



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: October 16, 2014
Board Meeting Date: October 21, 2014
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Acting Community Development Director

Subject: EXECUTIVE SUMMARY: Public hearing to consider an ordinance amending the County Subdivision Regulations and certification of a Negative Declaration to revise lot dimension requirements in areas outside of the Coastal Zone

RECOMMENDATION:

That the Board of Supervisors:

- A) Approve an ordinance that amends Section 7020.2.k of the San Mateo County Subdivision Regulations to create an exception to the minimum parcel depth requirement when the parcel being subdivided is a corner lot as defined by Section 6102.55 of the Zoning Regulations, is located outside of the Coastal Zone, and is not located within any Fire Severity Zones as defined by the California Department of Forestry and Fire Protection.
- B) Certify the Negative Declaration as complete and correct.

BACKGROUND:

The applicant, Shahram Zomorodi, applied to subdivide a corner parcel that measures 12,902.6 square feet on the east corner of the intersection of Alameda de las Pulgas and Sharon Road. The proposed new lots meet the minimum lot size (5,000 sq. ft.) and width (50 ft.) requirements for the R-1/S-72 Zoning District and have adequate building envelopes to accommodate single-family residences, but the proposed new lots do not meet the minimum required lot depth of 100 feet. The applicant applied for a text amendment to the Subdivision Regulations to eliminate the minimum 100-foot lot depth standard.

On February 12, 2014, the Planning Commission recommended that the Board of Supervisors certify the Negative Declaration and approve the ordinance to amend Section 7020.2.c (*Lot Dimensions*) of the Subdivision Regulations, to eliminate the

minimum lot depth requirement for unincorporated areas outside of the Coastal Zone. On May 6, 2014, the Board of Supervisors considered this recommendation and public comment and then remanded the item back to the Planning Commission for further study.

On August 27, 2014, the Planning Commission considered additional public comment and staff's recommendation and recommended that the Board of Supervisors revise the lot dimension requirements in the Subdivision Regulations by adding a new exception to the lot depth requirement. The exception would be added to Section 7020.2.k of the Subdivision Regulations. The exception would allow the creation of lots with less than 100 feet in depth out of existing corner lots as defined by the Zoning Regulations. This exception would apply in areas outside of the Coastal Zone and outside of Fire Hazard Severity Zones mapped by Cal-Fire.

The proposed amendment will not change the minimum lot size required by the applicable zoning districts, nor would a subdivision be allowed to exceed the applicable density designations on the General Plan Land Use Map.

DISCUSSION:

This proposal will affect parcels throughout the portion of the County outside of the Coastal Zone and Cal-Fire's Fire Hazard Severity Zones. An analysis of R-1 (Single-Family Residential) and R-2 (Two-Family Residential) parcels throughout the Bayside determined that this proposal would result in the potential to create 13 additional parcels that could not have been created before. All of these parcels are zoned for single-family residences. The greatest potential for change is in unincorporated Colma, where the proposed amendment increases the potential build-out of single-family residences by 3.23%.

The proposal conforms to the General Plan Lands Use Element's designations. In no instance would the increase in potential development result in a community exceeding the density limit assigned to it by the General Plan. Therefore, the County has already planned to accommodate the development that could result from this proposal.

Subdivisions are subject to review by the agencies providing services to the parcel, such as sewer districts, or to an analysis of the developer's ability to provide the services on-site, such as with wells and a septic system. No subdivision can be approved if its developer cannot prove that it will have adequate water, sewer, and access. No subdivision can be approved unless the responsible fire protection agency is assured that safe and adequate fire protection can be provided.

The proposal conforms to the General Plan's policies that promote infill development, increasing the housing supply, and maintaining neighborhood character. The affected lots are within existing residential neighborhoods with adequate services and infrastructure. All applications for subdivision must conform to the lot width, size, and access standards as indicated in the Subdivision Regulations and conform to the Zoning Regulations' standards regarding lot size, setbacks, size of structures, etc.

The proposal will not have a significant impact on the natural or built environment. In all unincorporated areas, the level of development made possible by this project will not exceed that studied and anticipated in the General Plan, and any site-specific impacts resulting from individual subdivisions will be analyzed during environmental review of those applications.

County Counsel has reviewed and approved the Ordinance as to form.

FISCAL IMPACT:

The proposed amendment will enable a limited number of new lots to be created within existing Bayside communities. The creation and development of these lots would result in a slight increase to the County's property tax revenue.