

TASK FORCE MEETING NOTES

February 7, 2000

- Existing 50% FAR is a fair standard with garage provision.
 - Need ratio to decrease as parcels increase in size.
 - Avoid including garage, results in small garages.
 - A 2,100 sq. ft. house is not too small.
 - Having separate bedrooms for each child, and an office is present reality.
 - Avoid developing a standard that results in a larger household size, and hence, more people (and impacts) than planned for by the LCP.
 - People who have large houses do not necessarily have families.
 - Even single people are building large >3,000 sq. ft. houses.
 - As parcel size increases, house size limit should go down.
 - Parcel size:
 - 2,900 – 5,900 sq. ft.
 - 6,000 – 10,000 sq. ft.
 - 10,000+ sq. ft.
- Three categories of Floor Area Limits
- Development of substandard 2,500 sq. ft. parcels provides affordable housing.
 - The main concern over recent Mid-Coast development is disproportionality between house size and parcel size.
 - How many vacant residential parcels do we currently have?
 - Lower vs. upper El Granada could have different densities (and emphasize affordable housing in one of the areas).
 - Task Force generally agrees to concept of having more than one FAR formula for all parcels, may be consider a curve, i.e., variable FAR vs. straight line.
 - The floor area limit for substandard lots should be different than standard size parcels.
 - Half Moon Bay generally has 7,500 sq. ft. parcels, so 50% including garage in the FAR standard works well there, but it may be not for the Mid-Coast, where we have 5,000 sq. ft. parcels.

- We need 36-foot height limit or underground parking for multi-family (R-3) development.
- Approximately 1/3 parcels in Half Moon Bay are 5,000 sq. ft. and they are subject to 50% FAR with garage.
- Sloped lots:
 - Some San Mateo County cities have different FAR standard for sloped areas than for flat areas.
 - County unincorporated areas do not differentiate based on slope.
- Block out FAR standards based on groupings of parcel sizes.
- We must take into account a property owner's desires, but with limits.
- We need buildout/vacant residential parcel data.
- Houses look more massive on hillsides/need different regulations on hillsides.
- Reduce fees as incentive for providing affordable housing.
- We must be mindful that the current 50% FAR yields a 900 sq. ft. house size reduction than the previous 35% lot coverage standard.

GB:fc - GDBK0216_WFP.DOC
(2/14/00)