

SAN MATEO
COUNTY

SUBDIVISION
REGULATIONS UPDATE

Discussion Topics:

- Purpose of the Update
- Participants and Stakeholders
- County Subdivision Regulations
- Issues Identified So Far
 - content issues
 - process issues
- Project Schedule
- Agricultural Advisory Committee Input
- Questions of Staff

Purpose of the Update

- Align the current Subdivision Regulations with state law and relevant case law;
- Implement General Plan and other County policies; and
- Improve the content and usability of the regulations.



Participants and Stakeholders

County Departments (Planning & Building, County Counsel, Public Works, Environmental Health, Fire, Assessor)

Land Managers (Peninsula Open Space Trust and Midpeninsula Regional Open Space District)

Service Districts (Water, Sanitation, Fire, and School)

Community Councils (MCC, PMAC, NFO, and AAC)

Homeowners Associations

Municipalities (cities in the County)

Environmental Interests (Committee for Green Foothills, Sierra Club, Audubon Society)

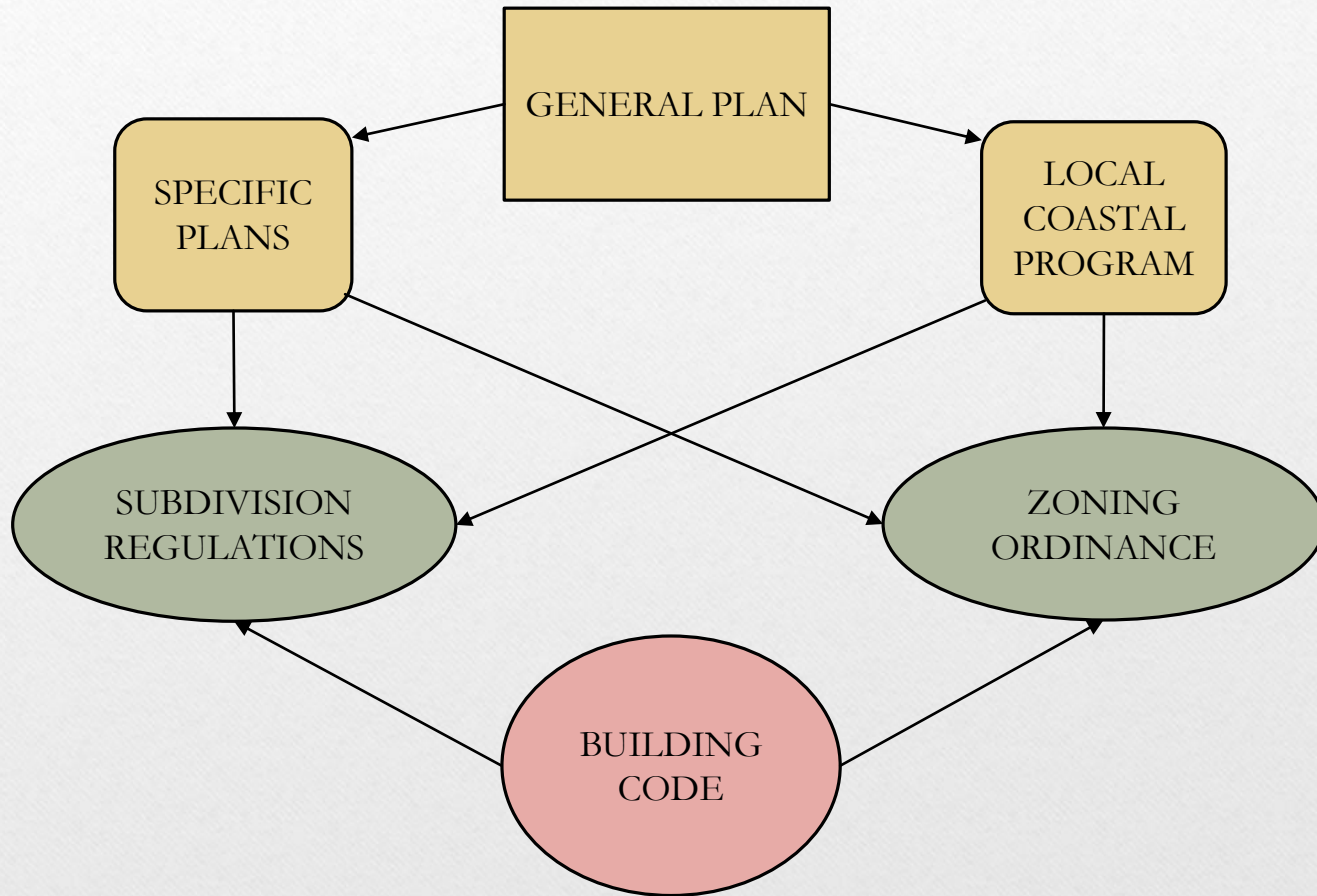
Development Interests: (Cal BIA, Cal LSA, and SAMCAR)

Technical Advisors (land use attorneys, surveyors, and other practitioners)

Planning Commission

Board of Supervisors

RELATIONSHIP OF PLANS AND REGULATIONS

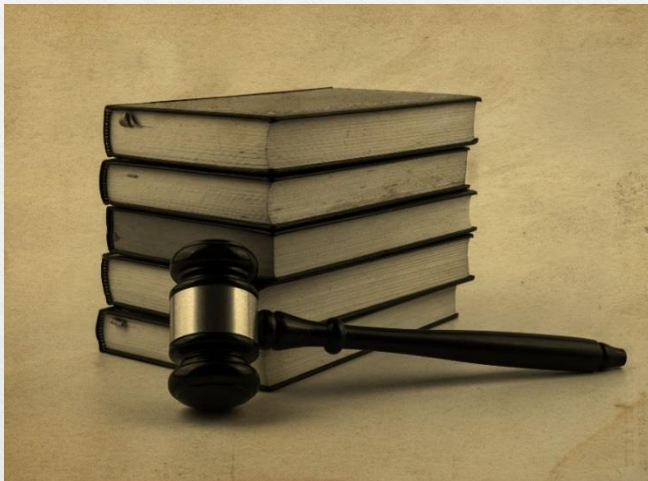


County Subdivision Regulations:

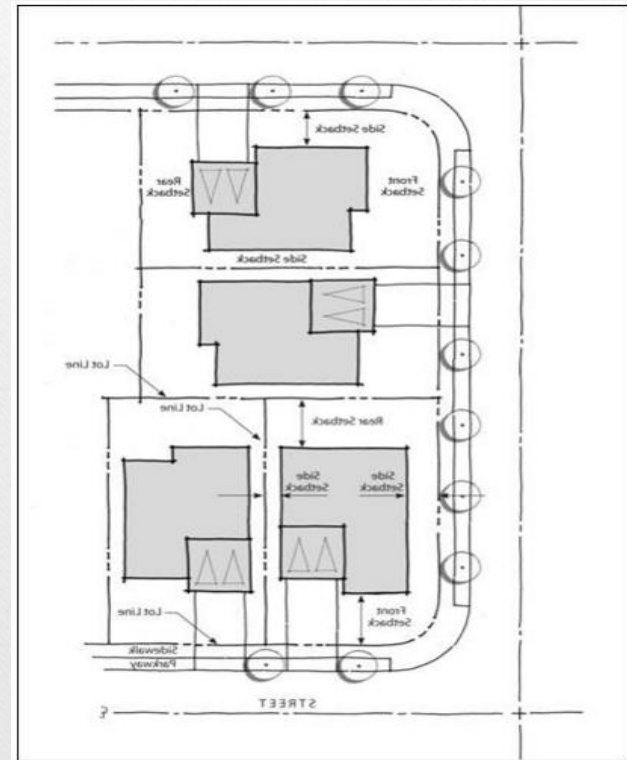
- What is a subdivision?
- County's regulations implement Subdivision Map Act, County General Plan, and other County Policies
- Major Provisions:
 - design and improvement requirements
 - dedications and exactions
 - conversion to condominiums
 - public review process

Content Issues:

- Incorporate SMA changes and case law since 1992
- Add and Clarify definitions
- Add flag lot development rules
- Clarify remainder parcel rules

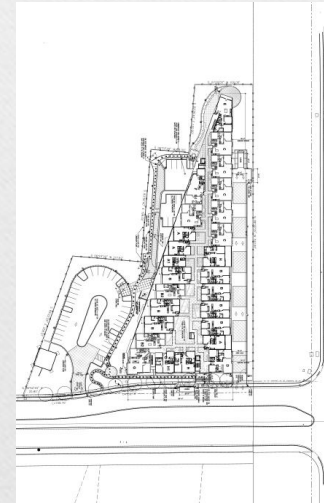


San Mateo County - Planning & Building Department



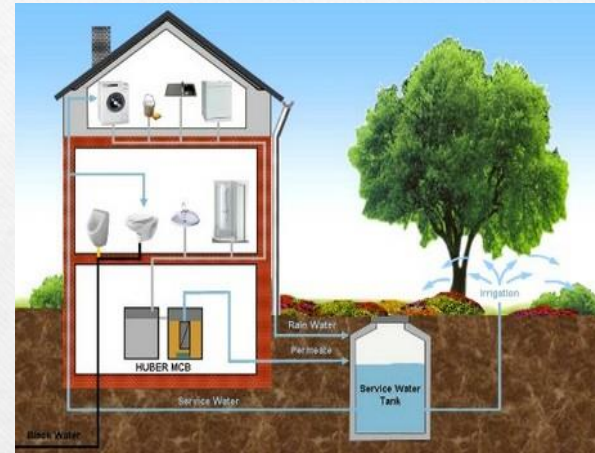
Content Issues (cont.):

- Public improvement requirements consistent with General Plan policies
- Add standards for condominiums, mixed-use, small-lot, single-family, and townhome subdivisions
- Maintenance of low impact development features
- Integrate storm water management, site drainage, and impervious/pervious surface



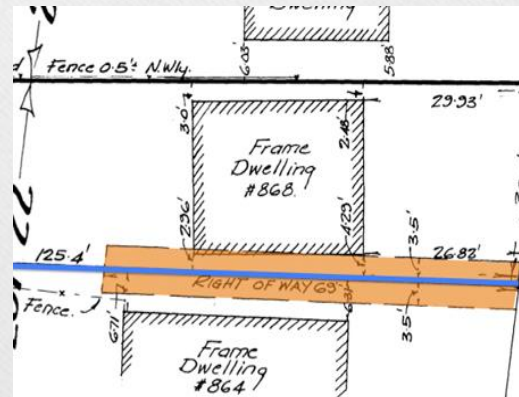
Content Issues (cont.):

- Consider gray water systems and on-site water treatment systems
- Ensure proposed lots can accommodate on-site parking
- Clarify/simplify map requirements and the Certificate of Compliance process
- Gauge the development potential of new lots, based upon topography, tree cover, streambeds, and other physical characteristics



Content Issues (cont.):

- Ensure that lots created by lot line adjustments can accommodate development and comply with applicable General Plan policies and zoning requirements
- Easements affect site development and measuring for building setbacks
- Add requirements to ensure new parcels comply with Williamson Act
- Utilize language, format, graphics, and modern means of application submittal for better end-user convenience



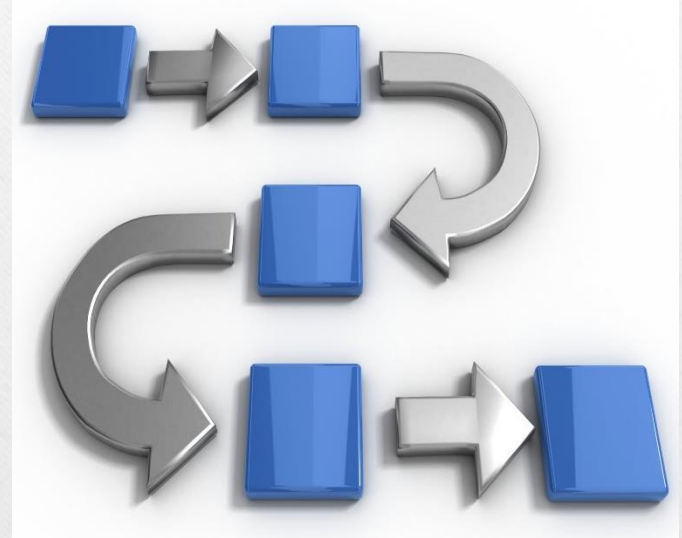
Process Issues:

- Clarify minimums for lot size and depth
- Clarify/simplify requirements for Type B Certificates of Compliance
- Improve tracking/transfer of development credits in the PAD and RM zones
- Resolve critical issues, such as ensuring adequate septic/water capacity for sites not connected to municipal services, early in the project review process
- Compare service demand of a proposed project to the services that can actually be provided



Process Issues (cont.):

- Accessing steep sites for percolation and other on-site assessments where no access roads exist
- Improve coordination and communication between County Departments involved in subdivision process
- Update County website, develop handouts, etc. to help public better understand and follow the subdivision application, review, and approval process



Project Schedule:

May-June 2016	AAC and community councils presentations
June 2016	Planning Commission initial presentation
Sept 2016	Planning Commission review of draft ord.
Nov 2016	AAC and community councils review of revised draft ordinance
Dec 2016	Planning Commission review of revised draft ordinance
Feb 2017	Planning Commission recommendation on final draft ordinance
March 2017	Board of Supervisors consideration of final draft ordinance

Agricultural Advisory Committee Issues:

- In general, subdividing agricultural lands can undermine efforts to preserve land for crop production
- Clarify procedures for processing Type A and Type B Certificates of Compliance
- Utilize earlier GIS analyses of General Plan Buildout
- Incorporate graphics to depict/clarify the concept of agricultural subdivisions
- Provide a comparison of how subdividing occurs under the existing rules and any changes under the proposed rules

Midcoast Community Council Input:

- How might the Subdivision Regulations be amended to better support the Council's goals of preserving the small-town character, agricultural lands, and marine environment of this coastal section of the County?
- Has the Council experienced issues with real project proposals that might have been avoided/resolved had the regulations already contained certain provisions?
- Are there any other issues/concerns the Council has which could be addressed by this update project?

Thank You!

- Joe LaClair, Planning Services Manager -
650-363-1865 jlaclair@smcgov.org
- David Petrovich, Planner II - 650-363-1869
dpetrovich@smcgov.org
- Web Page – Subdivision Ordinance Update
<http://planning.smcgov.org/subdivision-regulations-update>