

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

RECOMMENDED FINDINGS AND ACTIONS

Permit File Number: PLN 2016-00473

Board Meeting Date: January 10, 2017

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Project Planner

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS:

1. That the proposed revisions to Chapter 22.5 of the County Zoning Regulations are consistent with the County General Plan, and, in particular, advance Policy HE32 of the Housing Element of the General Plan, which commits the County to update its second unit regulations in order to comply with State law, and in order to streamline permitting, standardize the County's regulations, and overall, to facilitate the development of second units.
2. That the proposed revisions to Chapter 22.5 of the County Zoning Regulations are consistent with and further the County Board of Supervisors' direction to amend the County's second unit regulations for consistency with State law, and to promote and facilitate the production of second units as a needed source of housing.
3. That the proposed revisions to Chapter 22.5 of the County Zoning Regulations are consistent with the County's Local Coastal Program.
4. That the proposed revisions to Chapter 22.5 of the County Zoning Regulations are exempt from environmental review, per CEQA Section 21080.17 and CEQA Guidelines Section 15282(h), which state that adoption of ordinances relating to second units (accessory dwelling units) to implement specific Government Code sections (Sections 65852.1 and 65852.2) is exempt from CEQA.

RECOMMENDATIONS

1. Adopt an Ordinance amending Chapter 22.5 (Second Unit Ordinance) of Division VI, Part One (Zoning Regulations) of the San Mateo County Ordinance Code.
2. Adopt a Resolution directing staff to submit the amended Second Unit Ordinance to the California Coastal Commission for review and certification as compliant with the California Coastal Act.