



Board of Supervisors

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM # 12

Owner: **NA**
Applicant: **Planning & Building Department**
File Number: **PLN 2024-001189**
Location: **County Wide**
APN: **NA**

Project Description:

Zoning Regulations, Building Regulations, and Subdivision Regulations Reorganization.



PROJECT DESCRIPTION

If adopted, the proposed ordinance will:

- repeal Division VI (Planning and Subdivision Regulations), Division VII (Building Regulations), and Division VIII (Natural Resources Protection) of the San Mateo County Ordinance Code;
- replace these provisions with Title 8 –Zoning & Development Regulations, Title 9 - Subdivision Regulations, and Title 10 - Building Regulations; and,
- amend Part III of the Local Coastal Program (LCP) Implementation Plan to update the ordinances listed in that part.



Ordinance Code Update

Prior to 1994 the San Mateo County Ordinance code was divided into eight divisions.

I. General Provisions

II. Administration

III. Public Safety, Morals, and Welfare

IV. Sanitation and Health

V. Business Regulations

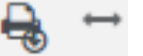
VI. Planning

VII. Building Regulations

VIII. Natural Resources Protection



VERSION: DEC 11, 2023 (CURRENT) ▾



SAN MATEO COUNTY - ORDINANCE CODE

modified

SUPPLEMENT HISTORY TABLE **modified**

➤ Title 1 - GENERAL PROVISIONS

➤ Title 2 - ADMINISTRATION

➤ Title 3 - PUBLIC SAFETY, MORALS AND WELFARE

➤ Title 4 - SANITATION AND HEALTH

➤ Title 5 - BUSINESS REGULATIONS

➤ Title 6 - ANIMALS

➤ Title 7 - VEHICLES AND TRAFFIC



Zoning Regulations

OCTOBER 17, 2023

Planning and Building Department
County of San Mateo • California

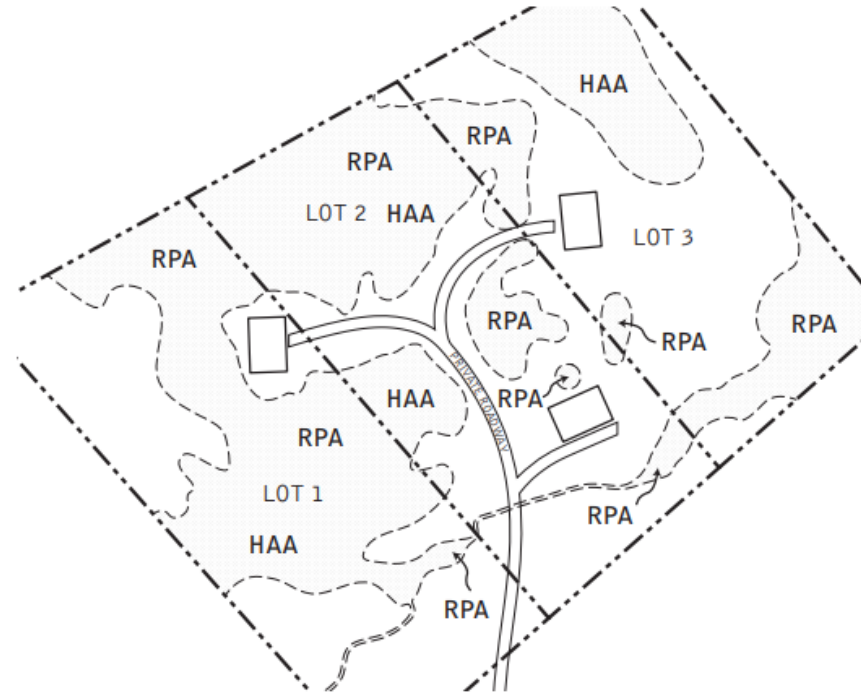


SMC_Zoning_Regulations.pdf (Last Update: 3/09/2023)



Subdivision Regulations

March 2018



Planning and Building Department
County of San Mateo • California

County of San Mateo
Planning and Building Department

THE SIGNIFICANT TREE ORDINANCE OF SAN MATEO COUNTY (Part Three of Division VIII of the San Mateo County Ordinance Code)

CHAPTER 1. FINDINGS, INTENT, AND PURPOSE

SECTION 12,000. FINDINGS. The Board of Supervisors finds and declares that the existing and future trees and tree communities located within the County of San Mateo are a valuable and distinctive natural resource. The trees and tree communities of the County augment the economic base through provision of resources for forest products, encouragement of tourism, and enhancement of the living environment. These resources are a major component of both the highly-localized and area-wide environment. The following environmental consequences are among those which could result from the indiscriminate removal or destruction of trees and tree communities in San Mateo County:

- (a) Modification of microclimates.
- (b) Change or elimination of animal habitat, possibly including habitats of endangered species.
- (c) Change in soil conditions, resulting in modified biological activity and erosion of soils.
- (d) Creation of increased susceptibility of flood hazards.

ORDINANCE NO. 4873

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

AN ORDINANCE (1) REPEALING THE 2019 CALIFORNIA BUILDING STANDARDS CODE WITH ALL LOCAL AMENDMENTS, AND DIVISION VII OF THE SAN MATEO COUNTY ORDINANCE CODE, AND COUNTY ORDINANCE NO. 4824; AND (2) ADOPTING THE LATEST (2022) EDITIONS OF THE CALIFORNIA BUILDING STANDARDS CODE: 2022 CALIFORNIA BUILDING CODE (TITLE 24, PART 2); 2022 CALIFORNIA RESIDENTIAL CODE (TITLE 24, PART 2.5); 2022 CALIFORNIA FIRE CODE (TITLE 24, PART 9); 2022 CALIFORNIA HISTORICAL BUILDING CODE (TITLE 24, PART 8); 2022 CALIFORNIA EXISTING BUILDING CODE (TITLE 24, PART 10); 2022 CALIFORNIA MECHANICAL CODE (TITLE 24, PART 4); 2022 CALIFORNIA ELECTRICAL CODE (TITLE 24, PART 3); 2022 CALIFORNIA PLUMBING CODE (TITLE 24, PART 5); 2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6); 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (TITLE 24, PART 11); 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE; 2022 CALIFORNIA REFERENCE STANDARDS CODE (TITLE 24, PART 12); AND (3) ADOPTING A NEW DIVISION VII (BUILDING REGULATIONS) OF THE SAN MATEO COUNTY ORDINANCE CODE



The Board of Supervisors of the County of San Mateo, State of California, **ORDAINS** as



Sections Missing from Current Code

- Division VI (Planning), Part 4 (Miscellaneous), Chapter 2: Topsoil Regulations.
- Division VI (Planning), Part 4 (Miscellaneous), Chapter 3: Surface Mining and Reclamation.
- Division VI (Planning), Part 4 (Miscellaneous), Chapter 4: Quarries.
- Division VI (Planning), Part 4 (Miscellaneous), Chapter 5: Inspection Fees Related to Planning.
- Division VI (Planning), Part 4 (Miscellaneous), Chapter 6: Oil and Gas Wells.
- Division VI (Planning), Part 4 (Miscellaneous), Chapter 7: Historic Preservation.
- Division VIII (Natural Resources Protection), Part I (Regulations of Timber Harvesting).



VERSION: DEC 11, 2023 (CURRENT) ▾  

SAN MATEO COUNTY - ORDINANCE CODE

modified

SUPPLEMENT HISTORY TABLE **modified**



- Title 1 - GENERAL PROVISIONS
- Title 2 - ADMINISTRATION
- Title 3 - PUBLIC SAFETY, MORALS AND WELFARE
- Title 4 - SANITATION AND HEALTH
- Title 5 - BUSINESS REGULATIONS
- Title 6 - ANIMALS
- Title 7 - VEHICLES AND TRAFFIC

Title 8 – Zoning & Development Regulations

- Article 1– Zoning Districts, Overlay, and Combining Districts
- Article 2 – Development Procedures
- Article 3 – General Development Standards
- Article 4 – Standards for Specific Land Uses
- Article 5 – Non-Conforming Uses, Structures, Parcels, Situations, & Exceptions
- Article 6 – Accessory Dwelling Unit Regulations (ADU’s)
- Article 7 – Trees & Natural Resource Protection
- Article 8 – Historic Preservation
- Article 9 – Special Housing Requirements & Programs
- Article 10 – Zoning Code Administration



Title 9 – Subdivision Regulations

VERSION: DEC 11, 2023 (CURRENT)  

SAN MATEO COUNTY - ORDINANCE CODE

modified

SUPPLEMENT HISTORY TABLE **modified**

- Title 1 - GENERAL PROVISIONS
- Title 2 - ADMINISTRATION
- Title 3 - PUBLIC SAFETY, MORALS AND WELFARE
- Title 4 - SANITATION AND HEALTH
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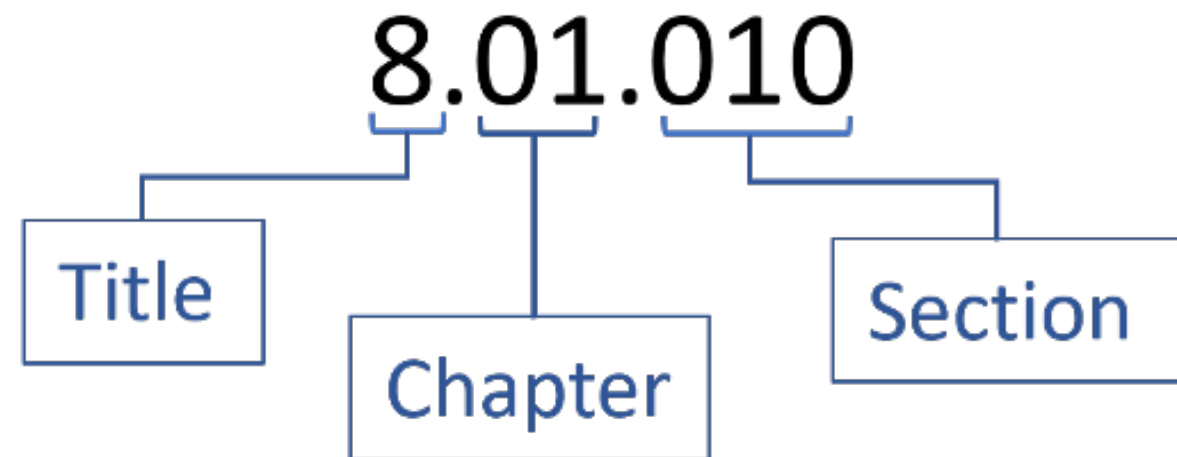
- Article 1 – General Provisions
- Article 2 – Subdivision Requirements
- Article 3 – Design & Improvement Requirements
- Article 4 – Exactions
- Article 5 – Exceptions
- Article 6 – Vesting Tentative Maps
- Article 7– Conversion to Condominiums
- Article 8 – Reversion to Acreage
- Article 9 – Parcel Mergers
- Article 10 – Lot Line Adjustment
- Article 11 – Enforcement and Remedies

Title 10 – Building Regulations

- Article 1 – General Provisions Applicable to Division
- Article 2 – Construction Codes
- Article 3 – Small Rooftop Solar Energy Systems
- Article 4 – Electric Vehicle Charging Stations
- Article 5 – Regulations for Excavating, Grading, Filling, and Clearing



- The Planning, Building, and Subdivision regulations were compiled, reviewed to ensure that they were the most recent versions, and the numbering system was updated throughout all chapters including internal references to other code sections within the document.



III. CONTINUE IN EFFECT EXISTING COUNTY REGULATIONS

A. Ordinances

Except for the amendments described in Section IV, below, the County will continue to use the following ordinances to regulate development in the Coastal Zone:

1. Zoning Ordinance (Division VI, Part One of County Ordinance Code).
2. Subdivision Regulations (Division VI, Part Two of County Ordinance Code).
3. Regulation of Grading and Excavating Operations (Division VII, Chapter 8 of County Ordinance Code).
4. Topsoil Site Regulations (Division VI, Part Four, Chapter 2 of County Ordinance Code).
5. Quarry Regulations (Division VI, Part Four, Chapter 3 of County Ordinance Code).
6. Regulation of Timber Harvesting (Division VIII, Part One, Chapters 1 - 15 of the County Ordinance Code).
7. Regulation of the Removal of Heritage Trees on Public and Private property (Division VIII, Part Two, Chapters 1 - 4 of the County Ordinance Code).
8. Regulation of the Removal of Significant Trees on Public and Private Property (Division VIII, Part Three, Chapters 1 - 6 of the County Ordinance Code).



- The proposed update to the County Ordinance Code is necessary to ensure that all code sections are available to the public.
- Create one cohesive system of County ordinances with consistency in numbering and code references.
- Future amendments to these ordinances are captured in a timely manner and easily referenced on the Municode website.
- The consistent reference numbers and reorganization of the individual chapters will make it easier for the public to find the information they need in one central location.



Planning Commission Recommendation

The Planning Commission considered the proposed ordinance on August 28, 2024 and voted (4-0, with one member absent) to recommend that the Board of Supervisors adopt the ordinance with the following additional modifications: the Commission recommended replacement of gender pronouns (“he/him/his/she/her”) with gender neutral terms, and replacement of title references from “Community Development Director” and “Planning Director” to “Director of Planning and Building.” The proposed ordinance reflects the Planning Commissions requested changes.



RECOMMENDATION

1. Adopt an ordinance repealing Division VI (Planning and Subdivision Regulations), Division VII (Building Regulations), and Division VIII (Natural Resources Protection) of the San Mateo County Ordinance Code and recodifying and renumbering those provisions as Title 8 -Zoning & Development Regulations, Title 9 - Subdivision Regulations, and Title 10 - Building Regulations of the San Mateo County Ordinance Code to codify the Planning and Building regulations in the County Ordinance Code, and amending Part III of the San Mateo County Local Coastal Program Implementation Plan, previously introduced at the Planning Commission on August 28, 2024, and waive reading of the ordinance in its entirety; and

2. Adopt a resolution directing submittal of the recodified and renumbered Planning, Building, and Subdivision Regulations, Title 8 – Zoning & Development Regulations, Title 9 – Subdivision Regulations, and Title 10 – Building Regulations of the San Mateo County Ordinance Code, and the Amendment of Part III of the County’s Local Coastal Program, to the California Coastal Commission for review and certification.



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