

**COUNTY**<sub>OF</sub> **SAN MATEO**





# COUNTY OF SAN MATEO

## PLANNING AND BUILDING

**Steve Monowitz**

November 1, 2016

COUNTY OF SAN MATEO



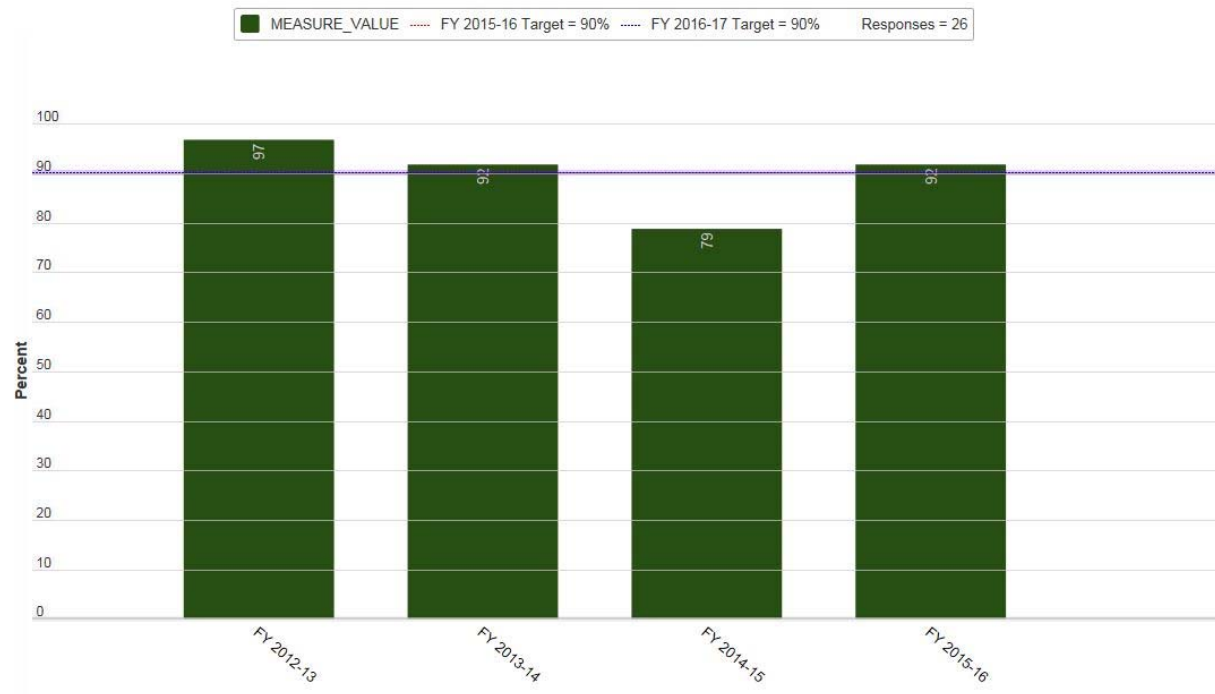
## Department Mission Statement

Our mission is to serve the County and its communities by preparing, administering, and enforcing land use plans and development regulations that protect public safety, preserve agricultural and environmental resources, address housing and transportation needs, and create healthy and prosperous communities, in a manner that fosters community engagement and provides exceptional levels of service.

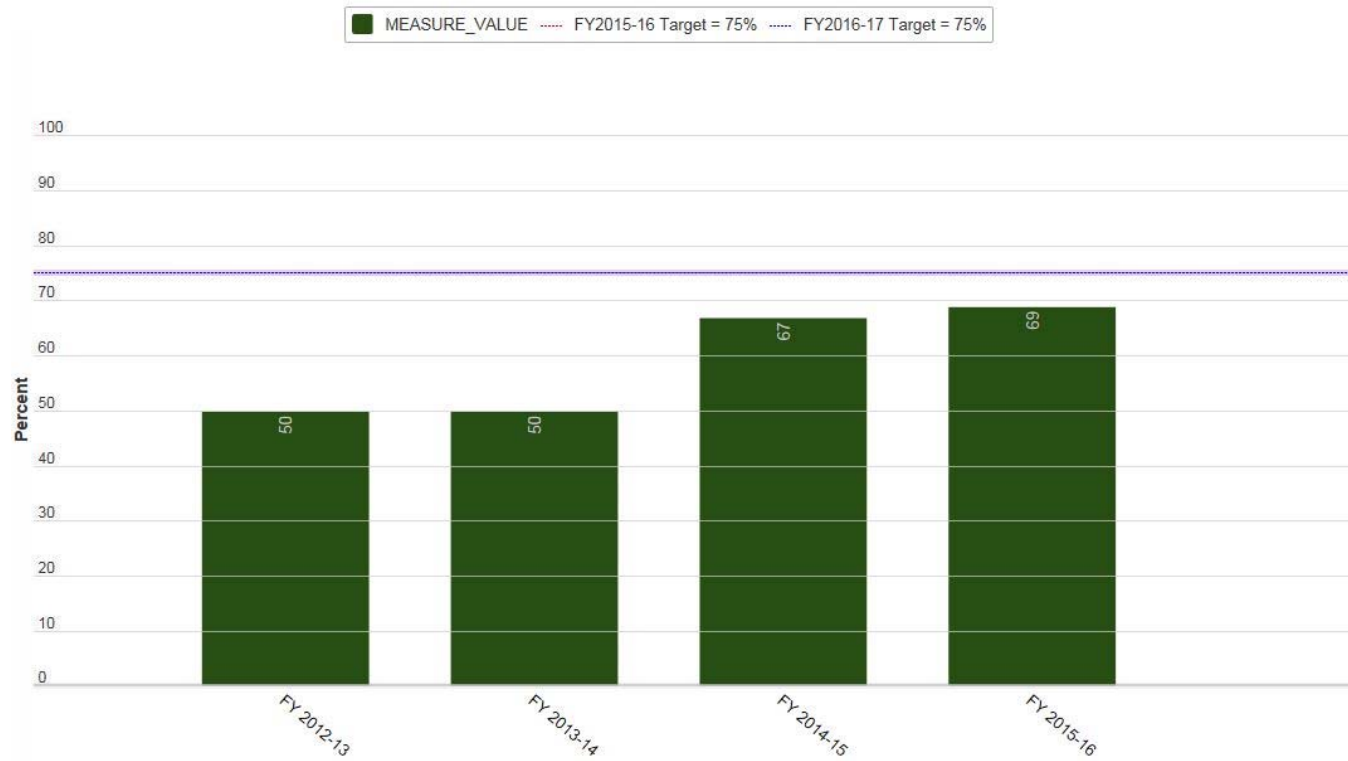
# Number of Building Permits Issued



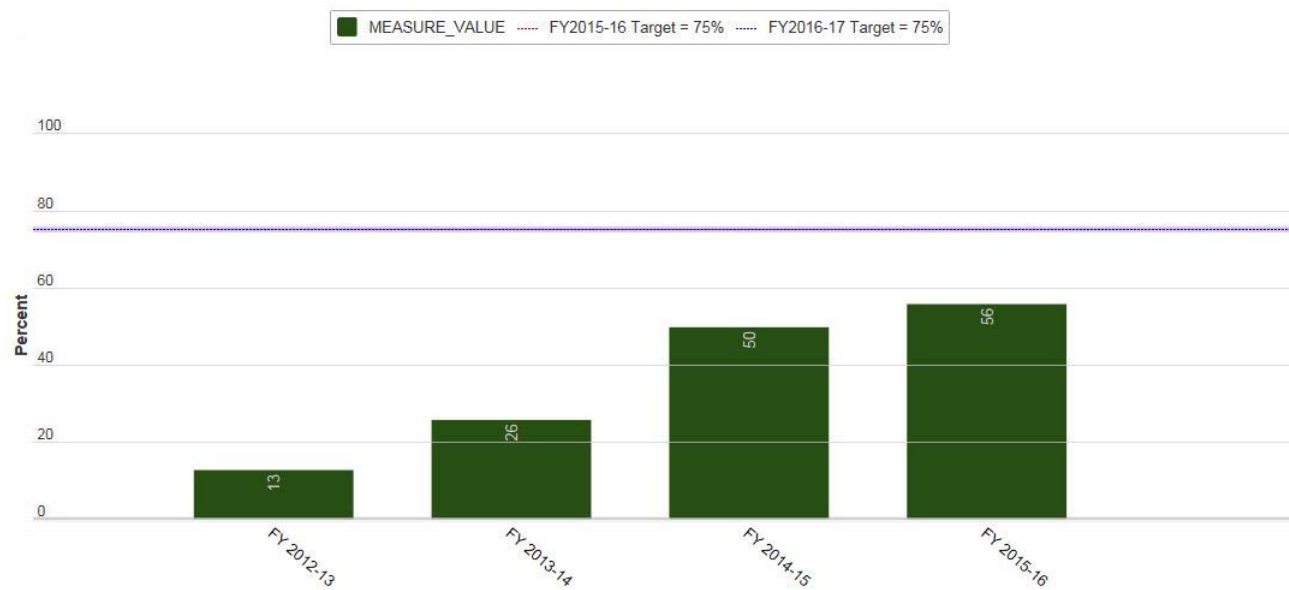
## Percent of Customer Survey Respondents Rating Services Good or Better



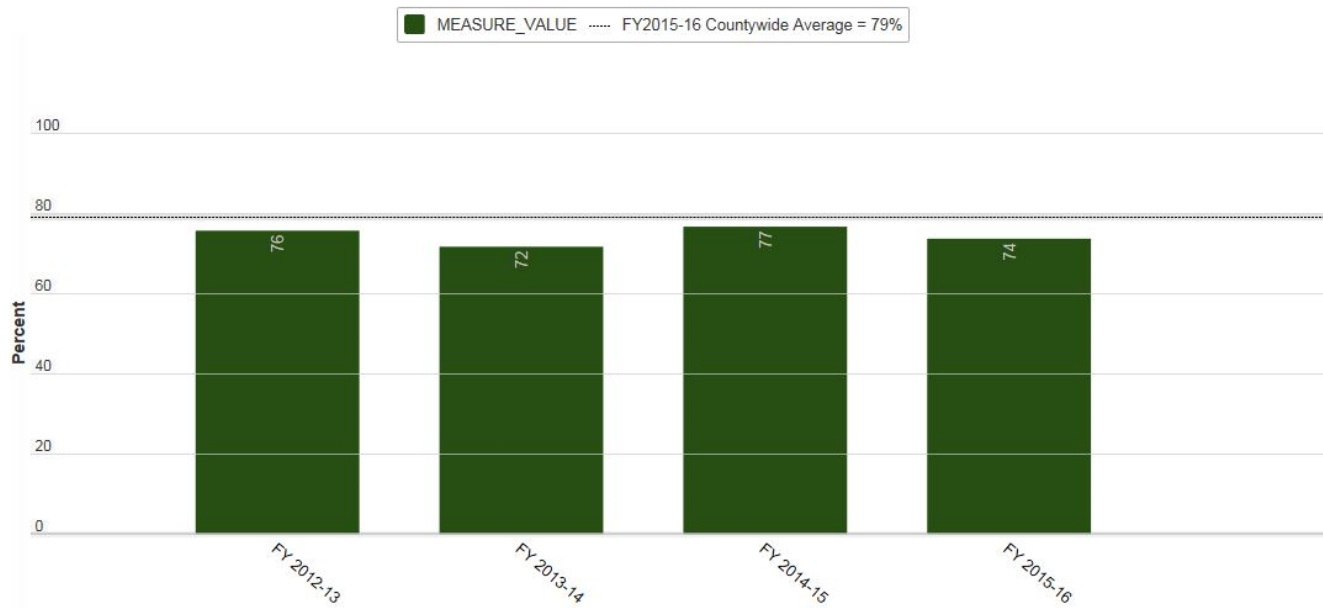
## Percent of Performance Goals Met



## Percent of Employee Evaluations Completed Annually

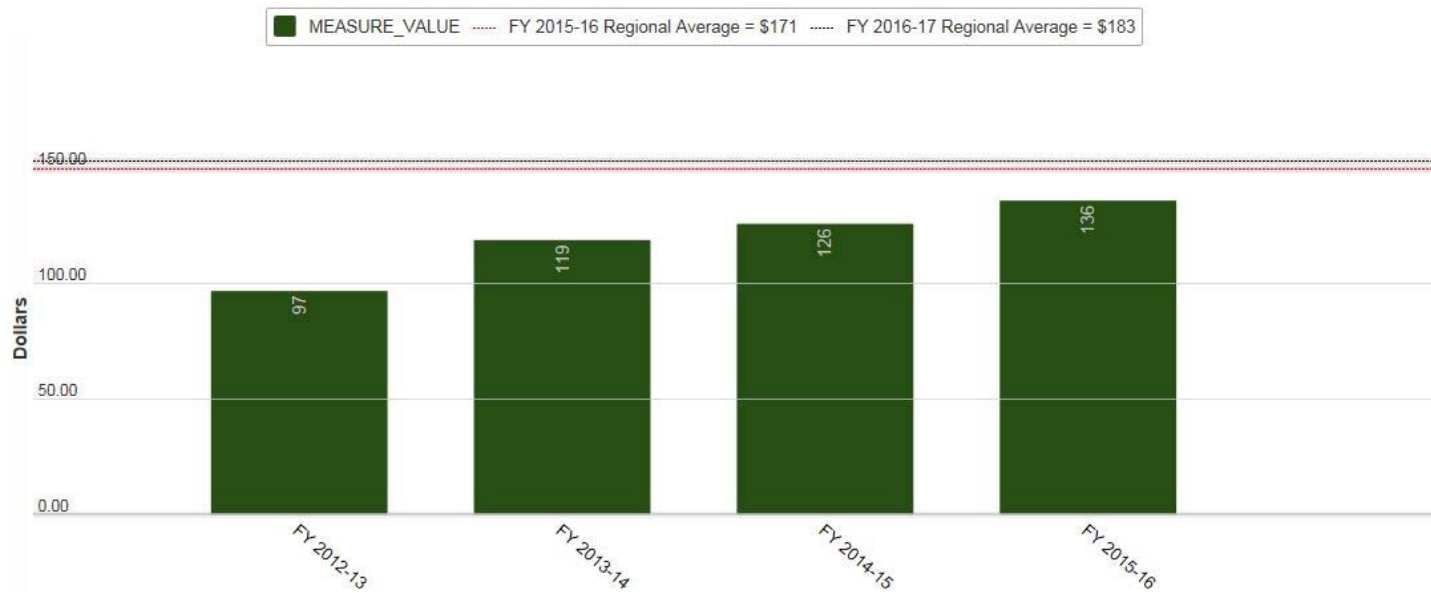


## Percent of Employees Rating Experience Working for the County as Good or Better





## Cost per Capita



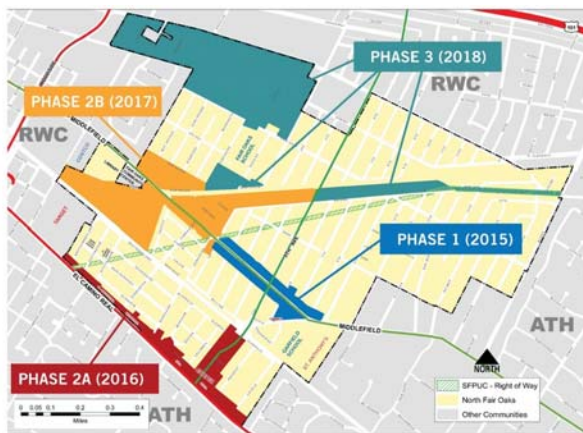
# **FY 2015-17 Highlights**



## Record Numbers of Permits Processed



# Approval of First and Second Phase of NFO Zoning Amendments



## Initiation of Middlefield Road Redesign and Redwood Junction Masterplan





## Enhanced Code Compliance Program



**Graffiti Removal**

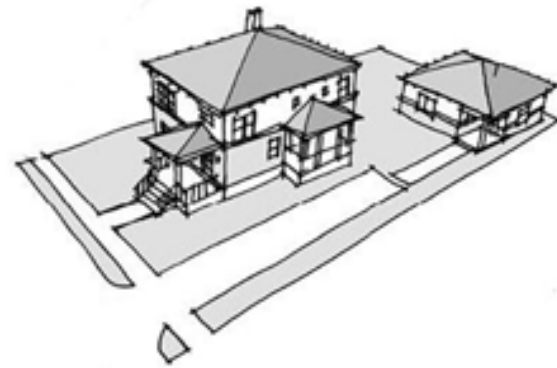


**Illegal Dumping**

# Implementation of 2015 Housing Element



Source: zillow.com



Source: hcd.ca.gov



Source: seattle.gov

## Support for the Jobs/Housing Gap Task Force and Home for All Initiative



Source: [homeforallsmc.com](http://homeforallsmc.com)



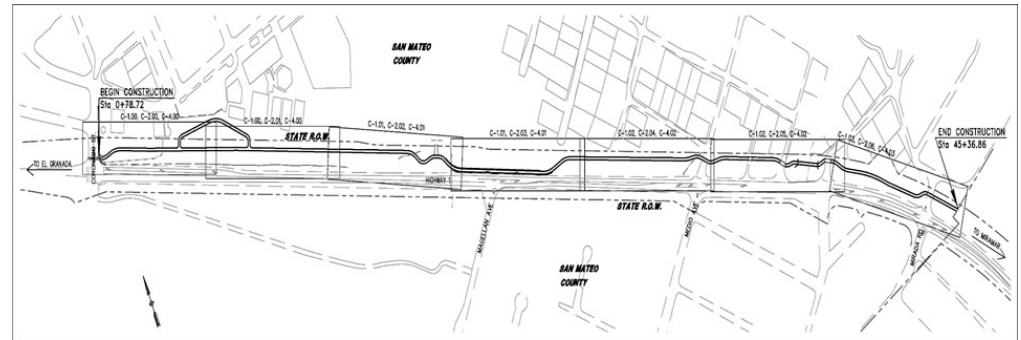


# Design and Permitting of Coastside Transportation Improvements



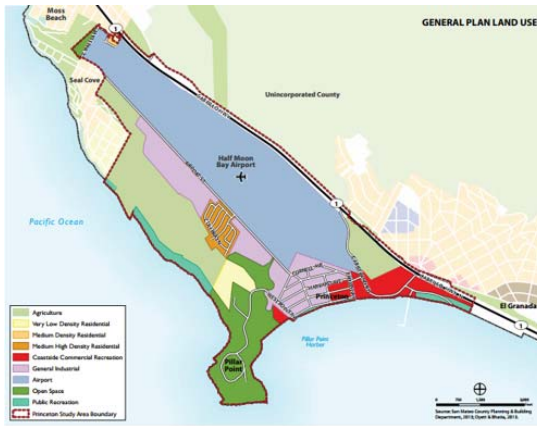
Photo: Cat Cutillo / Half Moon Bay  
Review

## Surfer's Beach Seawall



## Parallel Trail

# Adoption of Plan Princeton



Source: [midcoastcommunitycouncil.org](http://midcoastcommunitycouncil.org)

# Completion of the Coastside Comprehensive Transportation Management Plan (“Connect the Coastside”)



Photo: Scot Meacham Wood



Photo: Lee Rodegerdts

## Streamlining Farm Labor Housing and Other Agricultural Related Permit Procedures





## Establishment of Coastside Office Hours



## Development of Tunitas Creek Beach Access



Photo: Frederic Latour

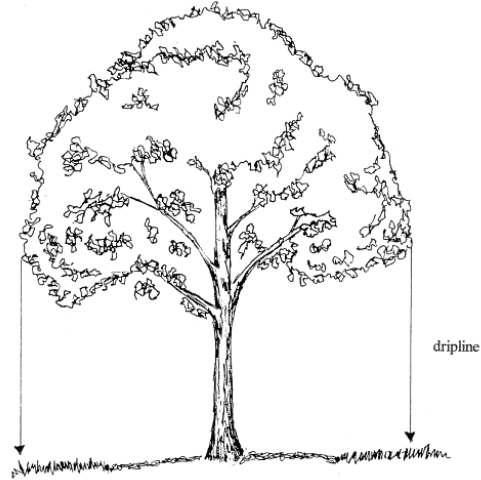


Photo: Karl Mondon

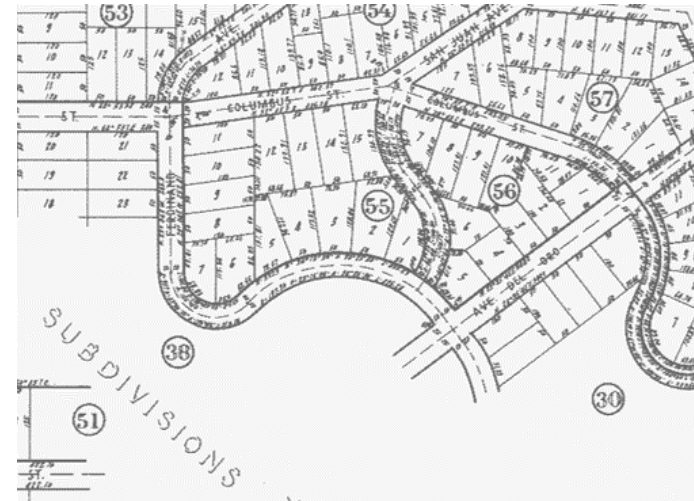
# Completion of Updates to Tree and Subdivision Regulations



Source: listsmania.com



Source: canopy.org



## Continued Improvements to Accela and the Geographic Information System

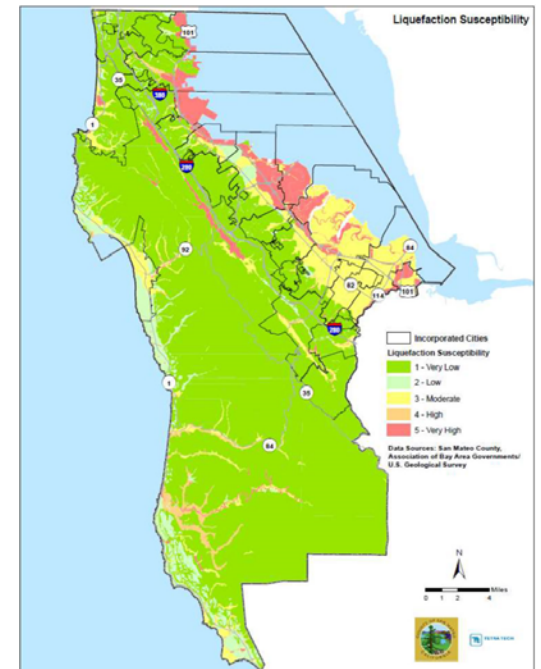
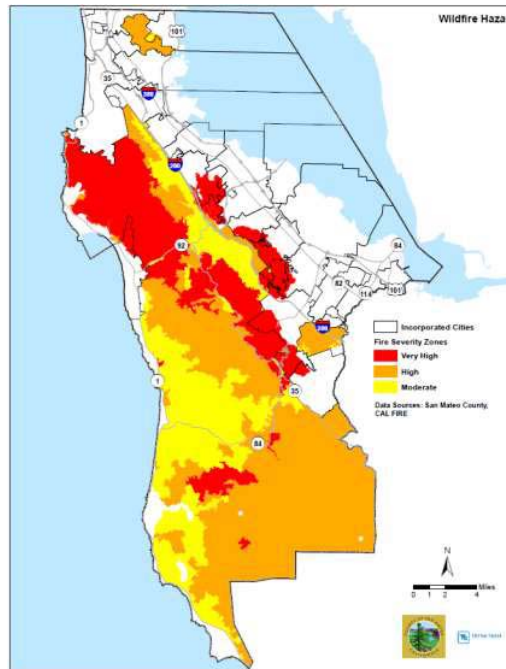
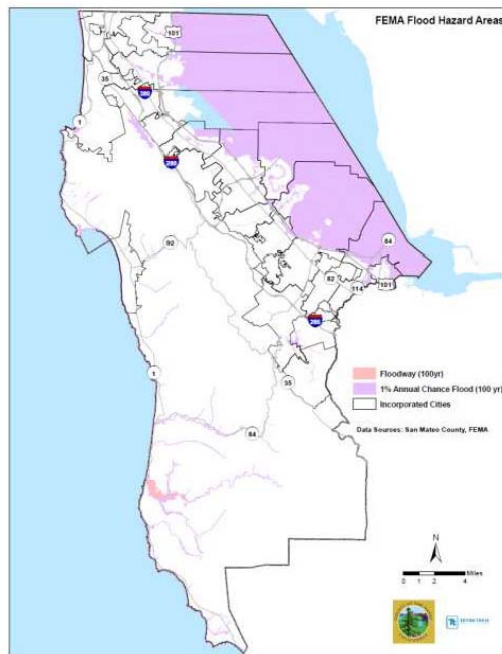




# Adoption of the 2016 Building Standards Code



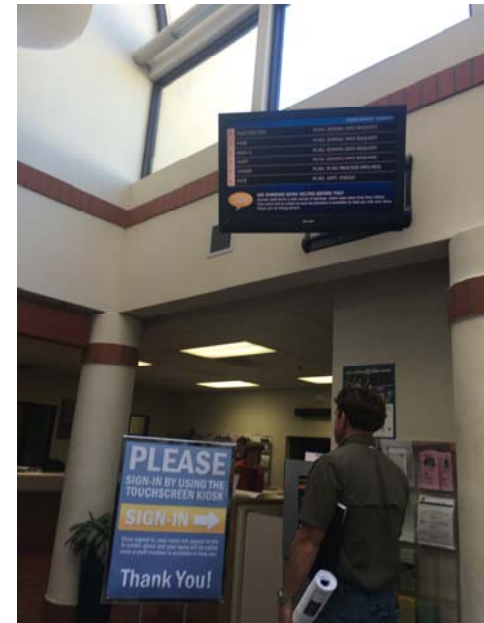
# Certification of the Local Hazard Mitigation Plan



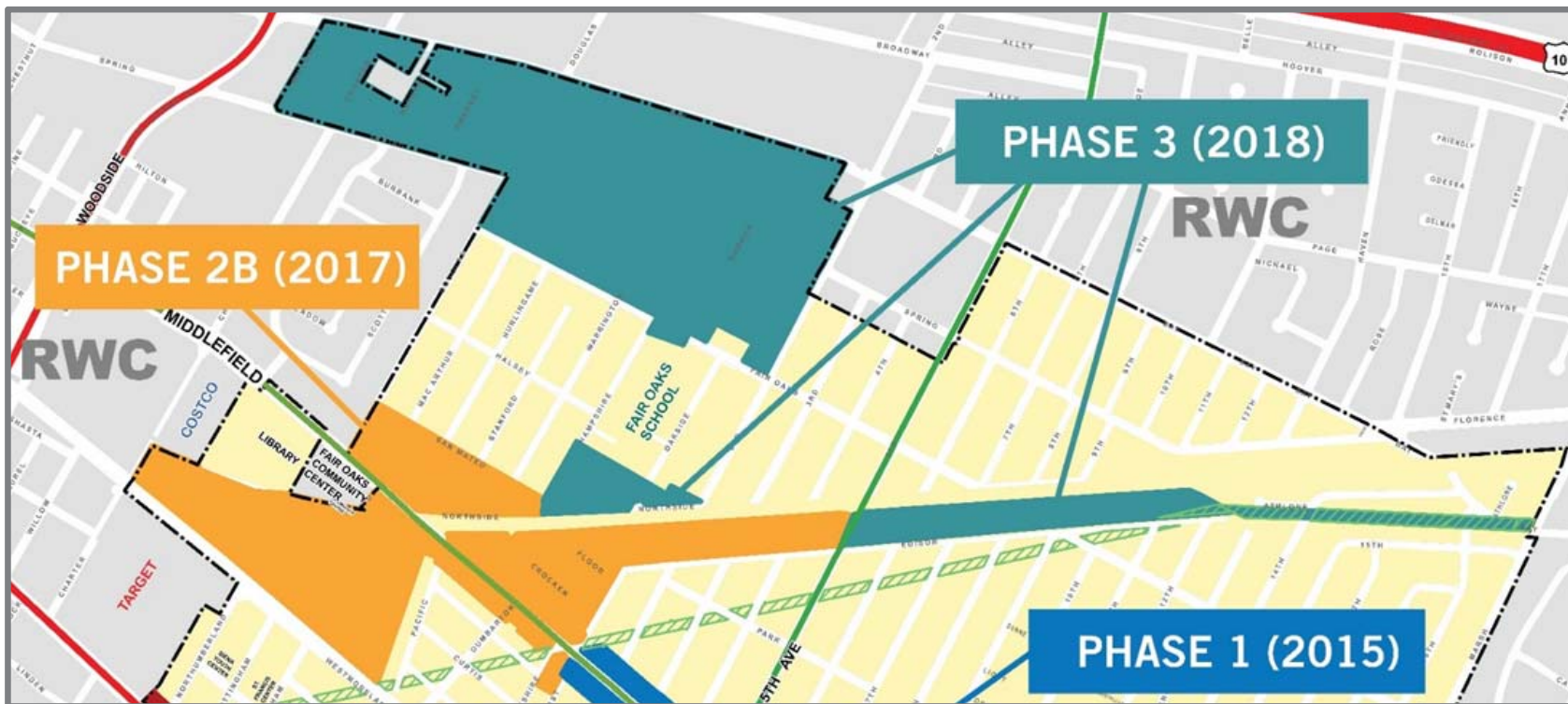
# **FY 2017-19 Goals**



## Enhanced Customer Service and One-Stop Electronic Permit Shop



## Phase 3 NFO Zoning Amendments





# Expanded Code Compliance Reporting and Enforcement Programs



# **Zoning Amendments and Assistance Programs to Protect and Provide Affordable Housing**

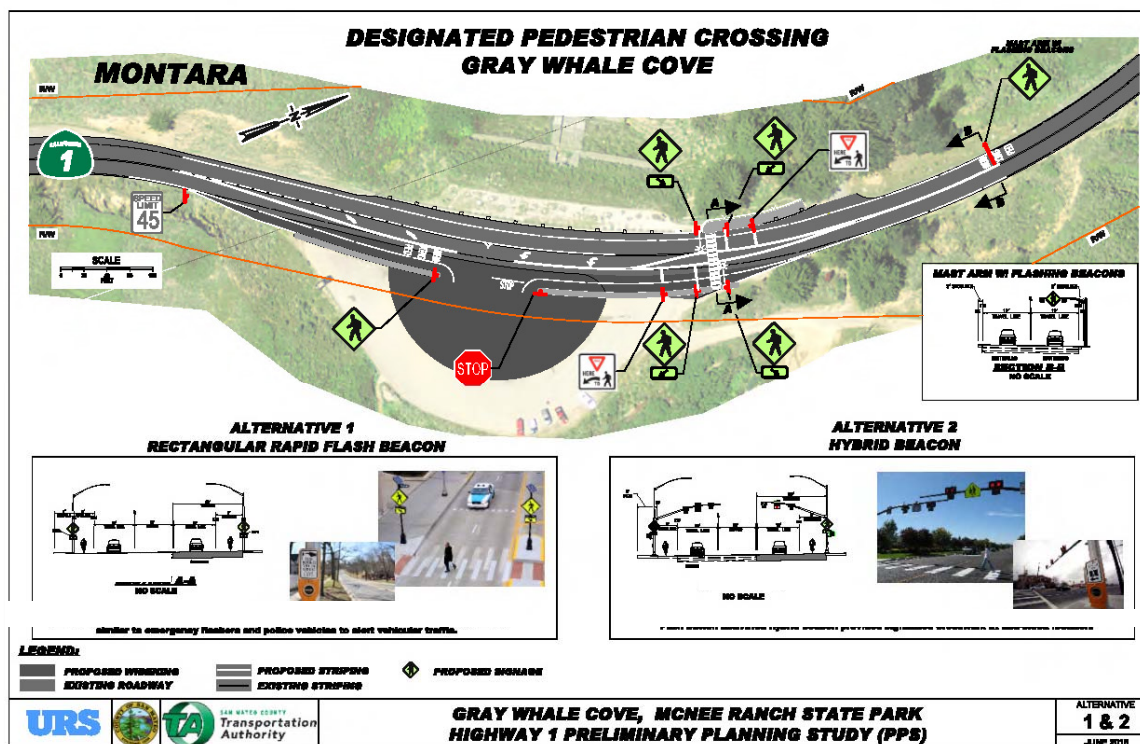


## Pescadero Fire Station LCP Amendment

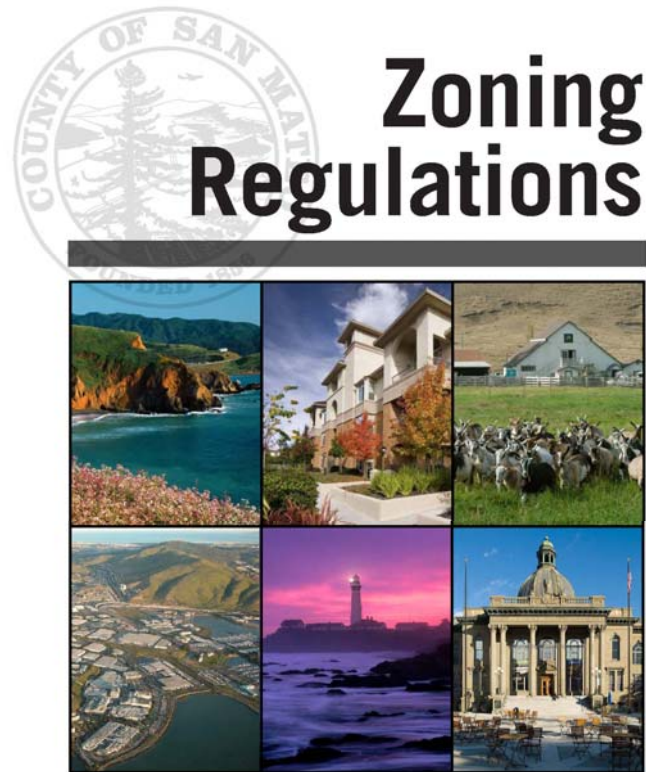




# Additional Coastal Access and Transportation Improvements



# Zoning Regulations Modernization



## General Plan Updates



Photo: Robert Buelteman

**San Gregorio Farms**



Photo: William Matthias

**East Clipper Ridge**



Photo: Robert Buelteman

**Bolsa Point Ranch**

# Increased Inter-departmental Collaboration on Sustainability, Capital and Infrastructure Projects



**COUNTY OF SAN MATEO**  
PLANNING AND BUILDING



OFFICE OF  
SUSTAINABILITY  
COUNTY OF SAN MATEO



**COUNTY OF SAN MATEO**  
PUBLIC WORKS

**FY 2017-19 Goals**

**COUNTY OF SAN MATEO**



# **FY 2017-19 Challenges**



## **FY 2017-19 Challenges**

- **Increasing permit volumes and reducing turn-around times**
- **Addressing parking, circulation, and infrastructure needs**
- **Implementing effective community outreach and collaboration techniques**
- **Tracking and responding to new laws and policies at the state and regional level  
(e.g., ABAG's Plan Bay Area, new RWQCB requirements for Green Infrastructure Plans, new marijuana laws)**
- **Improving use of evolving technologies**
- **Succession Planning**

## Ongoing Measure A

- **Second Unit policies**
- **Small House policies**
- **No Net Loss Policy**
- **Affordable Housing Overlay Zone**
- **Affordable Housing Impact Fee**



# Questions?





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