



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: March 26, 2014
Board Meeting Date: May 6, 2014
Special Notice / Hearing: Newspaper/10-Day
Vote Required: Majority

To: Honorable Board of Supervisors

From: Jim Eggemeyer, Community Development Director

Subject: EXECUTIVE SUMMARY: Public hearing to consider an ordinance amending Chapter 3 (*Design and Improvement Requirements*) of the County Subdivision Ordinance, to modify the lot dimension requirements by eliminating the minimum lot depth standards in areas outside of the Coastal Zone.

RECOMMENDATION:

- A) Introduction of an ordinance amending the Subdivision Ordinance to modify Section 7020.2.c to strike the requirement for a 100-foot minimum lot depth in areas outside of the Coastal Zone, and waiver of reading the ordinance in its entirety.
- 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 100-foot lot depth minimum.

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 Ordinance, to eliminate the minimum lot depth requirement for unincorporated areas outside of the Coastal Zone.

The proposed amendment will not change the minimum lot size required by the applicable zoning districts, and it will not reduce the minimum lot size of 5,000 square

feet required by Subsection 7020.2.b of the Subdivision Regulations. In no case would a subdivision be allowed to exceed the 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. 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 103 additional parcels that could not have been created before. Of these 103 additional parcels, 101 parcels are zoned for single-family residences, and two parcels are zoned for two-family residences. The greatest potential for change is in Devonshire, where the new potential to create 24 lots increases the potential build-out of single-family residences by 2.9%.

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.

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 Ordinance 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.

The amendment of the Subdivision Ordinance to eliminate the minimum lot depth for areas outside of the Coastal Zone contributes to the 2025 Shared Vision outcomes of a Livable Community by advancing General Plan Policy 8.29 (*Infilling*) and General Plan Policy HE 18 (*Promote Housing on Small or Irregular Lots in Existing Urban Areas with Adequate Infrastructure*). These policies are intended to promote complete, livable

communities for all residents by encouraging the construction of housing in areas near economic, social, and recreational opportunities.

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.