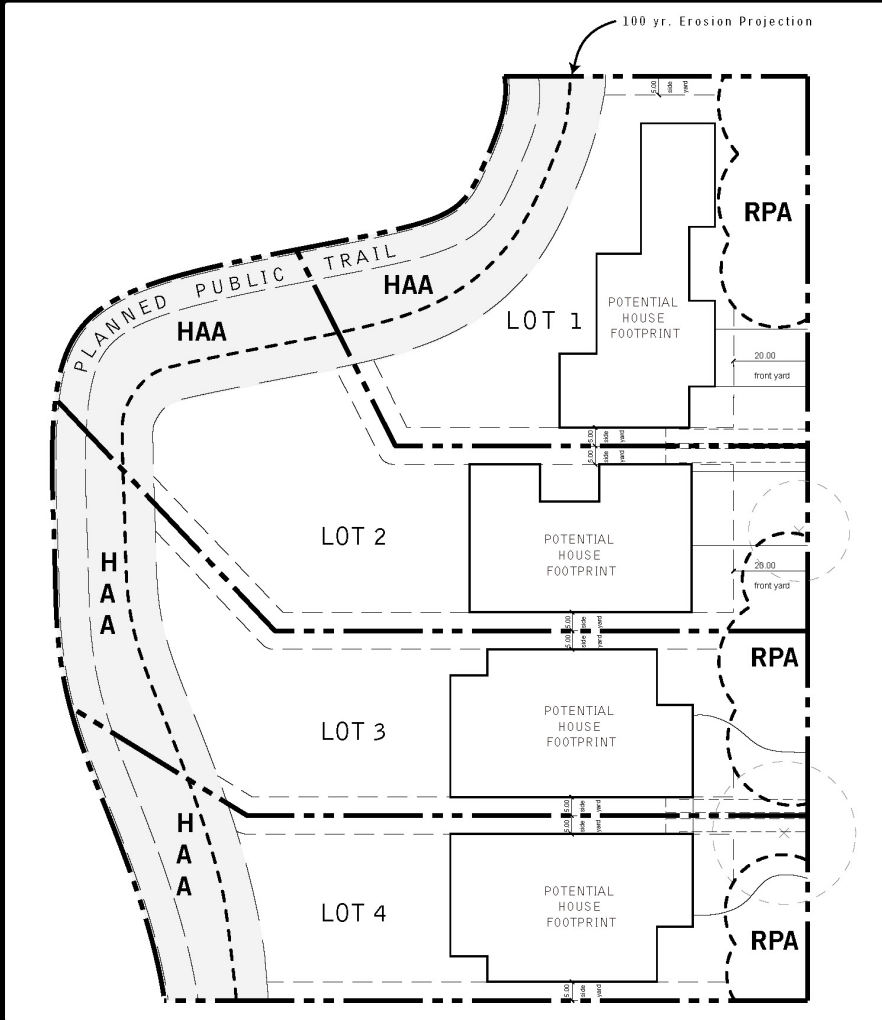
### Resources to be Protected

- Monterey cypress trees
- public access and views

### Hazards to be Avoided

- projected 100-year erosion line









# Coastal Bluff Erosion

## Preliminary Subdivision Layout

### Lot Design

- 4 lots
- coastal access easement
- minimal tree removal

	Property Line		Coastal Access Easement
	Building Envelope	<b>RPA</b>	Resource Protection Area
	Trees to Be Removed	<b>HAA</b>	Hazard Avoidance Area





## **NEXT STEPS**

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- **August 2017 – Presentation of draft Subdivision Regulations to other advisory boards**
- **October 2017 – Planning Commission Public Workshop Meeting**
  - **CEQA Compliance (Public Circulation of Negative Declaration)**
- **November 2017 – Planning Commission Public Hearing on Staff Recommendation**
- **January 2018 – Board of Supervisors Public Hearing on Final Draft**
- **February 2018 – Transmit to Coastal Commission for Amendment of LCP**



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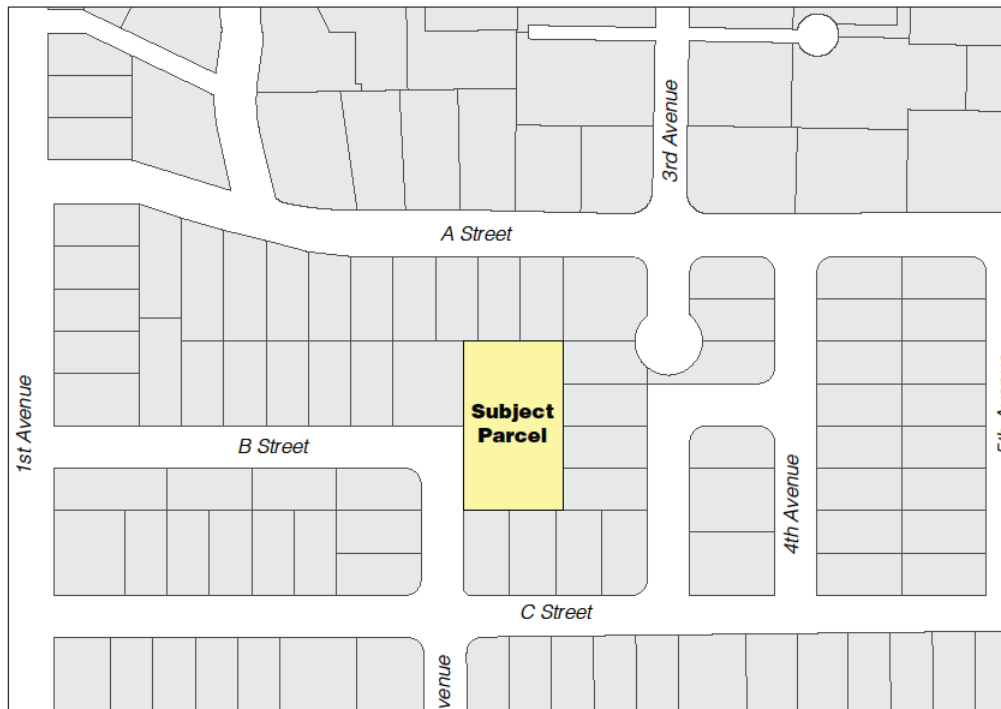
**Additional Questions or Comments?**

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**PLANNING AND BUILDING DEPARTMENT**



## Bayside Trees & Slope: Context Map



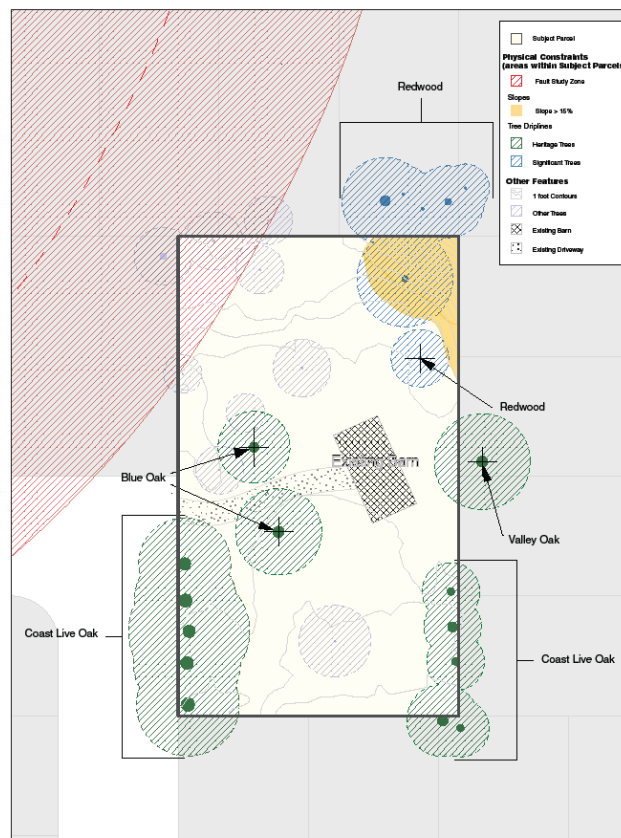
### Setting

- vacant, urban, infill site
- limited street frontage
- off-site access to all utilities

Disclaimer: None of the parcels shown are actual land holdings, but are instead a conceptual representation of some of the existing land types that could be subdivided under the County's zoning regulations. All boundary configurations and physical features are hypothetical to illustrate how the development footprint concept would apply. Map scale, lot sizes, and other measurements are purposely omitted in order to focus on concepts rather than numbers. The subdivision design, in each case, attempts to optimize the number and layout of proposed lots and to protect resources and avoid hazards present on each conceptual site.



## Bayside Trees & Slope: Site Analysis



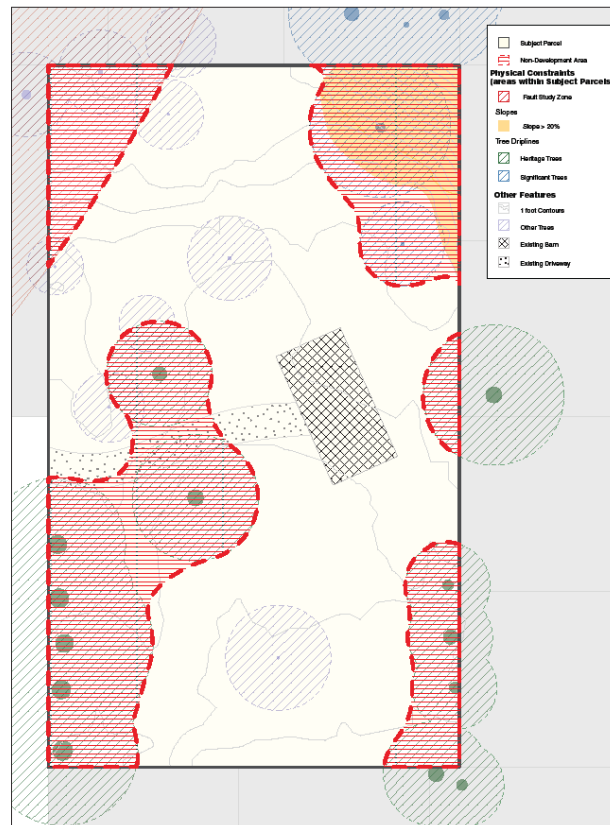
## Existing Conditions

- fault study zone
- heritage and significant trees
- steep slopes
- barn and driveway

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## Bayside Trees & Slope: Non-Development Area Map



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## Resources to be Protected

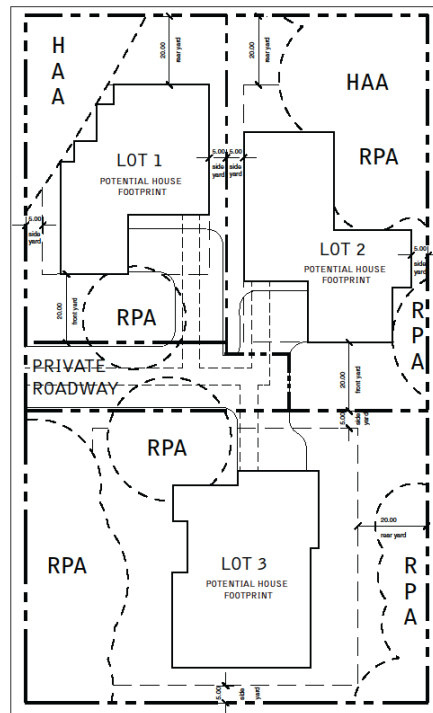
- trees

## Hazards to be Avoided

- fault zone
- steep slope area



## Bayside Trees & Slope: Preliminary Subdivision Layout



	Property Line		Protection and Avoidance Areas
	Building Envelope	<b>RPA</b>	Resource Protection Area
	Trees to Be Removed	<b>HAA</b>	Hazard Avoidance Area

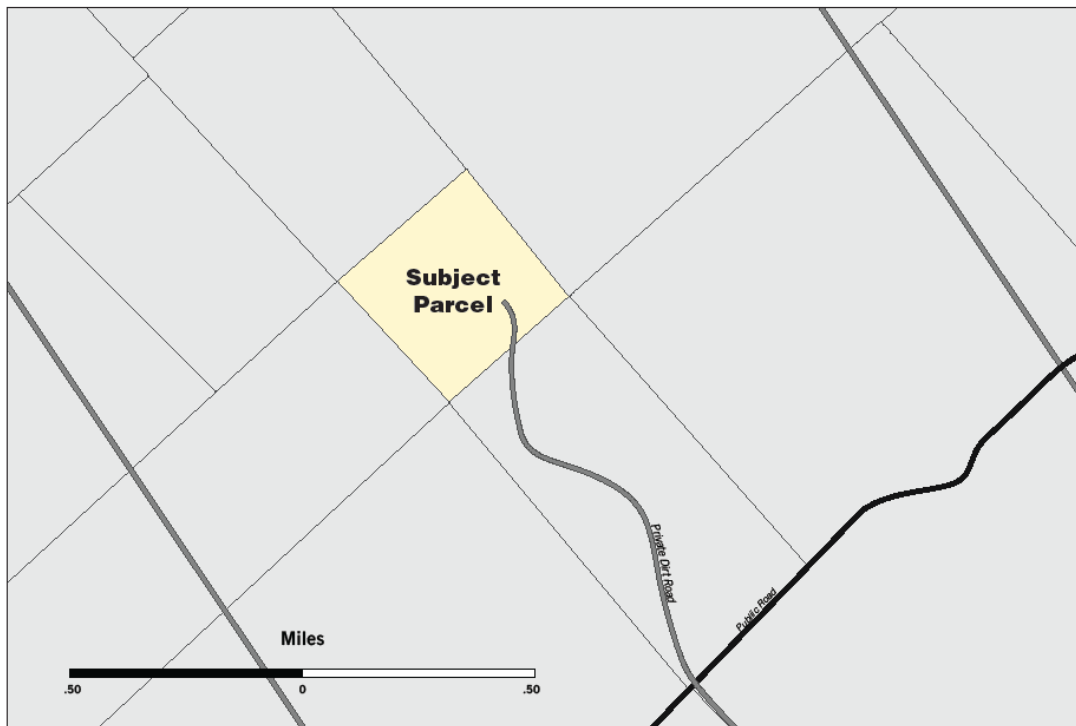
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## Lot Design

- 3 lots
- 1 private, dead-end roadway
- minimal tree removal



## Resource Management (RM): Context Map



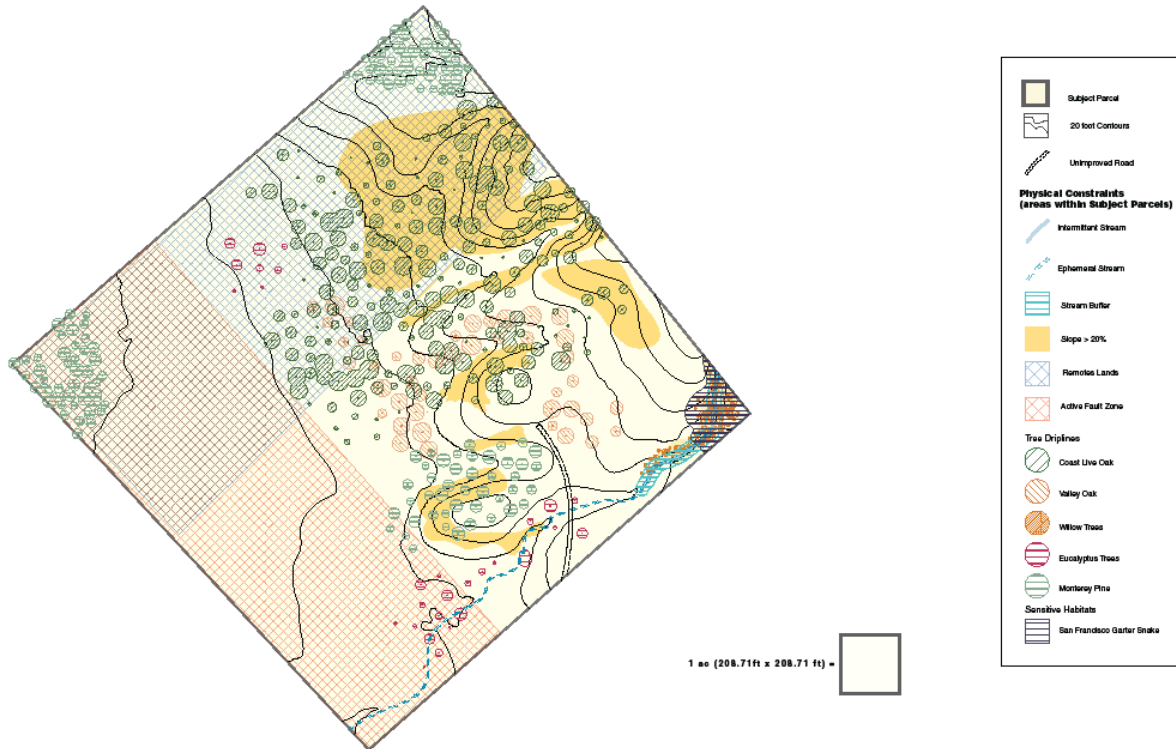
## Setting

- remote, vacant, rural site
- dirt road access
- no utility access

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## Resource Management (RM): Site Analysis Map



## Existing Conditions

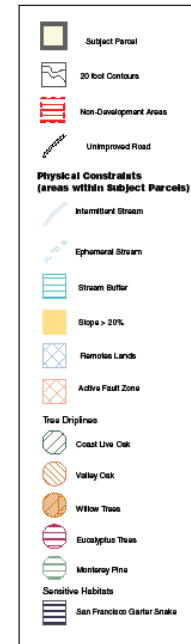
- active fault zone
- extensive tree stands
- intermittent stream

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## Resource Management (RM): Non-Development Area Map



### Resources to be Protected

- stream (with buffer)
- trees
- inaccessible area

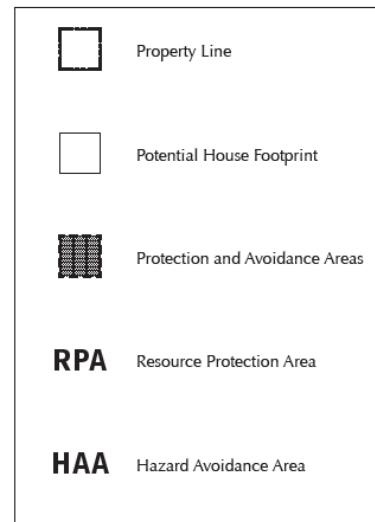
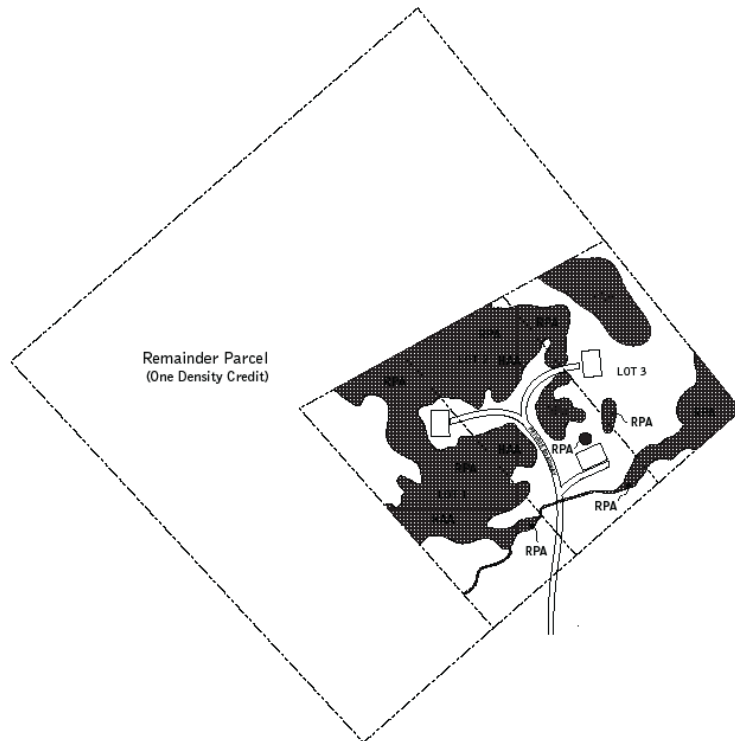
### Hazards to be Avoided

- fault zone

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## Resource Management (RM): Preliminary Subdivision Map



Note: A hypothetical density calculation yielded a total of 4 density credits, 3 of which have been allocated to new lots, and the 4th credit has been retained for potential future development on the remainder parcel, if access and other issues can be resolved.

## Lot Design

- 4 lots
- 3 home sites
- 1 remainder parcel
- driveways to homes off access road
- 1 stream crossing

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