



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM # 5

Owner: N/A
Applicant: County Planning and Building Department
File Number: PLN2019-00144
Location: San Mateo County Coastal Zone
APN: N/A

Project Description:

An ordinance amending the County’s Accessory Dwelling Unit Regulations applicable to the County Coastal Zone, and amending the County’s Local Coastal Program, to comply with State Law, and a resolution directing transmittal of the amendments to the California Coastal Commission for review and certification



BACKGROUND AND PURPOSE

- On September 15, 2020, the Board of Supervisors adopted amendments dividing the County's Accessory Dwelling Unit (ADU) regulations into two zoning chapters:
 - 22.5, applicable outside the County's Coastal Zone
 - 22.5.1, applicable in the Coastal Zone
- The Board amended Chapter 22.5 to comply with new requirements of State law; the proposed amendments to Chapter 22.5.1 are intended to achieve the same compliance
- The County's Local Coastal Program (LCP) incorporates specific standards for Coastside ADUs, which must also be amended for compliance



PROPOSED AMENDMENTS

- ADUs no longer subject to minimum lot size
- The County cannot apply any standard that precludes an 800 square foot ADU, with 4-foot setbacks, less than 16 feet in height
- Regulations now preclude the use of ADUs as short-term rentals (less than 30 days)
- A detached ADU may now be created in combination with a "Junior ADU" (JADU), resulting in two ADUs on one single-family parcel
- On parcels with existing multifamily dwellings, multiple ADUs are allowed within the multifamily structure, and up to two detached ADUs are also allowed on the parcel



PROPOSED AMENDMENTS – COASTSIDE, LCP

- Limitation on ADUs to only R-1 zoning districts is removed; ADUs allowed in R-1, R-2, and R-3 zoning districts, per Chapter 22.5.1
- The specific limits on ADU size incorporated in the LCP are removed
- The prohibition of ADUs on substandard lots is eliminated
- ADUs remain subject to the annual limit on building permits in the Coastal Zone
- ADUs remain subject to the 466-unit limit on total ADUs
- ADUs remain subject to all other relevant policies of the LCP



COASTAL COMMISSION REVIEW

- Amendments to the County's Local Coastal Program, and to regulations applicable in the Coastal Zone, must be reviewed and certified by the California Coastal Commission prior to taking effect



ENVIRONMENTAL REVIEW

- Per CEQA Section 21080.17 and CEQA Guidelines Section 15282(h), adoption of ordinances relating to accessory dwelling units to implement specific Government Code sections (Sections 65852.1 and 65852.2) is exempt from CEQA.
- Coastal Commission review of adopted ordinances in the Coastal Zone is also legally equivalent to the environmental analysis required by CEQA



RECOMMENDATION

1. Adopt an ordinance amending the County Ordinance Code, Division VI, Part One (Zoning Regulations) Chapter 22.5.1 (Accessory Dwelling Units – Coastal Zone) and amending the County's Local Coastal Program, and waive the reading of the ordinance in its entirety; and
2. Adopt a resolution directing submittal of the updated Accessory Dwelling Unit regulations, Chapter 22.5.1 of the County Zoning Regulations, and amendments to the County's Local Coastal Program, to the California Coastal Commission for review and certification.



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