



# MIDCOAST COMMUNITY COUNCIL

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Granada Community Services District (GCSD) Meeting Room, 504 Alhambra Ave., 3<sup>rd</sup> Floor, El Granada.

Owners: ..... **Various**

Applicants: ..... **Midpeninsula Regional Open Space District (MROSD) and Peninsula Open Space Trust (POST)**

File Number: ..... **PLN 2019-00258**

Location: ..... **Various Planned Agricultural District (PAD) and Resource Management-Coastal Zone (RM-CZ) zoned parcels**

Project Description:

**Zoning and Subdivision Ordinance Text Amendments within the Local Coastal Program.**



## PROJECT BACKGROUND

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- Pending MROSD Projects
  - Johnston Ranch – land division to retain agricultural fields in private ownership and utilize the upland areas for trail use.
  - Tabachnik property – land division to retain homesite under private ownership and utilize other areas to connect Tunitas Creek and Purisima Creek Redwood Open Space Preserves (trail to connect Preserves).

Review of the above projects have identified inconsistencies between the Coastal Act/County LCP and Zoning/Subdivision Regulations.



## COASTAL ACT/LCP CONSISTENCY

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Consistency with Coastal Act and LCP language that exempts certain activities from the definition of “development”, thus not requiring a Coastal Development Permit.

Coastal Act § 30106; LCP Policy 1.2:

*“...and any other division of land, including lot splits, **except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use...**”*

- Purpose of Proposed Ordinance Amendments: For local regulations to be consistent with State law, as local law cannot conflict with general State law.



## ZONING AND SUBDIVISION ORDINANCES

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Unless exempted by State law, public agencies are subject to zoning and subdivision requirements and processes.

Zoning and Subdivision Ordinances are the local regulatory documents to implement the LCP.

Proposed text amendments are “focused” and will only grant relief from two requirements in the Zoning and Subdivision Ordinances:

- Requirement for public agencies to grant to the County, in perpetuity, an agricultural easement (restricting uses to only agriculture), and;
- Restriction on the 5-acre maximum parcel size for non-agricultural/non-residential parcels resulting from the land division.



## PROPOSED TEXT AMENDMENTS

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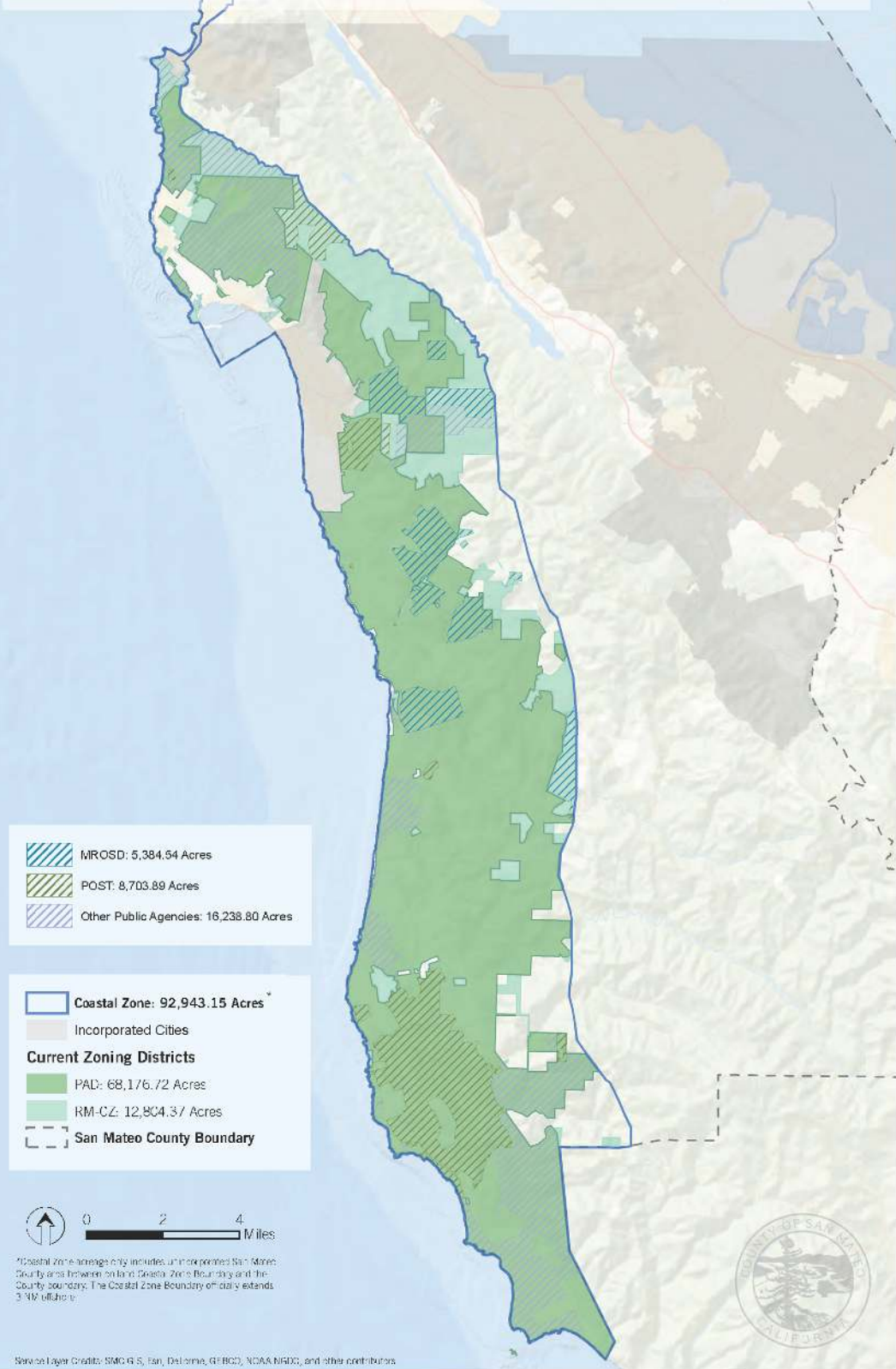
- Limited to 4 Sections
  - Chapter 21A *Planned Agricultural District*
  - Chapter 36 *Resource Management-Coastal Zone*
  - Subdivision Regulations *Agricultural Protection in the Planned Agricultural District*
  - Subdivision Regulations *Open Space Preservation in the Resource Management-Coastal Zone District*

**Proposed text amendments do not remove the requirement for a public agency to prepare and submit a Master Land Division Plan nor do the amendments remove conformance with the General Plan or other applicable Zoning and Subdivision requirements.**

**No text amendments to the LCP itself are proposed.**

# Zoning of MROSD/POST/ Other Public Agency Lands

Zoning of MROSD/POST/Other Public Agency Lands within the  
Unincorporated Coastal Zone of San Mateo County



## Public Agencies within Project Area:

- City of Pacifica
- County Parks
- SFPUC
- U.S. Bureau of Land Management
- U.S. National Park Service
- MROSD
- Highlands Rec. District
- Ladera Rec. District
- CA Parks and Rec.
- CA State Coastal Conservancy
- CA Dept. Fish and Wildlife
- Coastside County Water District
- North Coast Water District



PAD and RM-CZ Zoning Districts and Land Use Designations within Montara, Princeton, Moss Beach, Miramar, and El Granada (all ownership)

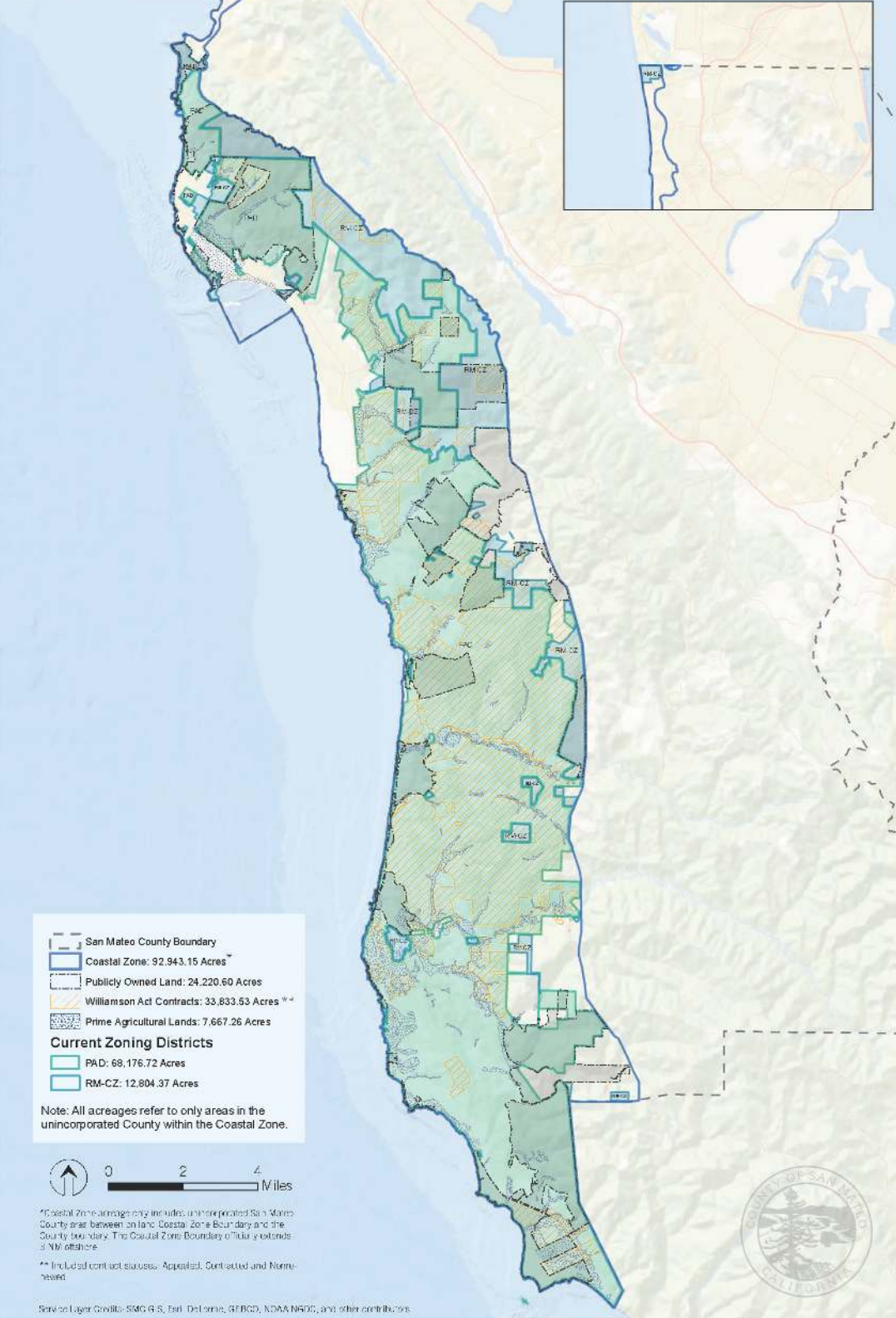
Zoning of MROSD, POST and Other Public Agency Lands within Montara, Moss Beach, El Granada, Princeton & Miramar



**COUNTY OF**  
**SAN MATEO**

# Zoning of Public Owned Lands and Williamson Act Contracts

## Williamson Act Contracted Lands and Prime Agricultural Lands within the Unincorporated Coastal Zone of San Mateo County



**COUNTY OF SAN MATEO**





# PAD and RM-CZ Zoning Districts and Land Use Designations within Montara, Princeton, Moss Beach, Miramar, and El Granada

## Williamson Act Contracted Lands and Prime Agricultural Lands within Montara, Moss Beach, El Granada, Princeton & Miramar



## Public Agencies within Midcoast:

- County Parks
- U.S. National Park Service
- CA Parks and Rec.





## EXAMPLE PROJECT - TABACHNIK

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MROSD intending to acquire Tabachnik properties (~149 Acres)

- Located between 2 existing Preserves (Tunitas and Purisima Creek Redwoods).
- Associated PAD and Lot Line Adjustment permits to distinguish between residential/agricultural uses and future public recreation uses.
- Reviewed by Farm Bureau on November 4, 2019.
- Current zoning and subdivision regulations would prohibit project: the associated lot line adjustment creating the non-agricultural parcel results in a parcel greater than 5 acres.
- Approved text amendments would allow processing to continue – recommendation from AAC and decision by Planning Commission.



## ENTITLEMENT PROCESS: EXAMPLE PROJECT - TABACHNIK

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- Entitlements Required: Planned Agricultural District Permit (PAD), Coastal Development Permit (CDP)

- Process:



- County CONTINUES to have land use authority
- NONE of the existing procedural steps would change as a result of proposed Ordinance amendments.
- Existing PAD Criteria of a Master Land Development Plan (MLDP) CONTINUES to be a required condition of approval.



## EXISTING AND PROPOSED PROCESS: EXAMPLE PROJECT - TABACHNIK

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- Proposed Change as a result of Amendments: Existing PAD criteria would restrict the parcel for agriculture, housing, and public recreation to be no more than a 5-acre parcel size.
  - Proposed Amendments will allow agricultural, housing, and public recreational uses to be accommodated on a larger parcel.
- Proposed Change as a result of Amendments: Existing PAD criteria requiring a public agency owning land with a proposed public recreation use, to grant to the County a recordable easement, which runs with the land in perpetuity.
  - This would no longer be required under proposed amendments.
  - Other Agricultural and Open Space protections in place that would meet the purpose of this criteria. County staff can review a public agency's protections language (i.e., affirmative agricultural easement, conservation easement).



## NEXT STEPS

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### Consultations

- (Completed) CA Coastal Commission: December 2019
- (Completed) Farm Bureau – January 6, 2020
- (Completed) Agricultural Advisory Committee Meeting: January 13, 2020
- (Completed) Pescadero Municipal Advisory Committee: February 11, 2020
- (Tonight) Mid-Coast Community Council: February 12, 2020

### County Public hearings/decision making meetings

- Planning Commission ~April 2020
- Board of Supervisors ~ May 2020



## **AGRICULTURAL AND OPEN SPACE PROTECTIONS**

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Continued Agricultural and Open Space Protections by maintaining requirements for:

- Submittal of Master Land Division Plans
- General Plan, Zoning and Subdivision Regulations conformance (with exception to text amendments)

Other MROSD adopted policies and programs to support Zoning Regulations and General Plan spirit and intent for the purpose of their projects:

- Basic Policy of MROSD
- Agricultural Land Use Policy of MROSD
- Memorandum of Understanding (MOU) Between the Farm Bureau and MROSD
- MROSD Coastside Protection Program Service Plan, Coastal Service Plan (Service Plan)



## QUESTIONS FOR THE MCC

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1. Any feedback on the potential effects on impacted agricultural uses as a result of the proposed text amendments? Any recommended conditions of approval or other questions to address?
2. What position do you recommend that the Planning Department staff take with respect to the project application?
3. Others?



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