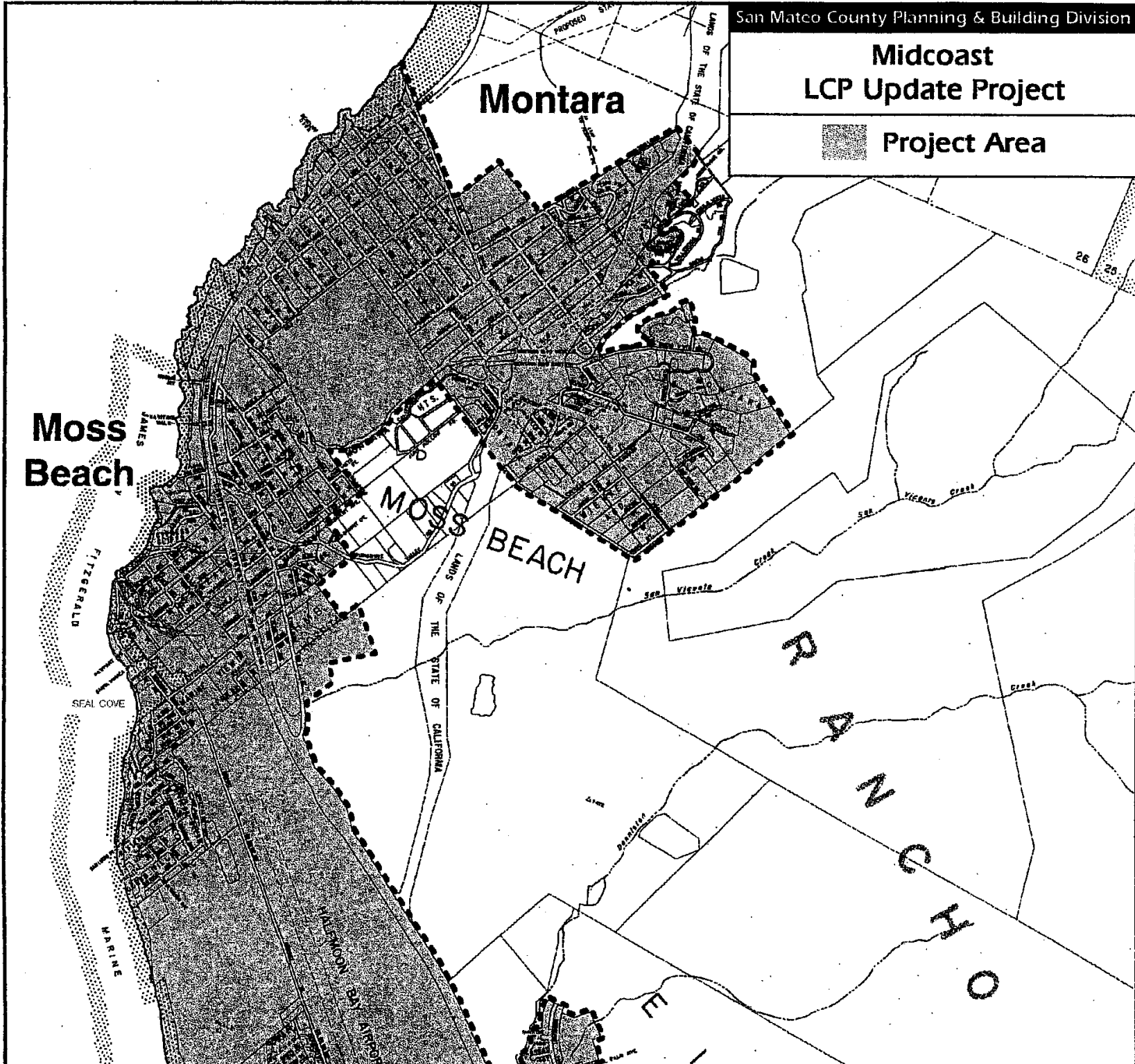


San Mateo County Planning & Building Division






**Midcoast
LCP Update Project**

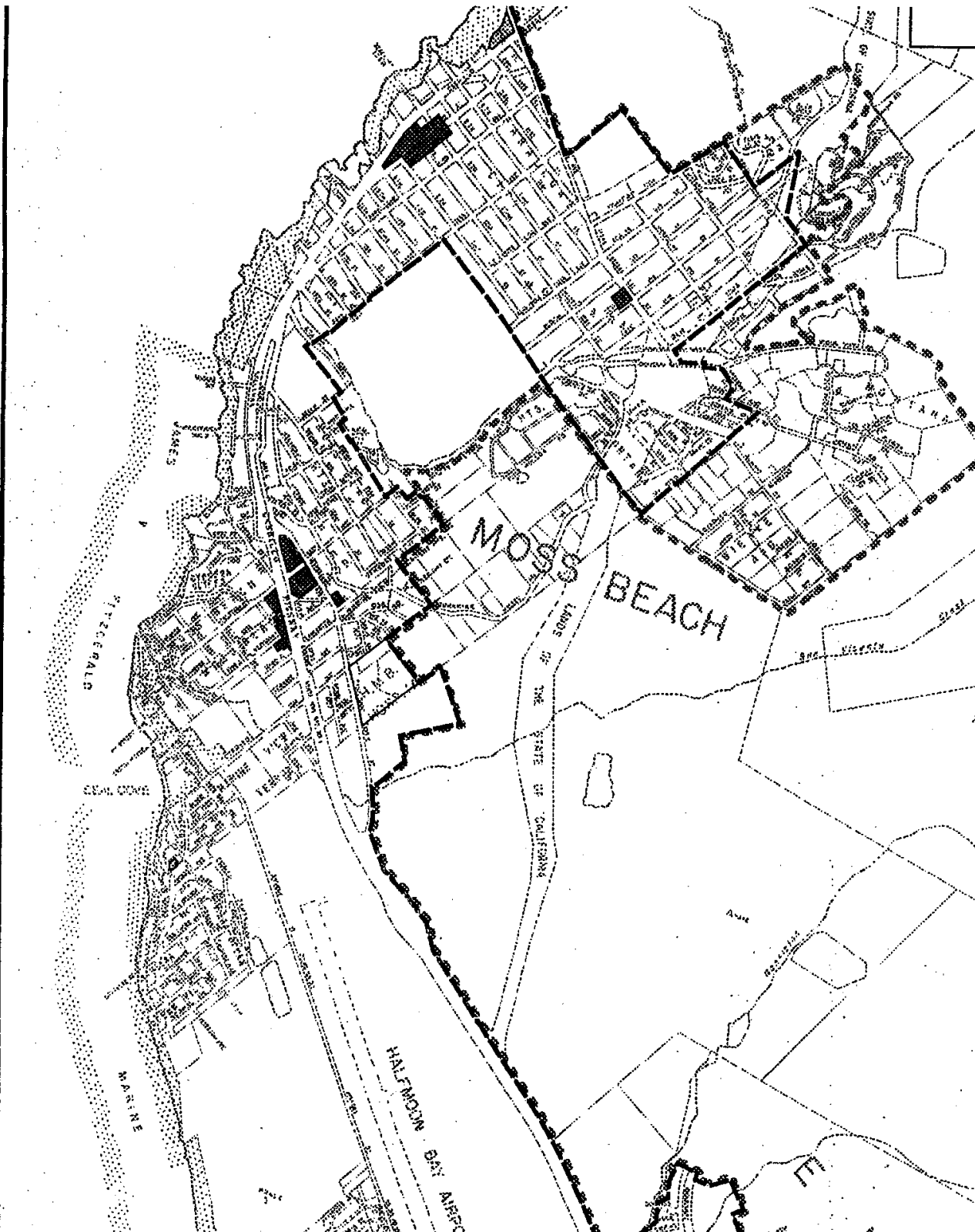
 **Project Area**



ATTACHMENT B

Residential Uses in Non-residential Zoning Districts

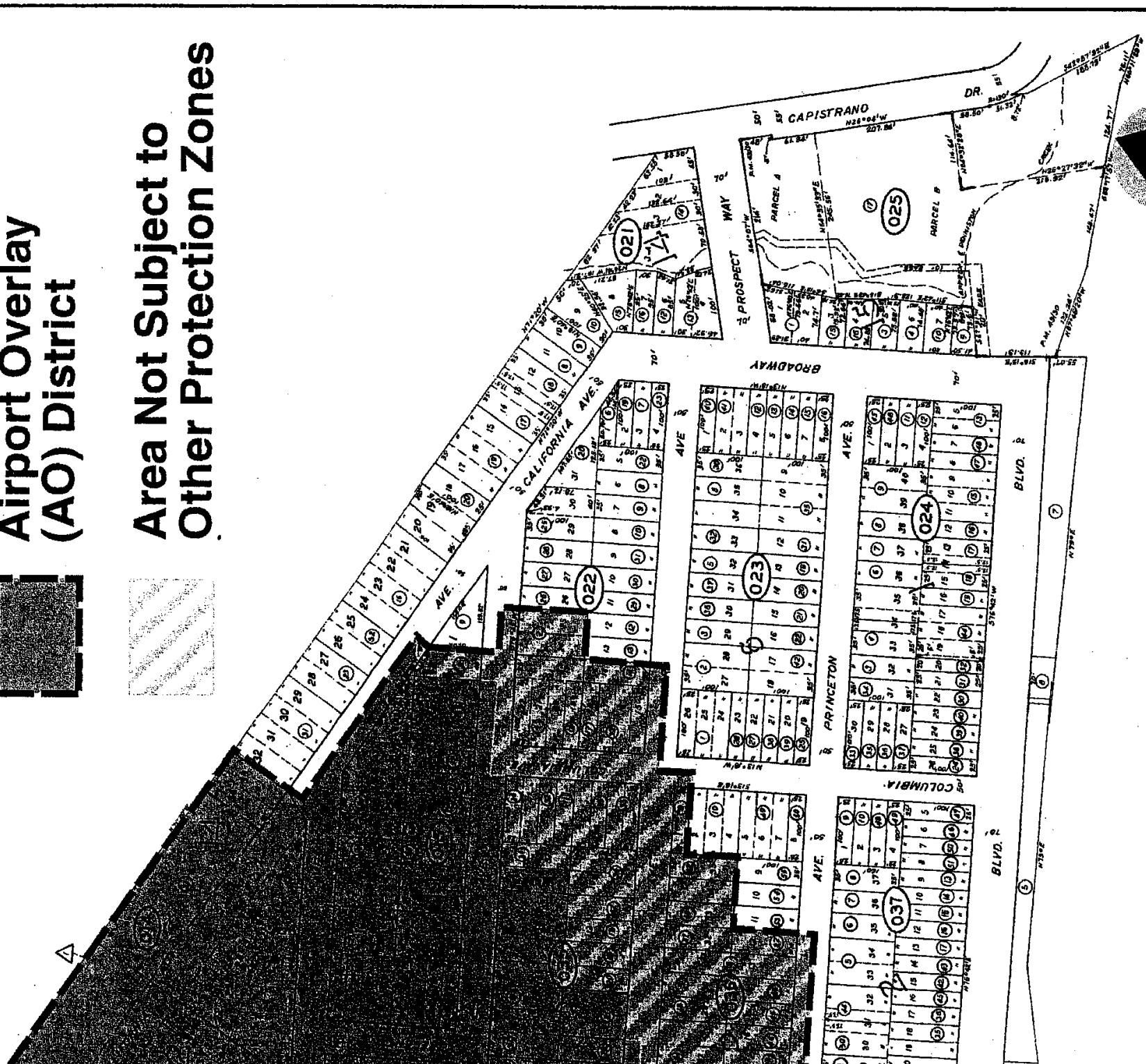
-  General Plan: NEIGHBORHOOD COMMERCIAL Zoning: C-1
Permitted Uses: Neighborhood serving trades and services; Residential (with use permit)
-  General Plan: COASTSIDE COMMERCIAL RECREATION Zoning: CCR
Permitted Uses: Visitor serving facilities; e.g. restaurants and lodging; Residential (mixed use only)
-  General Plan: INDUSTRIAL Zoning: W Permitted Uses: Waterfront/ marine industrial and light industrial
Minimum parcel size: 5,000 sq.ft.
-  General Plan: OPEN SPACE Zoning: COSC Permitted Uses: Community open space, public recreation and commercial recreation; Residential Minimum parcel size: 2 acres
-  AIRPORT OVERLAY (AO) DISTRICT



**Airport Overlay
(AO) District**



**Area Not Subject to
Other Protection Zones**

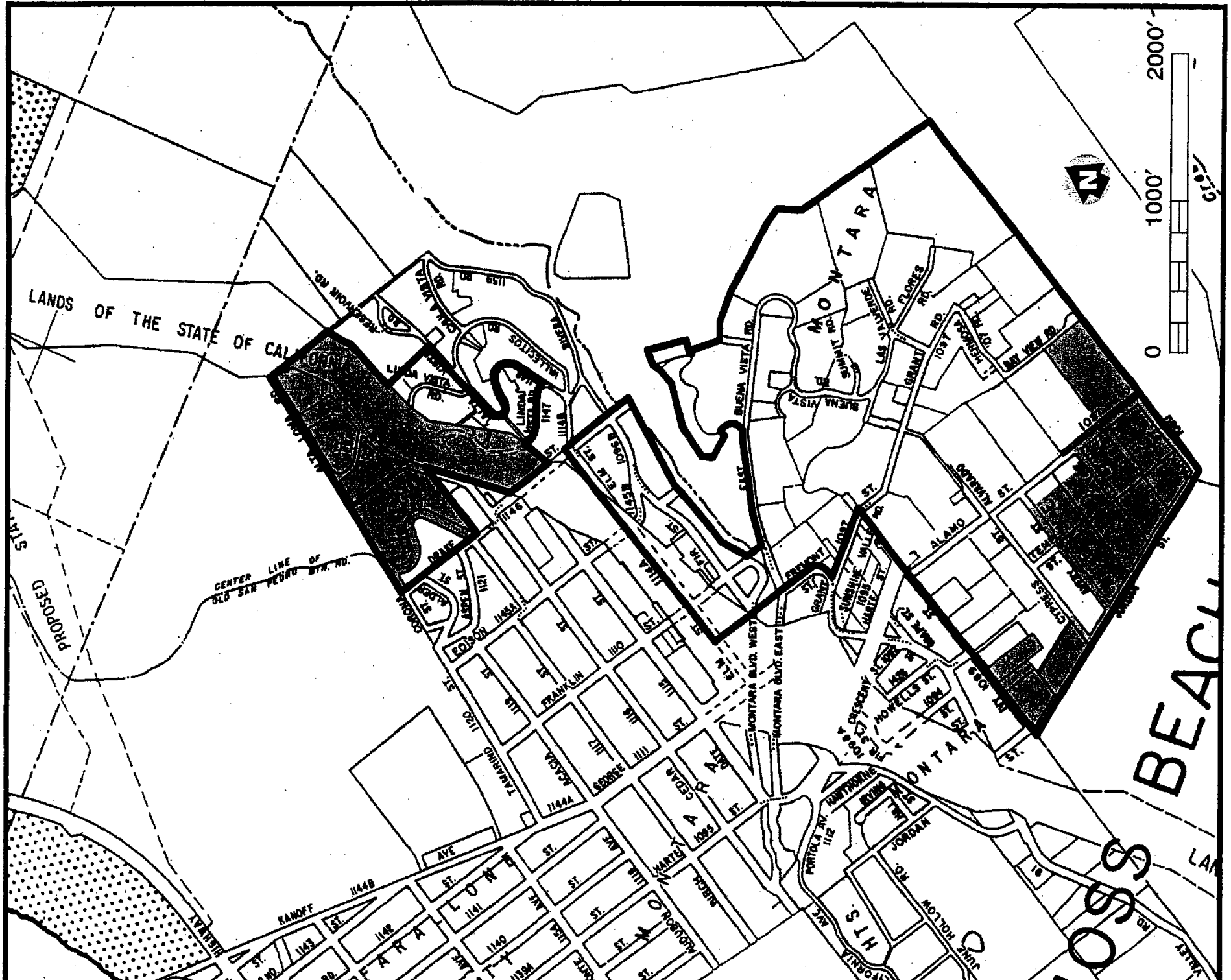


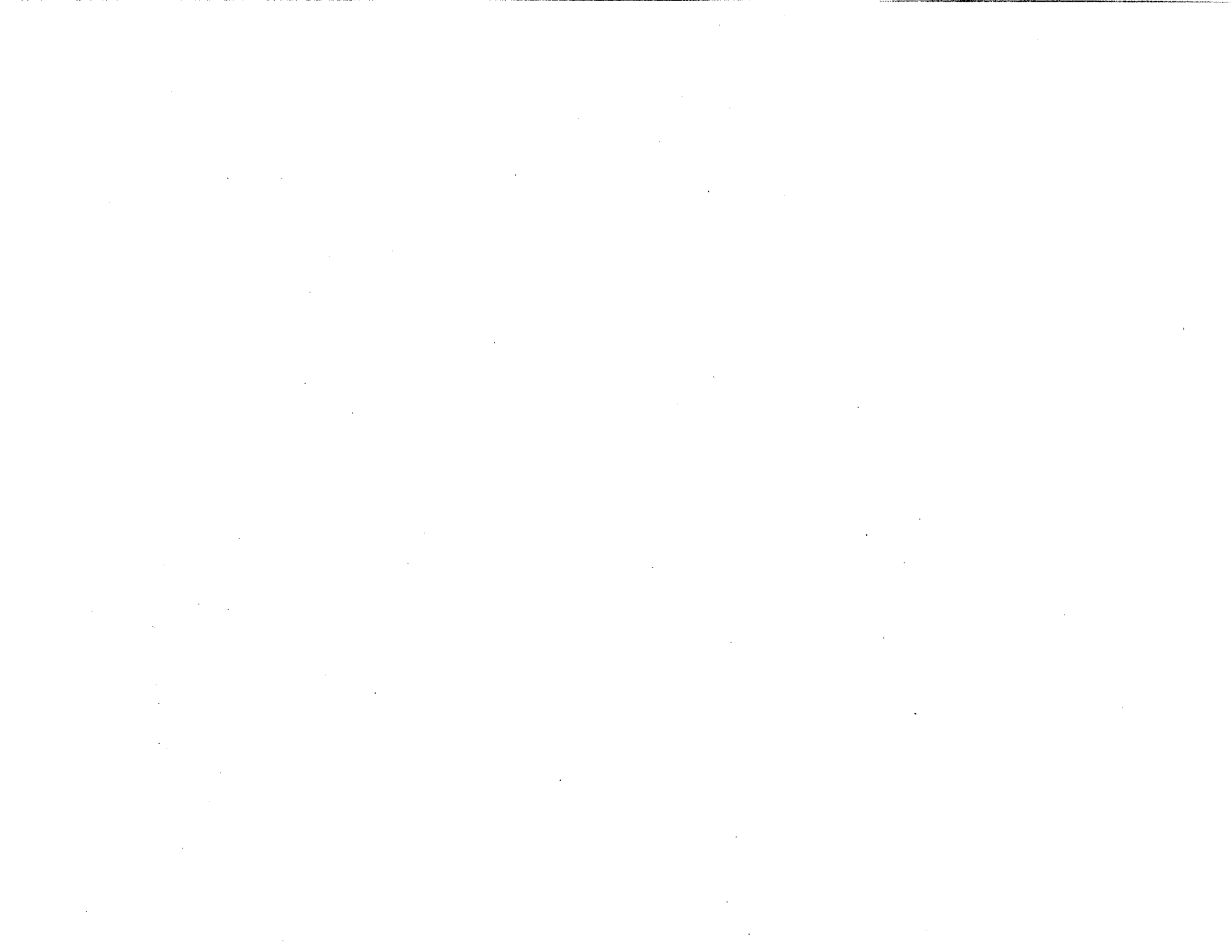
ing Division

NONCONFORMING PARCELS		
HOUSE SIZE (sq. ft.)		Existing
Proposed		
R-1/S-94 10,000 sq. ft. minimum parcel size	R-1/S-105 20,000 sq. ft. minimum parcel size	
863	863	1,200
954	954	1,440
1,299	1,113	1,680
1,484	1,272	1,920
1,855	1,590	2,400
2,981	2,385	3,600
--	3,180	4,800
--	4,141	6,000
--	5,912	6,200
--	6,200	6,200
--	--	--

d on conforming parcel requirements.

ATTACHMENT E





**LCP POLICY AND ZONING AMENDMENTS
RECOMMENDED BY THE PLANNING COMMISSION**

RESIDENTIAL USES IN THE C-1 DISTRICT

- ❖ Amend, by ordinance, the C-1 (Neighborhood Commercial) zoning district regulations to restrict residential uses above the ground floor in the Midcoast LCP Update project area, as follows:

Residential uses in the Midcoast LCP Update Project Area, as delineated on the map that is part of this Chapter, shall be limited to single or multiple dwelling units, located above the first floor of the main building on the parcel. The floor area of the dwelling units shall not exceed the floor area of the commercial uses occupying the building.

Reestablishing any ground floor residential development in existence on the effective date of this provision that is subsequently demolished or converted to a commercial use shall be prohibited.

- ❖ Amend, by ordinance, the S District Regulations to limit the height of structures on parcels zoned C-1/S-13 in the Midcoast LCP Update project area from 36 feet to 28 feet.
- ❖ Amend, by ordinance, the Zoning Nonconformities Chapter of the Zoning Regulations to prohibit rebuilding ground floor residential ground floor uses on parcels zoned C-1/S-3 in the Midcoast LCP Update project area, as follows:

RESIDENTIAL USES IN THE COSC DISTRICT

- ❖ Amend, by ordinance, the COSC (Community Open Space Conservation) District to prohibit single-family residential uses, as follows:

The following uses shall be permitted in the Community Open Space Conservation District subject to the securing of a use permit in each case:

1. Nurseries.
2. Livestock and grazing.
3. Commercial Recreation Facilities, including but not limited to the following uses:
 - a. Keeping of confined animals.
 - b. Golf courses.
 - c. Driving ranges.
 - d. Campgrounds (non-vehicular).
 - e. Swimming pools.
 - f. Athletic or sports clubs and facilities.
4. Institutional Facilities, including but not limited to the following:

RESIDENTIAL USES IN THE W DISTRICT

- ❖ Amend, by ordinance, the W (Waterfront) zoning district regulations to: (1) increase the number of caretaker's quarters permitted and (2) enact a minimum parcel area for caretaker's quarters, as follows:

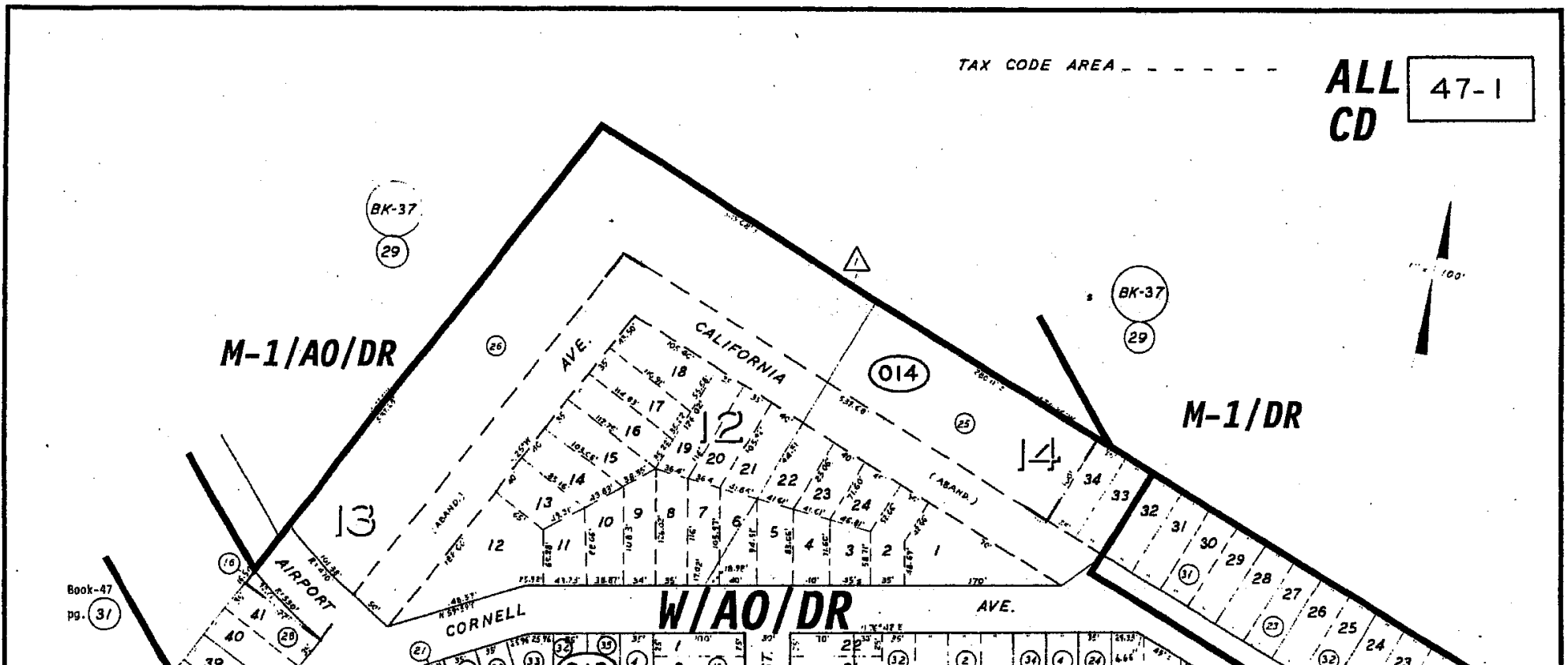
Caretaker's Quarters. A permanent accessory residential unit shall be permitted for the purposes of housing a caretaker employed on the site, providing that the total number of caretaker's quarters in the Waterfront (W) District does not exceed ~~twenty (20)~~ 27 1/2 percent of the developed parcels in the district. Caretaker's quarters are subject to the following requirements:

- a. Minimum Parcel Area. The minimum parcel area to establish a caretaker's quarters is 5,000 sq. ft., i.e., caretaker's quarters are prohibited on nonconforming parcels.
- a.
- b. Occupancy Requirements. The resident of the dwelling is to be the owner or lessee, or an employee of the owner or lessees of the site. The application for development of a caretaker's quarters shall include a developer's statement explaining the need for caretaker's quarters and responsibilities of the caretaker/resident.
- b.
- c. Development Standards. Caretaker's quarters must conform to all of the development standards of the primary zoning district, including minimum building site requirements. In addition, caretaker's quarters are subject to the following requirements:

marine and general industrial uses are the primary land uses in the Waterfront (W) District, and residents of caretaker's quarters may be subject to inconveniences arising from the reasonable execution of such businesses.

DEVELOPMENT CONTROLS IN THE AO (AIRPORT OVERLAY) DISTRICT

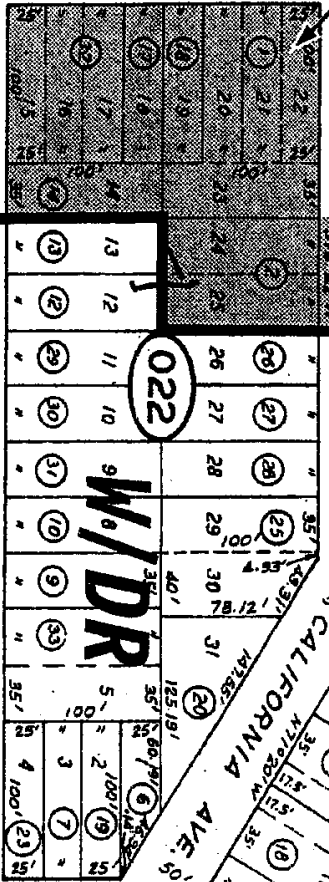
- ❖ Amend, by ordinance, the Zoning Maps to change the zoning from "W/AO/DR" to "W/AO-2/DR" for the properties shown on the following maps.



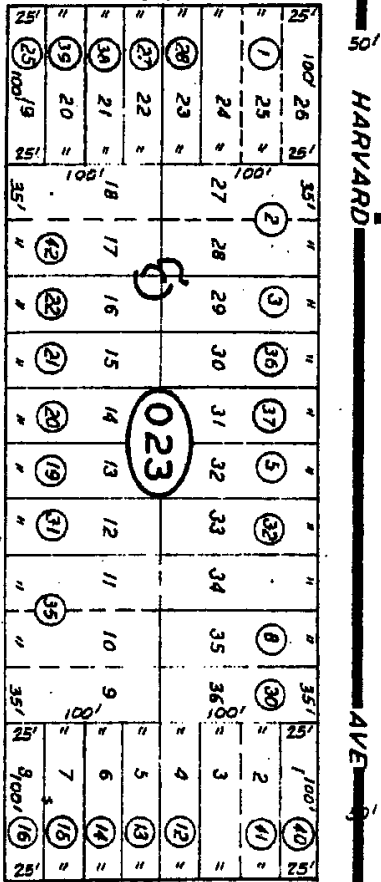
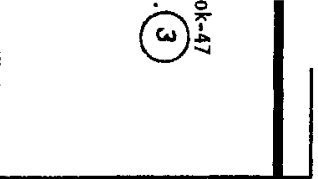
W/AO/DR
to
W/AO-2/DR

Book-47
pg. 1

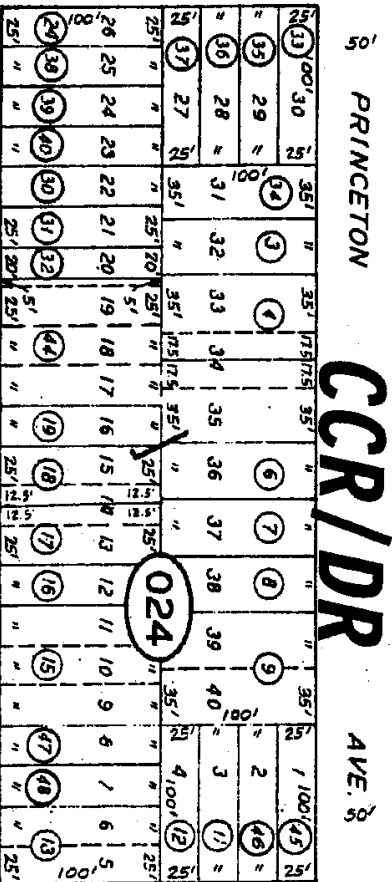
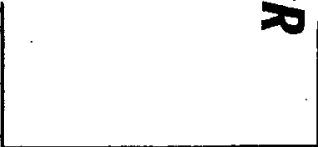
W/AO/DR



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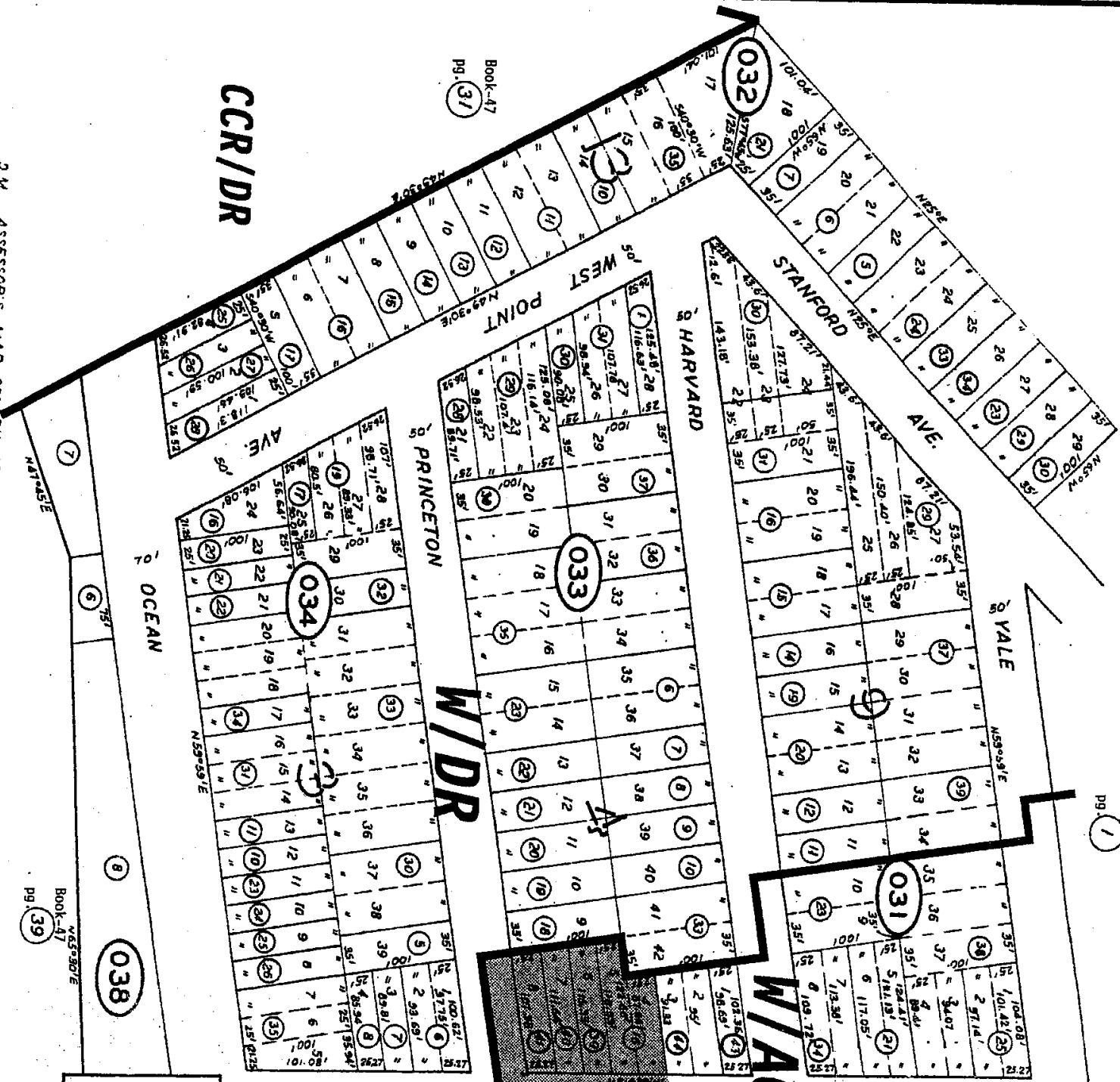


W/DR



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pg. 39





CCR/DR

3 W ASSESSOR'S MAP COUNTY OF SAN MATEO, 2017
CDR zoning maps Zoning Map 47-03.cdr 9-30-02 ds

San Mateo County Planning and Building Division

- ❖ Amend, by ordinance, the Zoning Regulations to enact the AO-2 (Airport Overlay-2) zoning district, as follows:

CHAPTER 18.7. "AO-2" DISTRICT
(AIRPORT OVERLAY-2 DISTRICT)

SECTIONS:

- 6289.0. APPLICABILITY OF AO-2 DISTRICT
- 6289.1. INTENT
- 6289.2. USES PERMITTED
- 6289.3. DEVELOPMENT STANDARDS
- 6289.4. PERFORMANCE STANDARDS
- 6289.5. NOISE INSULATION REQUIREMENTS

SECTION 6289.0. APPLICABILITY OF AO-2 DISTRICT. In any district which is combined with the Airport Overlay-2 (AO-2) District, the regulations specified in this Chapter shall apply.

SECTION 6289.1. INTENT. The intent of the Airport Overlay-2 (AO-2) District is to provide a margin of safety near the ends of airport runways by limiting the concentration of people where hazards from aircraft could occur.

SECTION 6289.2. USES PERMITTED. All uses permitted by the underlying district shall be permitted in the AO-2 District except residential or uses with more than one (1) person occupying the site at any one time for each 1,667 sq. ft. of parcel area as shown below. Permitted uses shall be subject to a use permit

SECTION 6289.4. PERFORMANCE STANDARDS. All new uses must meet the performance standards of the underlying zoning district.

SECTION 6289.5. NOISE INSULATION REQUIREMENTS. All new development shall be subject to the following requirements:

- a. Submit an acoustical analysis, prepared by a qualified acoustical consultant, demonstrating that new construction has been designed to comply with the following standard:

Interior community noise equivalent levels (CNEL) with windows closed, attributable to exterior sources shall not exceed an annual CNEL of 55 dBA.

- b. Construct building in accordance with recommendation of acoustical analysis.

NONCONFORMING PARCEL DEVELOPMENT CONTROLS

- ❖ Amend, by ordinance, the S-17 zoning district regulations to reduce the maximum building floor area for nonconforming parcels, as follows:

Building Floor Area. The maximum building floor area shall be established according to the following table.

Parcel Size	Maximum Building Floor Area
2,500 – 4,749 sq. ft., or less than 45-foot parcel width	0.48 (parcel size)
4,750 – 4,999 sq. ft.	0.53 – ((5,000 – parcel size) x 0.0002) x parcel size
<u>Up to 2,750 sq. ft.</u>	<u>0.53 (parcel size) x (parcel size/5,000), plus 200 sq. ft. if used for off-street parking</u>
<u>2,751 - 4,999 sq. ft.</u>	<u>0.53 (parcel size) x (parcel size/5,000)</u>
5,000 - 11,698 sq. ft.	0.53 (parcel size)
More than 11,698 sq. ft.	6,200 sq. ft.

- ❖ Amend, by ordinance, the S-94 zoning district regulations to reduce the maximum building floor area for nonconforming parcels, as follows:

Building Floor Area. The maximum building floor area shall be established according to the following table.

- ❖ Amend, by ordinance, the S-105 zoning district regulations to reduce the maximum building floor area for nonconforming parcels, as follows:

Building Floor Area. The maximum building floor area shall be established according to the following table.

Parcel Size	Maximum Building Floor Area
2,500 - 11,698 sq. ft., or less than 17.5 feet parcel width	0.48 (parcel size)
<u>Up to 2,750 sq. ft.</u>	<u>0.53 (parcel size) x (parcel size/5,000), plus 200 sq. ft. if used for off-street parking</u>
<u>2,751 - 3,000 sq. ft.</u>	<u>0.53 (parcel size) x (parcel size/5,000)</u>
<u>3,001 - 11,999 sq. ft.</u>	<u>0.318 (parcel size)</u>
<u>12,000 - 15,296 sq. ft.</u>	<u>0.53 (parcel size) x (parcel size/20,000)</u>
More than <u>15,296</u> 11,698 sq. ft.	6,200 sq. ft.

DEVELOPMENT CONTROLS IN MIDCOAST RM-CZ AND PAD DISTRICTS

- ❖ Amend, by resolution, the San Mateo County LCP Agriculture Component (Policy 5.6) to delete, and thereby prohibit, incompatible land uses in the Midcoast LCP Update project area, as follows:

The following uses are prohibited in the Midcoast LCP Update Project Area, as shown on Map 1.3:

- (1) Onshore oil and gas exploration, production and storage.
- (2) Timber harvesting, commercial woodlots, and storage of logs, except selective tree removal or thinning for resource management purposes.

- ❖ Amend, by ordinance, the RM-CZ (Resource Management-Coastal Zone) zoning district regulations to delete, and thereby prohibit, incompatible uses in the Midcoast LCP Update project area, as follows:

Prohibited Uses in Midcoast LCP Update Project Area. The following uses are prohibited in the Midcoast LCP Update Project Area, as shown on the map that is part of this Chapter:

- (a) Oil and gas exploration, production and storage.
- (b) Quarries and waste disposal sites.
- (c) Timber harvesting and commercial woodlots, except selective tree removal or thinning for resource management purposes.

Midcoast Residential Floor Area. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the maximum building floor area for residential structures shall be as follows:

Parcel Size	Maximum Building Floor Area
<u>Up to 2,750 sq. ft.</u>	<u>0.53 (parcel size) x (parcel size/5,000), plus 200 sq. ft. if used for off-street parking</u>
<u>2,751 - 4,999 sq. ft.</u>	<u>0.53 (parcel size) x (parcel size/5,000)</u>
<u>5,000 - 11,698 sq. ft.</u>	<u>0.53 (parcel size)</u>
<u>More than 11,698 sq. ft.</u>	<u>6,200 sq. ft.</u>

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a parcel. If any portion of a building is used for residential purposes, the floor area of the entire building is included. Maximum building floor area specifically includes: (1) the floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls, (2) the area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four (4) or more feet from exterior walls, and (3) the area of all garages and carports.

- ❖ Amend, by ordinance, the PAD (Planned Agricultural) District regulations to delete, and thereby prohibit, incompatible uses in the Midcoast LCP Update project area, as follows:

Prohibited Uses in Midcoast LCP Update Project Area. The following

Maximum Height of Structures. In the Planned Agricultural District, no residential or commercial structure shall exceed three stories or 36 feet in height, except: (1) as allowed by use permit provisions in Chapter 22, Article 2, Section 6405, of the San Mateo County Ordinance Code, and (2) in the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, no residential structure shall exceed 28 feet in height. If any portion of a structure is used for residential purposes, the height limit for the entire structure is 28 feet.

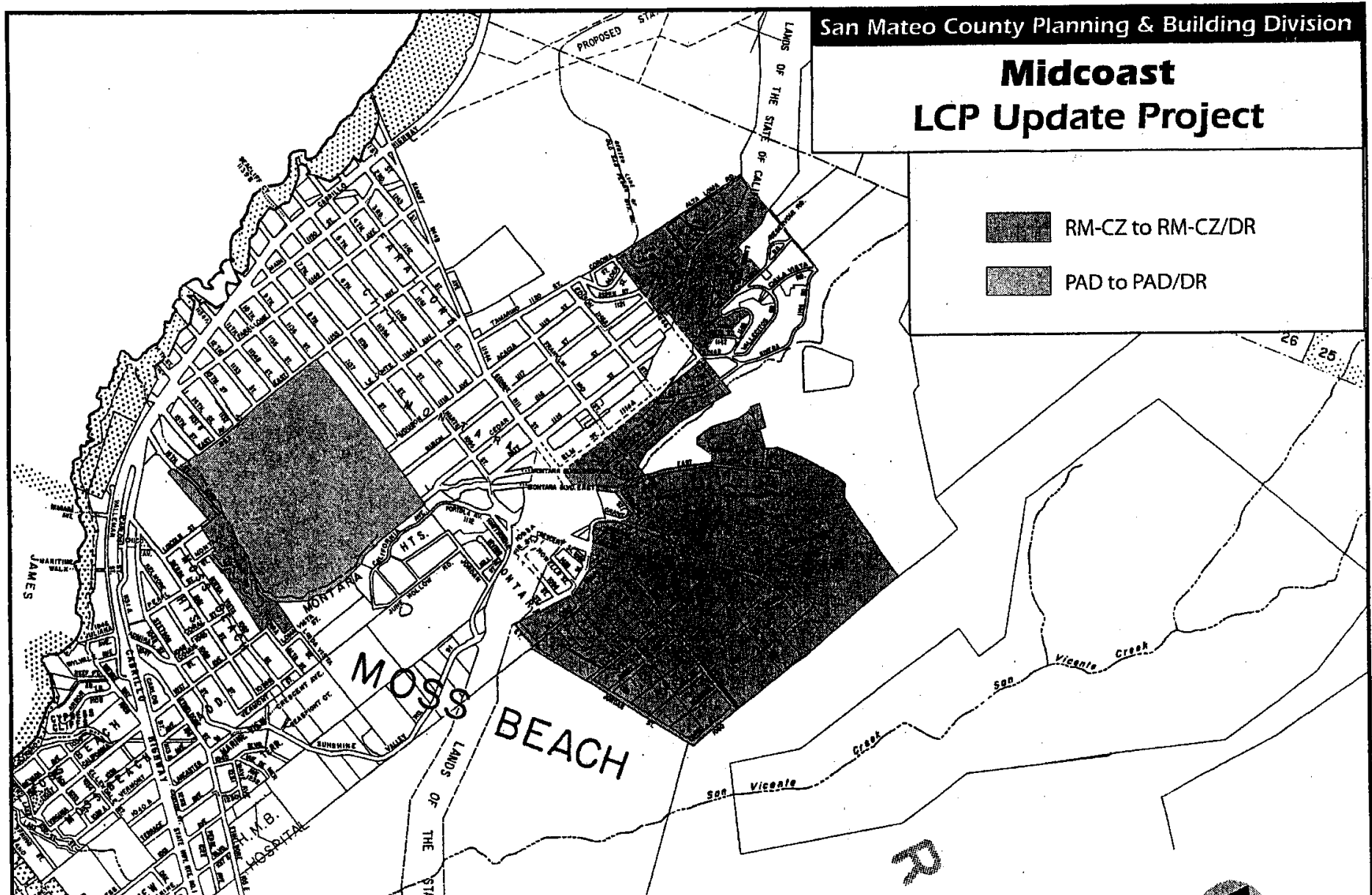
- ❖ Amend, by ordinance, the PAD (Planned Agricultural) District regulations to enact a maximum building floor area limit for residential structures in the project area, as follows:

Midcoast Residential Floor Area. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the maximum building floor area for residential structures shall be as follows:

<u>Parcel Size</u>	<u>Maximum Building Floor Area</u>
<u>Up to 2,750 sq. ft.</u>	<u>0.53 (parcel size) x (parcel size/5,000), plus 200 sq. ft. if used for off-street parking</u>
<u>2,751 - 4,999 sq. ft.</u>	<u>0.53 (parcel size) x (parcel size/5,000)</u>
<u>5,000 - 11,698 sq. ft.</u>	<u>0.53 (parcel size)</u>
<u>More than 11,698 sq. ft.</u>	<u>6,200 sq. ft.</u>

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a parcel. If any

- ❖ Amend, by ordinance, the Zoning Maps to rezone land near Montara from “RM-CZ” to “RM-CZ/DR” and from “PAD” to “PAD/DR,” as shown on the following map:



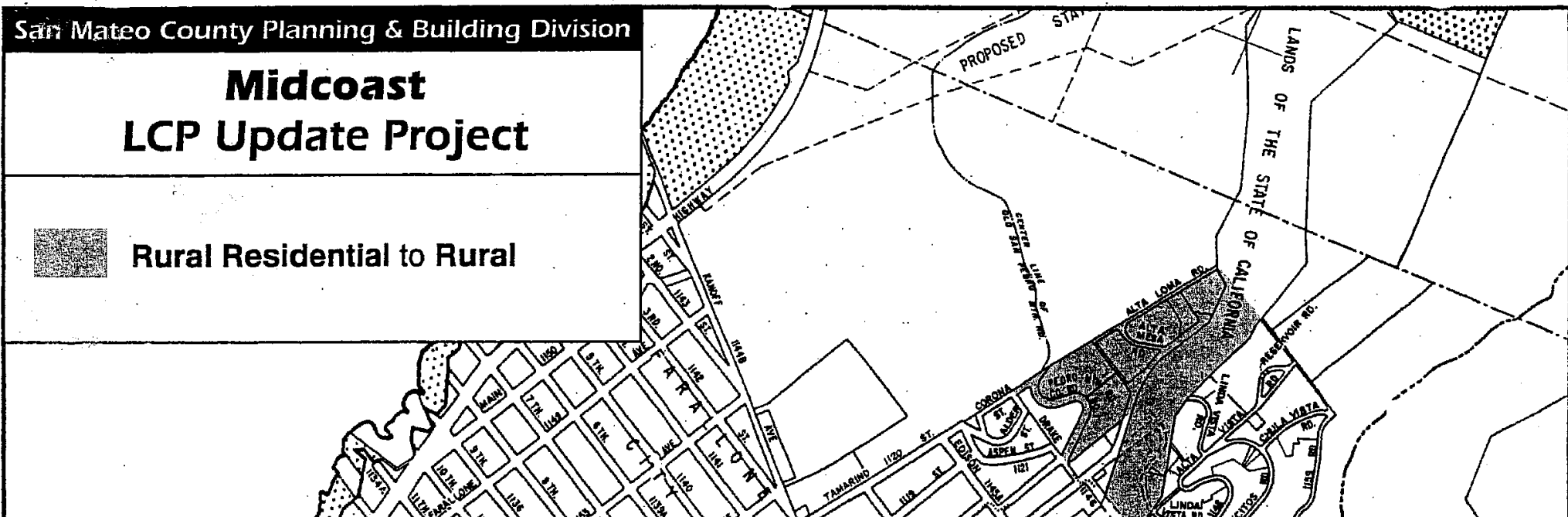
Action on Application for Design Review. Review or action on an application for Design Review shall be taken by the Design Review Committee for projects located in the following communities:

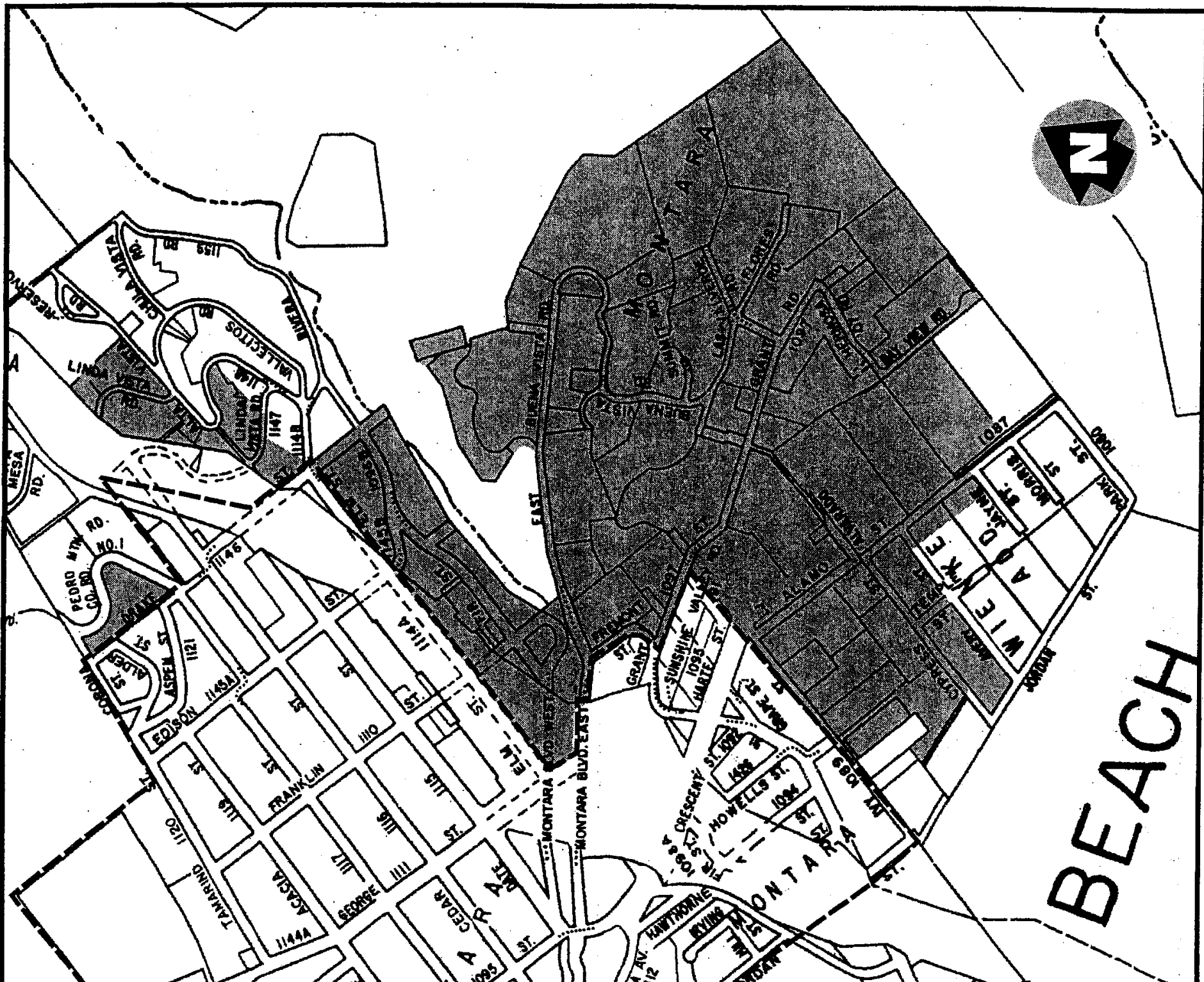
1. Emerald Lake Hills and Oak Knoll Manor (areas zoned RH/DR only).
2. Palomar Park.
3. Devonshire.
4. Midcoast (~~areas zoned R-1 residential development only~~), i.e., one-family or two-family residential construction on parcels in the Midcoast LCP Update Project Area, as shown on the map that is part of this Chapter.

RURAL RESIDENTIAL DESIGNATION

- ❖ Amend, by resolution, the San Mateo County LCP Land Use Plan Map and Map 1.1 to change the land use designation of two areas near Montara from Rural Residential to Rural as shown on the following maps.

LAND USE PLAN MAP





MERGER OF RURAL MIDCOAST PARCELS

- ❖ Adopt, by resolution, a policy authorizing the comprehensive merger of applicable lots/parcels designated Rural Residential or Open Space, as follows:

POLICY OF THE SAN MATEO COUNTY BOARD OF SUPERVISORS

In accordance with County Subdivision Regulations, Chapter 9 – Parcel Mergers (Sections 7116-7119), and in order to facilitate implementation of the General Plan and Local Coastal Program, the following shall be the policy of the San Mateo County Board of Supervisors:

RURAL MIDCOAST AREAS

- Staff is hereby authorized to initiate lot merger proceedings for applicable rural Midcoast properties (1) designated Rural Residential or Open Space, (2) zoned Resource Management-Coastal Zone (RM-CZ), and (3) shown on the map entitled Exhibit “A.”
- Applicable properties are lands that possess all of the following conditions:
 1. At least two contiguous lots or parcels are owned by the same person or entity, i.e., in common ownership, and
 2. At least one lot or parcel is undeveloped, or is developed only to the extent described in Subdivision Regulations Section 7118, and

2. The merger shall also include any additional lots/parcels that meet the requirements of 3 above with the goal of aggregating applicable parcels to at least five (5) acres.

PROCEDURE

- Lot or parcel merger proceedings shall follow the process mandated by Subdivision Regulations Section 7119, as summarized below:

1. Record a Notice of Intention to Determine Status

A "Notice of Intention to Determine Status" is prepared, recorded, and mailed to the affected property owner. This notice informs the property owner that the County has identified his or her property for merger.

2. Hearing to Determine Status

The property owner may then request a hearing before the Planning Director. At the hearing, the property owner may present evidence to show that the property does not meet the criteria for merger.

3. Merger Determination

If the Planning Director determines that the property meets the criteria for merger, a "Notice of Merger" is recorded. If not, a release of the "Notice of Intention to Determine Status" is

- (1) Vacant land, i.e., not developed with significant permitted or otherwise legal structures, as determined by the Planning Director, or
 - (2) Developed land where at least one lot is vacant, and no structures cross the lot boundary, the lot is not necessary for compliance with setbacks or other development standards, and no well or septic system is located on the lot, as determined by the Planning Director.
- b. Merge lots occurring on applicable developed parcels only when an application has been submitted to enlarge or demolish a structure on the site.

2. Phase Two

After Phase One merger of lots or parcels is complete, merge lots or parcels on applicable remaining developed parcels when sufficient resources are available.

San Mateo County Planning & Building Division

Midcoast

LCP Update Project

Proposed Parcel
Merger Area

