

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 20, "S-17" DISTRICT, TO (1) REVISE SECTION 6300.2.5 TO GRANT FLOOR AREA ADJUSTMENTS FOR SUBSTANDARD LOT AFFORDABLE HOUSING DEVELOPMENT OR VOLUNTARY LOT MERGER; (2) ADD SECTION 6300.2.7 TO ESTABLISH IMPERVIOUS SURFACE LIMIT CRITERIA; AND (3) ADD SECTION 6300.2.11 TO ESTABLISH WINTER GRADING CRITERIA

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.2.5 is hereby revised to read as follows:

SECTION 6300.2.5. BUILDING FLOOR AREA.

- a. The maximum building floor area shall be established according to the following table, except as provided by subsection b.

Parcel Size	Maximum Building Floor Area
2,500 - 4,749 sq. ft., or less than 45 feet parcel width	0.48 (parcel size)
4,750 - 4,999 sq. ft.	$0.53 - ((5,000 - \text{parcel size}) \times 0.0002) \times \text{parcel size}$
5,000 - 11,698 sq. ft.	0.53 (parcel size)
More than 11,698 sq. ft.	6,200 sq. ft.

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

- b. Up to 200 sq. ft. of covered parking floor area shall not be counted toward the limitations set forth in subsection a. for any substandard lot that is (1) smaller than 4,500 sq. ft. in area, (2) not in common ownership with contiguous lots, and (3) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.
- c. In addition to the limitations set forth in subsection a., permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386, Exhibit G.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.2.7 is hereby revised to read as follows:

7. **Impervious Surface Area**

The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size

(not to exceed 1,170 sq. ft. for residential uses). Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size).

The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing topography, drainage and calculations which demonstrates this finding can be made. The exception provision applies to:

- a. Non-residential development, and
- b. Residential development, only if the Community Development Director determines that the exception is necessary for compliance with site planning and design requirements.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.2.11 is hereby revised to read as follows:

11. Winter Grading

Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant

demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 20 is hereby amended to renumber Sections 6300.2.6-6300.2.9 to 6300.2.7-6300.2.10.

SECTION 5. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner

where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

* * * * *

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 20, "S-94" DISTRICT, TO (1) REVISE SECTION 6300.9.11.60 TO GRANT FLOOR AREA ADJUSTMENTS FOR SUBSTANDARD LOT AFFORDABLE HOUSING DEVELOPMENT OR VOLUNTARY LOT MERGER; (2) ADD SECTION 6300.9.11.70 TO ESTABLISH IMPERVIOUS SURFACE LIMIT CRITERIA; AND (3) ADD SECTION 6300.9.110 TO ESTABLISH WINTER GRADING CRITERIA

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.9.11.60 is hereby revised to read as follows:

SECTION 6300.9.11.60. BUILDING FLOOR AREA.

- a. The maximum building floor area shall be established according to the following table, except as provided by subsection b.

Parcel Size	Maximum Building Floor Area
2,500 - 4,749 sq. ft., or less than 45 feet parcel width	0.48 (parcel size)
4,750 - 4,999 sq. ft.	$0.53 - ((5,000 - \text{parcel size}) \times 0.0002) \times \text{parcel size}$
5,000 - 11,698 sq. ft.	0.53 (parcel size)
More than 11,698 sq. ft.	6,200 sq. ft.

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a building site. 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 or more feet from exterior walls, and (3) the area of all garages and carports.

- b. Up to 200 sq. ft. of covered parking floor area shall not be counted toward the limitations set forth in subsection a. for any substandard lot that is (1) smaller than 4,500 sq. ft. in area, (2) not in common ownership with contiguous lots, and (3) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.
- c. In addition to the limitations set forth in subsection a., permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386, Exhibit G.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.9.11.70 is hereby added to read as follows:

SECTION 6300.9.11.70. IMPERVIOUS SURFACE AREA. The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size (not to exceed 1,170 sq. ft. for residential uses). Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made. The exception provision applies to:

1. Non-residential development, and
2. Residential development, only if the Community Development Director determines that the exception is necessary for compliance with site planning and design requirements.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.9.11.110 is hereby added to read as follows:

SECTION 6300.9.11.110. WINTER GRADING. Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 20 is hereby amended to renumber Sections 6300.9.11.70 - 6300.9.11.90 to 6300.9.11.80 - 6300.9.11.100.

SECTION 5. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or

3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 20, "S-105" DISTRICT, TO (1) REVISE SECTION 6300.14.50 TO GRANT FLOOR AREA ADJUSTMENTS FOR SUBSTANDARD LOT AFFORDABLE HOUSING DEVELOPMENT OR VOLUNTARY LOT MERGER; (2) ADD SECTION 6300.14.60 TO ESTABLISH IMPERVIOUS SURFACE LIMIT CRITERIA; AND (3) ADD SECTION 6300.14.100 TO ESTABLISH WINTER GRADING CRITERIA

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.14.50 is hereby revised to read as follows:

SECTION 6300.14.50. BUILDING FLOOR AREA.

- a. The maximum building floor area shall be established according to the following table, except as provided by subsection b.

Parcel Size	Maximum Building Floor Area
2,500 - 4,749 sq. ft., or less than 45 feet parcel width	0.48 (parcel size)
More than 11,698 sq. ft.	6,200 sq. ft.

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

- b. Up to 200 sq. ft. of covered parking floor area shall not be counted toward the limitations set forth in subsection a. for any substandard lot that is (1) smaller than 4,500 sq. ft. in area, (2) not in common ownership with contiguous lots, and (3) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.
- c. In addition to the limitations set forth in subsection a., permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386, Exhibit G.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.9.60 is hereby added to read as follows:

SECTION 6300.14.60. IMPERVIOUS SURFACE AREA. The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size (not to exceed 1,170 sq. ft. for residential uses). Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The runoff equivalent of 10% (parcel site) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made. The exception provision applies to:

- a. Non-residential development, and
- b. Residential development, only if the Planning Director determines that the exception is necessary for compliance with site planning and design requirements.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.14.100 is hereby added to read as follows:

SECTION 6300.14.100. WINTER GRADING. Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be

limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 20 is hereby amended to renumber Sections 6300.14.60 - 6300.14.80 to 6300.14.70 – 6300.14.90.

SECTION 5. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 15, NEIGHBORHOOD COMMERCIAL (C-1) DISTRICT, TO (1) REVISE SECTION 6251 TO RESTRICT RESIDENTIAL USES TO ABOVE THE GROUND FLOOR IN THE MIDCOAST LCP UPDATE PROJECT AREA; (2) ADD SECTION 6253 TO ENACT AN IMPERVIOUS SURFACE LIMIT FOR THE PROJECT AREA; (3) ADD SECTION 6254 TO ENACT WINTER GRADING CRITERIA FOR THE PROJECT AREA; AND (4) ADD APPENDIX SHOWING THE PROJECT AREA MAP

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 15, Section 6251 is hereby amended to read as follows:

SECTION 6251. USES PERMITTED.

(a) A use permit as provided in Chapter 24 of this Part shall be required for the following uses:

1. Hospitals, rest homes, sanitariums, clinics.
2. Philanthropic and charitable institutions.
3. Automobile courts.
4. Hotels.

5. Any residential use, including accessory buildings and uses, except as further restricted by subsection (b). The Planning Director may, on a case-by-case basis, exempt accessory buildings and uses from the use permit requirement.
 6. Large collection facilities for recyclable materials.
- (b) Residential dwelling units in the Midcoast LCP Update Project Area, as delineated on the map that is part of this Chapter, shall be 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, except as permitted by subsection (c).
 - (c) The floor area of the dwelling units may exceed the floor area of the commercial uses occupying the building only when the additional floor area is developed as affordable (very low, low or moderate income) housing, subject to income and cost/rent restriction contracts with San Mateo County.
 - (d) The following retail stores, shops, or businesses:
 1. Automobile service stations for only the sale of gasoline, oil, and new accessories, including washing and lubrication services. Used tires accepted in trade on the premises may be resold.
 2. Bakeries but not including the wholesale baking or bakery goods to be sold off the premises.

3. Banks.
4. Bars.
5. Barber shops.
6. Beauty parlors.
7. Book or stationary stores.
8. Clothes cleaning agency or pressing establishment.
9. Confectionery stores.
10. Conservatories for instruction in music and the arts.
11. Dressmaking or millinery.
12. Drug store.
13. Dry goods or notion store.
14. Florist or gift shop.
15. Grocery, fruit or vegetable store.
16. Hardware or electric appliance store.
17. Jewelry store.

18. Laundry agency.
19. Meat market or delicatessen store.
20. Offices, business or professional.
21. Photographic or camera store.
22. Restaurant, tea room, or cafe.
23. Shoe store or shoe repair store.
24. Tailor, clothing or wearing apparel.
25. Theaters.
26. Dry cleaning establishments using self-service coin operated machines.
27. Bowling alleys.
28. Massage establishments.
29. Maintenance and operation of up to five electronic amusement devices, provided, however, no such amusement device or devices may be located, operated, or maintained within three hundred (300) feet of the nearest entrance to or exit from any public or private school of elementary or high school grades.
30. Reverse vending machines.

31. Small collection facilities for recyclable materials, subject to obtaining a building permit, provided there is no additional mechanical processing equipment on site, that collection facilities shall not be located within 30 feet of any property zoned or occupied for residential use unless there is a recognized service corridor and acoustical shielding between containers and residential use, that there is no decrease in traffic or pedestrian circulation or the required number of on-site parking spaces for the primary use, and all litter and loose debris shall be removed on a daily basis.
 32. Pet sales and/or grooming establishments.
 33. Limited keeping of pets.
- (e) Exterior signs pertaining to the business uses conducted on the premises and subject to the following limitations:
1. Signs shall not exceed one hundred fifty (150) feet in area on one face and not more than three hundred (300) sq. ft. in total area on the premises. Larger areas may be authorized by the use permit in exceptional cases.
 2. Signs shall not project more than one (1) foot beyond the street property line, but if a building is set back from a street property line, then such

sign shall not project more than eight (8) feet from the face of the building.

3. Attached signs shall not project above the roofline or cornice except when in the opinion of the Planning Commission the sign is an architectural part or feature of the building.
 4. Freestanding signs shall not extend to a height more than twenty (20) feet above the sidewalk or paved area except when in the opinion of the Planning Commission the sign is an architectural feature of the site.
 5. Signs shall not face the side line of any adjoining lot in any "R" District when such sign is within twenty-five (25) feet of said side line.
- (f) The following uses subject to securing a use permit as specified in Chapter 24 of this Part.
1. Mortuaries.
 2. Outdoor advertising structures or signs as defined in Sections 5202 and 5203 of the Business and Professions Code of the State of California.
 3. Retail dry cleaning establishments.
 4. Patio and garden supply sales.

5. Bulk storage plants for liquefied petroleum gas and similar types of home fuels.
6. Veterinary hospitals for small animals.
7. The sale of used merchandise or vehicles.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 15, Section 6253 is hereby added to read as follows:

SECTION 6253. MIDCOAST IMPERVIOUS SURFACE AREA. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 15, Section 6254 is hereby added to read as follows:

SECTION 6254. MIDCOAST WINTER GRADING. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials; stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

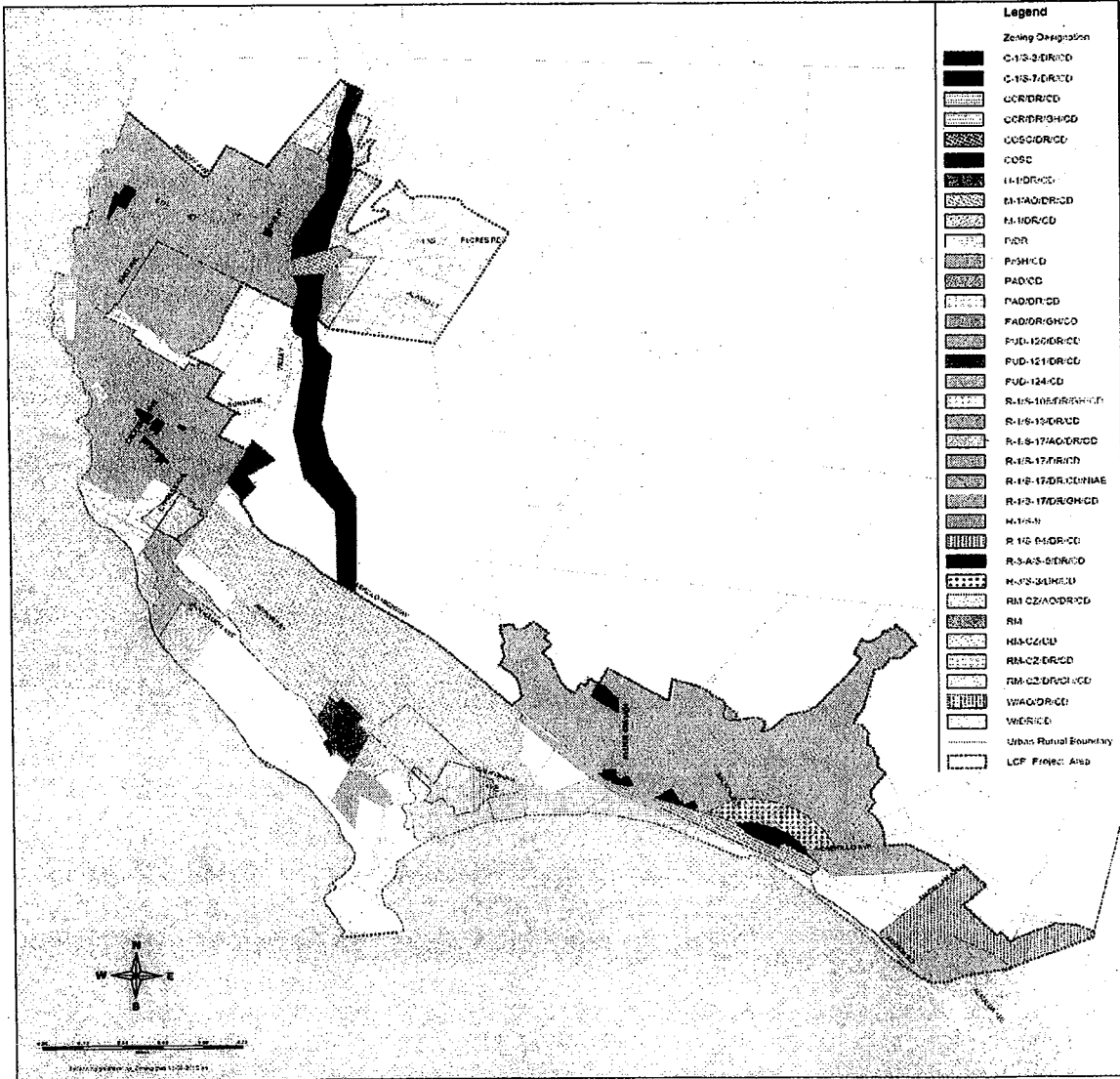
SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 15, Appendix is hereby added to include a zoning map of the Midcoast LCP Update Project Area as follows:

APPENDIX

MIDCOAST LCP UPDATE PROJECT AREA ZONING MAP

San Mateo County Planning & Building Department

Midcoast LCP Update Project - Implementation Plan



SECTION 5. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE
CODE (ZONING ANNEX) CHAPTER 20, SECTION 6300, S DISTRICT
REGULATIONS, TO REVISE SECTION 6300 TO CHANGE THE HEIGHT
AND FRONT SETBACK LIMITS OF BUILDINGS ON PARCELS ZONED C-1/S-3
IN THE MIDCOAST LCP UPDATE PROJECT AREA**

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300 is hereby amended to read as follows:

SECTION 6300. REGULATIONS FOR "S" DISTRICTS. In any District with which is combined any "S" District, the following regulations as specified for the respective "S" Districts shall apply:

District	Minimum Building Site		Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum Yards Required			Maximum Height Permitted		Maximum Coverage Permitted (%)
	Average Width (Ft.)	Minimum Area (Ft.)		Front (Ft.)	Side (Ft.)	Rear (Ft.)	Stories	Ft.	
S-1	50	5,000	500	20	5	20	3	36	50
S-2	50	5,000	1,000	20	5	20	3	36	50
S-3	50	5,000	1,250	20 ³	5	20	3 ³	36 ³	50
S-4	50	5,000	1,650	20	5	20	3	36	50
S-5	50	5,000	2,500	20	5	20	3	36	50
S-6	50	5,000	3,500	20	5	20	3	36	50
S-7	50	5,000	5,000	20	5	20	3	36	50
S-8	50	7,500	7,500	20	5	20	3	36	40
S-9	50	10,000	10,000	20	10	20	3	36	30

S-10	75	20,000	20,000	20	10	20	3	36	25
S-11	100	1 – 5 ac. ¹	1 – 5 ac. ¹	50	20	20	3	36	15
S-12	175	2 1/2 – 5 ac. ¹	2 1/2 – 5 ac. ¹	50	20	20	3	36	10
S-13	250	5 ac. ¹	5 ac. ¹	50	20	20	3	36	10
S-17	-- ²	-- ²	-- ²	-- ²	-- ²	-- ²	-- ²	-- ²	-- ²

¹See Section 6300.1 for precise lot area requirements in S-11 and S-12 Districts.

²See Section 6300.2 for precise requirements in the S-17 District.

³For buildings on land zoned C-1/S-3 located in the Midcoast LCP Update Project Area, as shown by the Midcoast Project Area Zoning Map included in San Mateo County Ordinance Code, Division IV, Chapter 15, Appendix, the following provisions shall apply:

- (a) Buildings with No Residential Units
Maximum Height Permitted – 28 feet
- (b) Buildings with Residential Units – One of the following provisions shall apply, as determined by the property owner:
 - (1) Maximum Front Yard Required – None
Maximum Height Permitted – 28 feet; or
 - (2) Maximum Front Yard Required – 20 feet
Maximum Height Permitted – 32 feet

Maximum coverage limitations shall apply to all structures except:

- (a) Structures in C, H, M, or P Districts in which there are no dwelling facilities.
- (b) Greenhouses, lathhouses, or other structures used exclusively for flower growing.

SECTION 2. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or

3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE
(ZONING ANNEX) CHAPTER 16.5, COASTSIDE COMMERCIAL RECREATION
(CCR) DISTRICT, TO (1) ADD SECTION 6269.6 TO ENACT AN IMPERVIOUS
SURFACE LIMIT; AND (2) ADD SECTION 6270.7 TO ENACT
WINTER GRADING CRITERIA**

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 16.5, Section 6269.6 is hereby amended to read as follows:

6. Impervious Surface Area

The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing

topography, drainage and calculations which demonstrates this finding can be made.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 16.5, Section 6270.7 is hereby amended to read as follows:

7. **Winter Grading**

Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 16.5 is hereby amended to renumber Sections 6269.6-6269.8 to 6269.7-6269.9.

SECTION 4. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 5. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 18.5, WATERFRONT (W) DISTRICT, TO (1) ADD SECTION 6288.0.4 TO ENACT AN IMPERVIOUS SURFACE LIMIT; (2) ADD SECTION 6289.1.5 TO ENACT WINTER GRADING CRITERIA; AND (3) REVISE SECTION 6289.2 TO INCREASE THE NUMBER OF CARETAKER'S QUARTERS PERMITTED AND ENACT A MINIMUM PARCEL AREA FOR CARETAKER'S QUARTERS

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 18.5, Section 6288.0.4 is hereby added to read as follows:

4. Impervious Surface Area

The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size.

The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins.

Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The applicant shall

submit a professionally prepared site plan showing topography, drainage and calculations which demonstrates this finding can be made.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 18.5, Section 6289.1.5 is hereby added to read as follows:

5. Winter Grading

Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 18.5, Section 6289.2 is hereby added to read as follows:

SECTION 6289.2. ACCESSORY USES.

1. 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-five percent (25%) 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 non-conforming parcels.
- 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.
- 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:
 - (1) Establishment of Caretaker's Quarters. Caretaker's quarters must be built within the building of the primary use on the property.
 - (2) Maximum Unit Size. The floor area of a caretaker's unit may not exceed thirty-five percent (35%) of the floor area of the

main building up to a maximum of seven hundred and fifty (750) sq. ft.

- (3) Setbacks. Setbacks for caretaker's quarters must conform to building code requirements.
- (4) Trailers and Mobile Homes. Trailers and mobile homes for caretaker's residences are not permitted.
- (5) Acknowledgment of Land Use Priorities. A written statement will be obtained from each property owner at time of building permit for the caretaker's quarters, acknowledging that 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.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 18.5 is hereby amended to renumber Sections 6288.0.4-6288.0.7 to 6288.0.5-6288.0.8.

SECTION 5. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 17, LIGHT INDUSTRIAL (M-1) DISTRICT, TO (1) ADD SECTION 6276 TO ENACT AN IMPERVIOUS SURFACE LIMIT FOR THE MIDCOAST UPDATE PROJECT AREA; AND (2) ADD SECTION 6277 TO ENACT WINTER GRADING CRITERIA FOR THE PROJECT AREA

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 17, Section 6276 is hereby amended to read as follows:

SECTION 6276. MIDCOAST IMPERVIOUS SURFACE AREA. In the Midcoast LCP Update Project Area, as shown on the map in the Appendix of San Mateo County Ordinance Code, Division IV, Chapter 15, the amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size. The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The applicant shall submit a

professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 17, Section 6277 is hereby amended to read as follows:

SECTION 6277. MIDCOAST WINTER GRADING. In the Midcoast LCP Update Project Area, as shown on the map in the Appendix of San Mateo County Ordinance Code, Division IV, Chapter 15, development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 3. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or

2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 4. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE
(ZONING ANNEX) TO ADD CHAPTER 12.6 (SECTIONS 6229.0 TO 6229.4) WHICH
ENACTS EL GRANADA GATEWAY "EG" ZONING DISTRICT REGULATIONS**

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division VI is hereby amended to add Chapter 12.6, Sections 6229.0 to 6229.4, and thereby enacting the "EG" District regulations, to read as follows:

SECTION 6229.0. REGULATIONS FOR "EG" DISTRICT. The following regulations shall apply in the El Granada Gateway (EG) District.

SECTION 6229.1. PURPOSE. The purpose of the "EG" District is to provide for low intensity development at the "Burnham Strip" in El Granada, which preserves, to the greatest degree possible, the visual and open space characteristics of this property.

SECTION 6229.2. DEFINITIONS.

1. **Community Centers**

Facilities used by local citizens for civic activities, performances, presentations or other purposes.

2. Interpretive Centers

Facilities used for the education of the public with respect to natural, historical and cultural environments and legacies.

3. Libraries

Facilities used for storage, exhibition and lending of various media including, but not limited to, books, periodicals, documents, audio and videotapes and visual art.

4. Linear Parks and Trails

Linear strips of land established for the purposes of walking, hiking, bicycling, horseback riding and boating, and comprising a natural or manmade linear resource such as stream drainage, bluff line, ridge, utility right-of-way, or service road.

5. Open Field Cultivation of Plants and Flowers for Ornamental Purposes

The cultivation, sale and distribution of seeds, flowers, plants, and/or trees of ornamental value that are grown in or on an open field, i.e., uncovered by any structure, such as a greenhouse.

6. Outdoor Art Centers

Outdoor facilities for the exhibition, study or creation of works of artistic value.

7. Outdoor Athletic Facilities

Outdoor facilities, associated grounds and accessory structures used for active recreation, including swimming pools, tennis courts, playing fields or similar uses.

8. Outdoor Recreation Areas

Outdoor areas used for a variety of outdoor recreational purposes, including areas that will provide for public use of natural and manmade water features, as well as for special recreation activities.

9. Parks

Areas of scenic and natural character where outdoor recreation opportunities and facilities may be provided for public convenience and enjoyment, and within which interpretive exhibits can be established.

10. Temporary Outdoor Performing Arts Centers

Outdoor areas used temporarily for the presentation of live musical, dance, dramatic or other artistic performances, involving portable facilities and equipment, e.g., movable stage sets, and seating.

11. Temporary Outdoor Sales

Outdoor areas used temporarily by multiple small commercial establishments which serve the general public, typically from portable stalls, in the outdoor sales of food, arts and crafts, or used manufactured goods, e.g., farmers markets, flea markets, art shows, and food and wine tastings.

12. Temporary Outdoor Showgrounds and Exhibition Facilities

Outdoor areas used temporarily for a variety of showground and exhibition activities, including rodeos, fairs, carnivals, and traveling shows, involving portable facilities and equipment.

13. Temporary Urban Roadside Stands

Temporary structures in urban areas of portable construction used for the sale of produce and other goods and merchandise.

14. Vegetative Stormwater Treatment Systems and Underground Storage Facilities

The installation of:

- a. Ground level vegetation devices to filter, reduce the velocity of, and/or absorb stormwater flow from off-site sources including, but not limited to the use of bio-filters, vegetated buffer strips and engineered wetlands, and/or
- b. Underground storage or detention facilities for stormwater from off-site sources.

SECTION 6229.3. USES PERMITTED. The following uses are permitted in the "EG" District subject to the issuance of a use permit, as provided in Chapter 24 of this part.

1. Community Centers
2. Interpretive Centers
3. Libraries
4. Linear Parks and Trails
5. Open Field Cultivation of Plants and Flowers for Ornamental Purposes
6. Outdoor Art Centers

7. Outdoor Athletic Facilities
8. Outdoor Recreation Areas
9. Parks
10. Temporary Outdoor Performing Arts Centers
11. Temporary Outdoor Sales
12. Temporary Outdoor Showgrounds and Exhibition Facilities
13. Urban Roadside Stands
14. Vegetative Stormwater Treatment Systems and Underground Storage Facilities
15. Public Parking for Surfer's Beach
16. Public Restrooms and Showers
17. Public Pedestrian Trails and Bicycle Trails
18. Realignment of Highway 1

SECTION 6229.4. DEVELOPMENT CRITERIA AND STANDARDS. All new development must meet the following minimum standards:

1. Minimum Parcel Area: 3.5 acres.

2. Maximum Building Height: 16 feet.

3. Minimum Building Setbacks

Front Setback

Side Setback

Rear Setback

50 feet

20 feet

20 feet

4. Maximum Parcel Coverage: Ten percent (10%) parcel size.

Maximum parcel coverage shall include all structures that are 18 inches or more above the ground.

5. Impervious Surface Area

The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size.

The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins.

Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The applicant shall submit a professionally prepared site plan showing topography, drainage and calculations which demonstrates this finding can be made.

6. Landscaping

All building and structures shall be screened with sufficient landscaping to obscure and soften their appearance when viewed from Highway 1. All landscaping shall be drought-tolerant, and either native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed. No plant species listed as "noxious weed" by the State of California or the U.S. Government shall be utilized within the property.

7. Signs

a. Prohibited Signs:

- (1) Signs having animated, moving, rotating, inflatable, or flashing parts.
- (2) Signs emitting intense and highly focused light, including beacons.
- (3) Off-premises signs, including billboards.

b. Number of Signs: One per use or establishment.

c. Maximum Sign Display Area: 20 sq. ft. on each sign face.

8. Winter Grading

Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

9. Traffic Control

In addition to all other applicable policies of the LCP, all development that generates traffic demand, including temporary uses, shall comply with LCP Policies 2.57.1 and 2.57.2.

SECTION 2. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or

2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE
SECTION 6115 (ZONING MAPS) TO REZONE PARCELS AT THE "BURNHAM
STRIP" IN EL GRANADA FROM "COSC/DR" TO "EG/DR"**

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division VI, Part One, Chapter 2, Section 6115 (Zoning Maps) is hereby amended to change the zoning for that area shown within the boundaries on the attached map identified as Exhibit "A" from "COSC/DR" to "EG/DR."

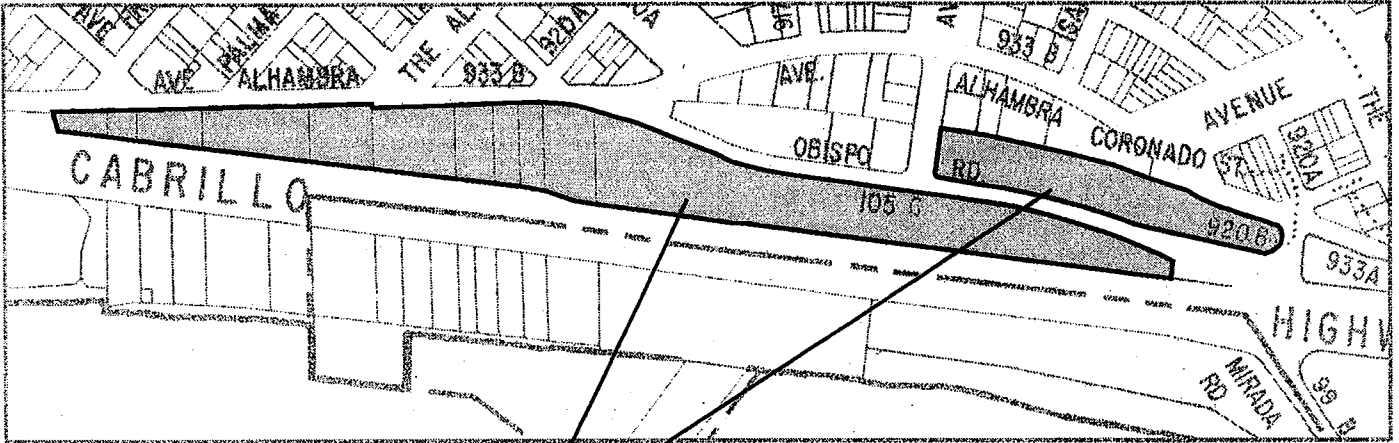
SECTION 2. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or

3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

EXHIBIT "A"



midcoast update project - burnham strip.cdr rev 5-31-06 rp

COSC/DR to EG/DR

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 36, RESOURCE MANAGEMENT-COASTAL ZONE (RM-CZ) DISTRICT, TO (1) REVISE SECTION 6906A TO LOWER THE HEIGHT LIMIT FOR RESIDENTIAL BUILDINGS IN THE MIDCOAST PROJECT AREA; (2) ADD SECTION 6908C TO ENACT A MAXIMUM FLOOR AREA LIMIT FOR RESIDENTIAL BUILDINGS AND GRANT BONUS FLOOR AREA FOR VOLUNTARY LOT MERGER IN THE MIDCOAST PROJECT AREA; (3) ADD SECTION 6908D TO ENACT AN IMPERVIOUS SURFACE LIMIT FOR THE MIDCOAST PROJECT AREA; AND (4) ADD SECTION 6908E TO ESTABLISH WINTER GRADING CRITERIA FOR THE MIDCOAST PROJECT AREA

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 36, Section 6908A is hereby amended to read as follows:

SECTION 6908A. MAXIMUM HEIGHT OF STRUCTURES. In the RM-CZ 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 in the Appendix of San Mateo County Ordinance Code, Division IV, Chapter 15, 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.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 36, Section 6908C is hereby added to read as follows:

SECTION 6908C. MIDCOAST RESIDENTIAL FLOOR AREA.

- a. 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 uses shall be established according to the following table, except as provided by subsection b.

Parcel Size	Maximum Building Floor Area
2,500 - 4,749 sq. ft., or less than 45 feet parcel width	0.48 (parcel size)
4,750 - 4,999 sq. ft.	$0.53 - ((5,000 - \text{parcel size}) \times 0.0002) \times \text{parcel size}$
5,000 - 11,698 sq. ft.	0.53 (parcel size)
More than 11,698 sq. ft.	6,200 sq. ft.

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.

- b. In addition to the limitations set forth in subsection a., permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386 (Exhibit "G") during the "voluntary merger period" described therein.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 36, Section 6908D is hereby added to read as follows:

SECTION 6908D. MIDCOAST IMPERVIOUS SURFACE AREA. In the Midcoast LCP Update Project Area, as shown on the map in the Appendix of San Mateo County Ordinance Code, Division IV, Chapter 15, the amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size. The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The applicant shall submit a professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made. The exception provision applies to:

- (a) Non-residential development, and
- (b) Residential development, only if the Community Development Director determines that the exception is necessary for compliance with site planning and design requirements.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 36, Section 6908E is hereby added to read as follows:

SECTION 6908E. MIDCOAST WINTER GRADING. In the Midcoast LCP Update Project Area, as shown on map in the Appendix of San Mateo County Ordinance Code, Division IV, Chapter 15, development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 5. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 21A, PLANNED AGRICULTURAL (PAD) DISTRICT TO (1) REVISE SECTION 6358 TO LOWER THE HEIGHT LIMIT FOR RESIDENTIAL BUILDINGS IN THE MIDCOAST PROJECT AREA; (2) ADD SECTION 6360 TO ENACT A MAXIMUM FLOOR AREA LIMIT FOR RESIDENTIAL BUILDINGS IN THE MIDCOAST PROJECT AREA; (3) ADD SECTION 6361 TO ENACT AN IMPERVIOUS SURFACE LIMIT FOR THE MIDCOAST PROJECT AREA; AND (4) ADD SECTION 6362 TO ENACT WINTER GRADING CRITERIA FOR THE MIDCOAST PROJECT AREA

The Board of Supervisors of the County of San Mateo, State of California,
ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 21A, Section 6358 is hereby amended to read as follows:

SECTION 6358. 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 included in the Appendix of San Mateo County Ordinance Code, Division IV, Chapter 15, 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.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 21A, Section

6360 is hereby added to read as follows:

SECTION 6360. 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 uses shall be established according to the following table:

Parcel Size	Maximum Building Floor Area
2,500 - 4,749 sq. ft., or less than 45 feet parcel width	0.48 (parcel size)
4,750 - 4,999 sq. ft.	$0.53 - ((5,000 - \text{parcel size}) \times 0.0002) \times \text{parcel size}$
5,000 - 11,698 sq. ft.	0.53 (parcel size)
More than 11,698 sq. ft.	6,200 sq. ft.

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.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 21A, Section

6361 is hereby added to read as follows:

SECTION 6361. MIDCOAST IMPERVIOUS SURFACE AREA. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size. The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The applicant shall submit a professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made. The exception provision applies to:

- A. Non-residential development; and
- B. Residential development, only if the Community Development Director determines that the exception is necessary for compliance with site planning and design requirements.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 21A, Section 6362 is hereby added to read as follows:

SECTION 6362. MIDCOAST WINTER GRADING. In the Midcoast LCP

Update Project Area, as shown on the map that is a part of this Chapter, development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 5. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner

where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE
SECTION 6115 (ZONING MAPS) TO REZONE LAND NEAR MONTARA FROM
"RM-CZ" TO "RM-CZ/DR" AND FROM "PAD" TO "PAD/DR"**

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division VI, Part One, Chapter 2, Section 6115 (Zoning Maps) is hereby amended to change the zoning from "RM-CZ" to "RM-CZ/DR" and from "PAD" to "PAD/DR" for the properties shown on the attached map identified as Exhibit "A."

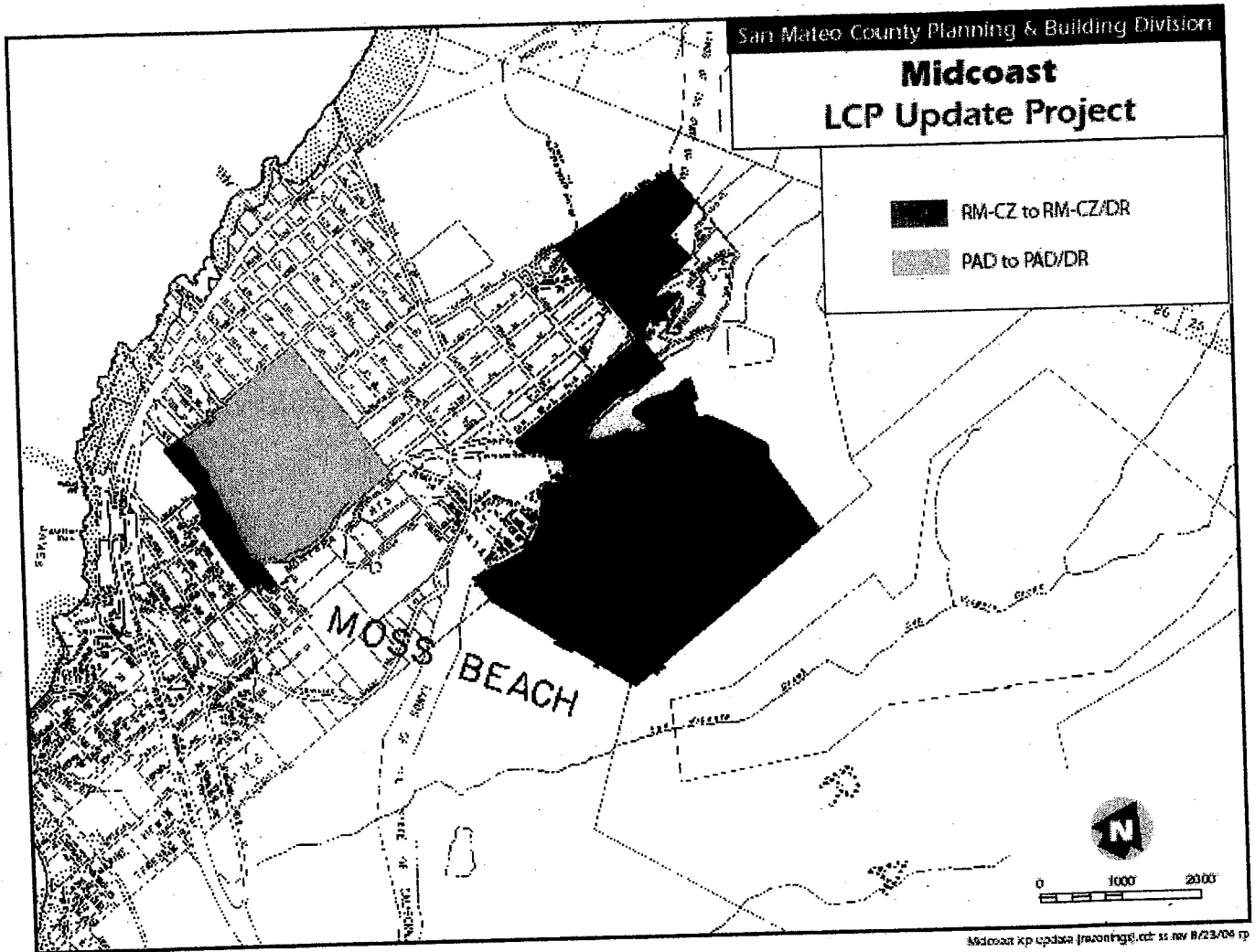
SECTION 2. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or

3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

EXHIBIT "A"



ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 28.1, DESIGN REVIEW (DR) DISTRICT, TO (1) REVISE SECTION 6565.1.A AND ADD SECTION 6565.1.B TO REQUIRE DESIGN REVIEW FOR ONLY RESIDENTIAL DEVELOPMENT ON PARCELS ZONED PAD AND RM-CZ IN THE MIDCOAST LCP UPDATE PROJECT AREA; (2) REVISE SECTION 6565.7 TO REQUIRE DESIGN REVIEW COMMITTEE REVIEW OF RESIDENTIAL DEVELOPMENT IN THE MIDCOAST PROJECT AREA; AND (3) ADD SECTION 6565.20(I) TO INCLUDE THE MIDCOAST DESIGN REVIEW GLOSSARY

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 28.1, Section 6565.1.A is hereby amended to read as follows:

- A. In any district which is combined with the "DR" District, the regulations of this Chapter shall apply, except as qualified by Section 6565.1.B.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 28.1, Section 6565.1.B is hereby added to read as follows:

- B. On parcels zoned Resource Management-Coastal Zone (RM-CZ) or Planned Agricultural District (PAD) located in the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the regulations of this Chapter shall apply only to residential development. If

any portion of a structure is used for residential purposes, the entire structure is subject to Design Review.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 28.1, Section 6565.7.A is hereby amended to read as follows:

SECTION 6565.7. ACTION ON APPLICATION FOR DESIGN REVIEW.

- A. 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 (residential development only), i.e., single-family or multiple-family residential construction, including residential/commercial mixed-use development on parcels in the Midcoast LCP Update Project Area, as shown on the map that is part of this Chapter.

In all other areas within the Design Review District, review or action shall be by the Design Review Administrator.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 28.1, Section 6565.20(l) is hereby added to read as follows:

SECTION 6565.20(I). MIDCOAST DESIGN REVIEW GLOSSARY

1. **Arch** – A curved structural member typically spanning an opening such as a door, window or arcade.
2. **Ancillary** – Subordinate.
3. **Attic** – The area formed between the ceiling joists and rafters.
4. **Balcony** – A platform or deck projecting from the wall of a building above ground level, usually enclosed by a railing.
5. **Basement** – A level of a structure that is built either entirely below grade level (full basement) or partially below grade (daylight basement).
6. **Bench Mark** – A reference point used by surveyors to establish grades and construction heights.
7. **Breezeway** – A covered walkway with open sides between two different parts of a structure.
8. **Cantilever** – Projected construction, a structural member or beam that is supported at only one end.
9. **Compatible** – Capable of existing together in harmony.
10. **Complementary** – Producing effects in concert different from those produced separately; completing.

11. **Corbel** – A projection from a wall, sometimes supporting a load and sometimes for decorative effect.
12. **Cornice** – The exterior detail at the meeting of a wall and a roof overhang; a decorative molding at the intersection of a wall and a ceiling.
13. **Crawl Space** – The area between the floor joists and the ground, usually a space that is not tall enough to stand in; also referred to as under-floor area.
14. **Dormer** – A structure protruding through the plane of a sloping roof, usually with a window and its own smaller roof.
15. **Easement** – An area of land, usually deed restricted, that in most cases cannot be built upon because it provides access to a structure or to utilities such as power, water, or sewer lines.
16. **Eave** – The part of the roof that overhangs or projects from the wall of a building.
17. **Elevation** – A drawing that views a building from any of its sides; a vertical height above a reference point such as above sea level.
18. **Excavation** – The mechanical removal of earth material (County Ordinance Code Section 8601.24).
19. **Facade** – The face or front of a building.

20. **Fill** – A deposit of earth or waste material placed by artificial means (County Ordinance Code Section 8601.25).
21. **Floor Plan** – A drawing that shows the layout of a building, including the size, dimensions, and arrangement of the rooms.
22. **French Door** – Two doors, composed of small panes of glass set within rectangularly arrayed muntins, mounted within the two individual frames. Usually such doors open onto an outside terrace or porch.
23. **Grade** – The vertical location of the ground surface (County Ordinance Code Section 8601.27):
 - a. **Existing Grade** – The grade prior to or at the time of house construction/enlargement, providing that any prior grading on the site was approved by the County or occurred before 1960 when the County began regulating grading activities.
 - b. **Finished Grade** – The final grade of the site that conforms to the approved plan (County Ordinance Code Section 8601.31).
24. **Grading** – Any excavating, filling or placement of earth materials or combination thereof (County Ordinance Code Section 8601.31).
25. **Half-Timber** – A frame construction method where spaces between wood members are filled with masonry.

26. **Mullion** – A horizontal or vertical divider between sections of a window.
27. **Neighborhood** – The area surrounding an existing or proposed home as described in Section 6565.20(B).
28. **Neighborhood Character** – The combination of qualities or features within a neighborhood that distinguishes it from other neighborhoods (see Section 6565.20(B)).
29. **Obscure Glass** – Glass that is not transparent.
30. **Ornamentation** – That which decorates or adorns; embellishment.
31. **Parapet** – A portion of wall that extends above the edge of the roof.
32. **Perspective** – A type of drawing that gives a 3D view of a building or space using specific viewpoints and vanishing points.
33. **Pitch** – The slope of a roof or other plane, often expressed as inches of rise per foot of run.
34. **Private View** – A range of vision from private property.
35. **Public View** – A range of vision from a public road or other public facility (see General Plan Policy 4.10).
36. **Rafters** – The sloping roof-frame members, typically wooden, that extend from the ridge to the eaves and establish the pitch of the roof. In Craftsman

and Bungalow style buildings the ends of these, called "rafter tails" are often left exposed rather than boxed in by a soffit.

37. **Ridgeline** – The tops of hills or hillocks normally viewed against a background of other hills (see LCP Policy 8.7).
38. **Rendering** – An artistic process applied to drawings to add realism.
39. **Rooftop Deck** – A platform incorporated into or forming the roof of a lower story, typically accessed from within an upper story.
40. **Roof Styles:**
 - a. **Flat** – A roof with a minimal roof pitch, usually about 1/8" per 12".
 - b. **Gable** – A type of roof with two sloping surfaces that intersect at the ridge of the structure.
 - c. **Gambrel** – A type of roof formed with two planes on each side. The lower pitch is steeper than the upper portion of the roof.
 - d. **Hip** – A roof shape with four sloping sides that intersect to form a pyramidal or elongated pyramidal shape.
 - e. **Mansard** – A four-sided, steep-sloped roof.
 - f. **Shed** – A roof with a single pitch.

41. **Sash** – Window framework that may be fixed or moveable.
42. **Scale** – A relative level or degree, or a proportion or relation between two things (see Section 6565.20(D)). Also, an instrument bearing ordered marks at fixed intervals used as a reference standard on measurement.
43. **Section (Cross Section)** – A type of drawing that cuts vertically through a building to show the interior and construction of a building.
44. **Sensitive Habitat** – (See LCP Policy 7.1.)
45. **Siding** – The narrow horizontal or vertical wooden boards that form the outer face of the walls in a traditional wood-frame building. Horizontal wooden siding types include shiplap and clapboard/weatherboard, while board-and-batten is the primary type of vertical siding. Shingles, whether of wood or composite material, are another siding type.
46. **Skyline** – The line where sky and land masses meet (see LCP Policy 8.7).
47. **Site Plan** – A drawing that shows the layout of a site including the topography, vegetation, surface water, etc., on a site.
48. **Split-Level** – A house that has two levels, one about a half a level above or below the other.

49. **Story** – A space in a building between the surface of any floor including a basement floor and the surface of the floor or roof next above but not including any attic or under floor area (Zoning Regulations Section 6102.73). Typically, a story is a major section of a house that sits directly above or below other floors, while a “floor level” may be at a greater or lower height than other floors, but does not sit directly above or below them.
50. **Stucco** – A material, usually composed of cement, sand, and lime, applied to exterior walls to form a hard, uniform covering that may be either smooth or textured.
51. **Trim** – A piece of material which finishes the edge of a surface or opening. It is usually made of a different material or color from the adjacent surface.
52. **Vaulted** – An inclined ceiling area.
53. **Veneer** – A thin outer covering or non-load bearing masonry face material.
54. **Window Types:**
- a. **Bay** – A rectangular, curved or polygonal window extending beyond the main wall of the building.
 - b. **Casement** – A window that is hinged on the side and opens in or out.
 - c. **Clerestory** – A window or group of windows which are placed above the normal window height.

- d. **Double Hung** – A type of window in which the upper and lower halves slide past each other to provide an opening at the top or bottom of the window.
- e. **Glider/Slider** – A window with two overlapping sashes that slide horizontally in tracks.
- f. **Fanlight** – A window, often semicircular, over a door, with radiating muntins suggesting a fan.
- g. **Louver(ed)** – A window with horizontal slats to allow for ventilation.
- h. **Transom** – Horizontal window opening above a door or another window.

SECTION 5. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or

3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE
CODE CHAPTER 8, GRADING REGULATIONS TO REVISE SECTION 8605.6
TO INCLUDE WINTER GRADING CRITERIA FOR THE MIDCOAST LCP
UPDATE PROJECT AREA**

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division VII, Chapter 8, Section 8605.6 is hereby amended to read as follows:

SECTION 8605.6. TIME RESTRICTIONS.

a. **Outside the Midcoast LCP Update Project Area**

The period from October 15 to April 15 has been determined to be the period in which heavy rainfall normally occurs in the County. During said period, no land disturbing activity shall be authorized on any single site under a permit if the Community Development Director determines that such work will endanger the public health or safety or cause excessive erosion.

b. **Within the Midcoast LCP Update Project Area**

Within the Midcoast LCP Update Project Area, as shown on the map in the Appendix of San Mateo County Ordinance Code, Division IV, Chapter 15:

Land disturbing activities shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and the Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 2. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

* * * * *

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE
(ZONING ANNEX) CHAPTER 3, PARKING, TO REVISE SECTION 6118 TO
ALLOW ONE REQUIRED PARKING SPACE TO BE PROVIDED UNCOVERED
FOR SELECT AFFORDABLE HOUSING DEVELOPMENT OR VOLUNTARY
LOT MERGER IN THE MIDCOAST**

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 3, Section 6118

is hereby amended to read as follows:

SECTION 6118. GENERAL REQUIREMENTS.

- (a) **Size and Access:** Each off-street parking space shall have an area of not less than 171 sq. ft. exclusive of access drives or aisles, and shall be of usable shape, location and condition. However, for housing developments granted a Density Bonus for Provision of Affordable or Rental Housing (see Section 6305), up to fifty (50) percent of the required off-street parking spaces may be 128 sq. ft. to accommodate compact cars. There shall be adequate provision for ingress and egress to all parking spaces.

- (b) **Type and Location:** Parking spaces required in connection with residential uses shall be provided in private garages, carports, or storage garages

located on the same building site as the main building, except for the following which may be provided uncovered:

- (1) Parking spaces required for single-family dwellings on parcels less than 3,500 sq. ft. located in the Midcoast.
- (2) Not more than one parking space required for any substandard lot that is (a) smaller than 4,500 sq. ft. in area, (b) not in common ownership with contiguous lots, and (c) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.
- (3) Not more than one parking space required for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386 (Exhibit "G") during the "voluntary merger period" described therein.

No required parking space shall be permitted within a required front yard unless:

- (1) The slope of the front half of the lot on which the parking occurs has at least one foot rise or fall in elevation for every 7 feet measured horizontally.

- (2) It is an uncovered space serving a single-family dwelling on a parcel less than 3,500 sq. ft. in area located in the Midcoast.
 - (3) It is an uncovered space serving a substandard lot that is (a) smaller than 4,500 sq. ft. in area, (b) not in common ownership with contiguous lots, and (c) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.
 - (4) It is an uncovered space serving a parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386 (Exhibit "G") during the "voluntary merger period" described therein.
- (c) Parking spaces required in connection with uses permitted in "H," "C," or "M" Zones shall be provided in off-street parking areas located within 1,000 feet of the building such spaces are to serve.
- (d) Units of Measurement.
- (1) For the purpose of this Chapter, "Floor Area" in the case of offices, merchandising or service types of uses shall mean the gross floor area used, or intended to be used, for service to the public as customers, patrons, clients or patients, or as tenants, including areas occupied by fixtures and equipment used for display or sale of merchandise. It

shall not include areas used principally for non-public purposes such as storage, incidental repair, processing or packaging of merchandise, for show windows, for offices incidental to the management or maintenance of stores or buildings, for toilet or restrooms, for utilities, or for dressing rooms, fitting or alteration rooms.

- (2) In hospitals, bassinets shall not be counted as beds.
 - (3) In stadia, sports arenas, churches and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one seat for the purpose of determining requirements for off-street parking facilities under this part.
 - (4) When units of measurements determining number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.
- (e) Change in Use - Additions and Enlargement: Whenever in any building there is a change in use, or increase in floor area, or in the number of employees or other unit measurements specified hereinafter to indicate the number of required off-street parking spaces and such change or increase creates a need for an increase of more than ten (10) percent in the number of off-street parking spaces as determined by the tables in this Chapter,

additional off-street parking spaces shall be provided on the basis of the increased requirements of the new use, or on the basis of the total increase in floor area or in the number of employees, or in other unit of measurement; provided, however, that in case a change in use creates a need for an increase of less than five (5) off-street parking spaces, no additional parking facilities shall be required.

- (f) Mixed Occupancies and Uses Not Specified: In the case of a use not specifically mentioned in paragraph (b) of this section, the requirements for off-street parking facilities for a use which is so mentioned and to which said use is similar shall apply. In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as hereinafter specified for joint use.
- (g) Collective Provision: Nothing in this Chapter shall be construed to prevent collective provisions of off-street parking facilities for two or more buildings or uses, provided that the total of such off-street parking spaces supplied collectively shall not be less than the sum of the requirements for the various uses computed separately.
- (h) Joint Use: Not more than fifty (50) percent of the off-street parking facilities required by this Chapter for a theater, bowling alley, dance hall, or an

establishment for the sale and consumption on the premises of alcoholic beverages, food or refreshments, and up to one hundred (100) percent of such facilities required for a church or an auditorium incidental to a public or parochial school, may be supplied by off-street parking facilities provided for other kinds of buildings or uses, as defined below, not normally open, used or operated during the principal operating hours of theaters, churches or the aforesaid establishments and not more than fifty (50) percent of the off-street parking facilities required by this Chapter for a building or use, as defined below, other than theaters, churches or the aforesaid establishments may be supplied by such facilities provided for theaters, churches, or the aforesaid establishments, provided that a properly drawn legal instrument is executed by the parties concerned for the joint use of the off-street parking facilities which instrument, duly approved as to form and manner of execution by the District Attorney, shall be filed with the application for a building permit.

Buildings or uses not normally open, used or operated during the principal operating hours of theaters, churches, or the aforesaid establishments are defined as banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, and manufacturing buildings and similar uses.

SECTION 2. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

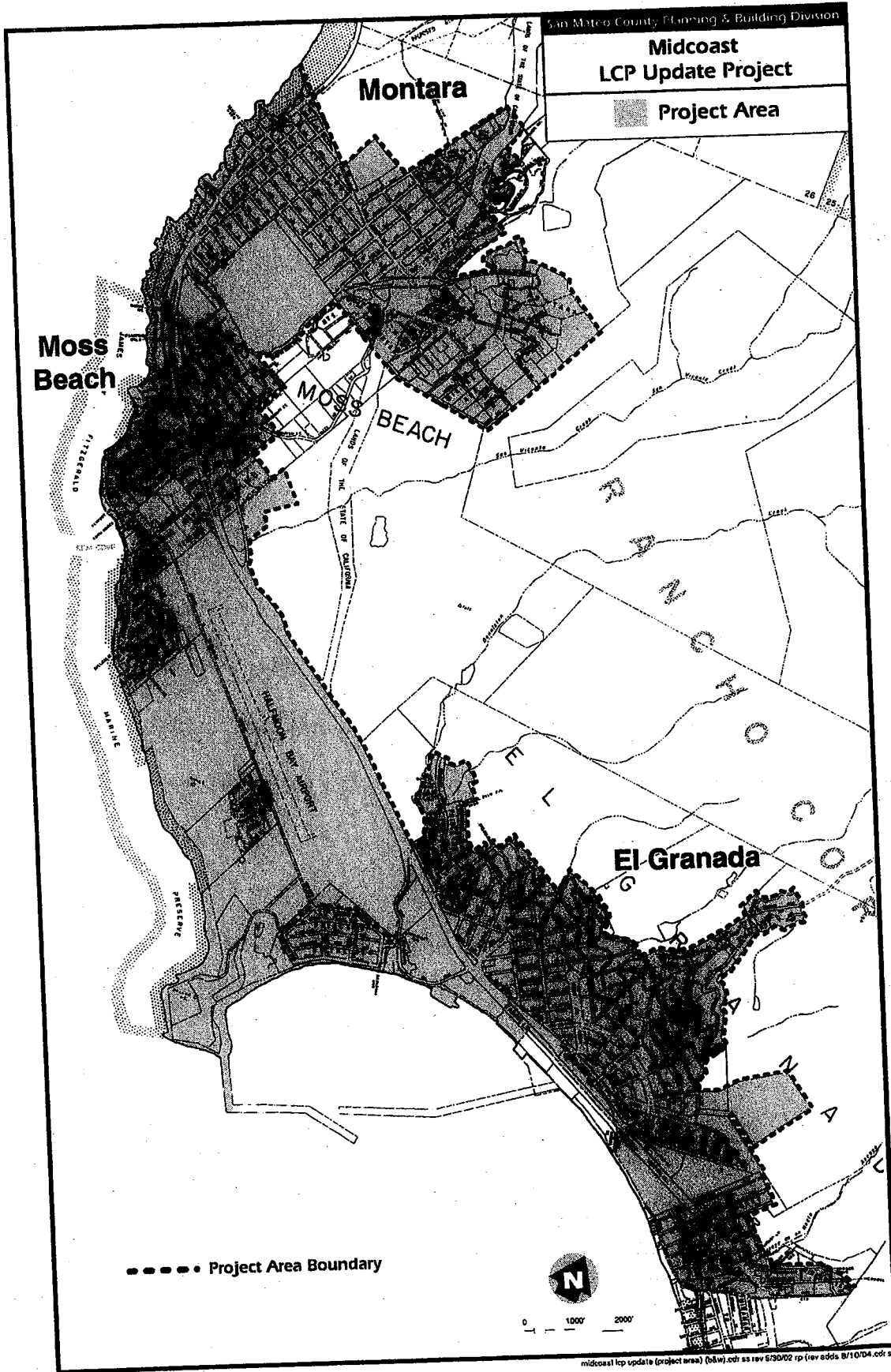
1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

* * * * *

Midcoast LCP Update Project

 Project Area



ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE SECTION 6115 (ZONING MAPS) TO REZONE PARCELS WITHIN THE DEVIL'S SLIDE BYPASS ALIGNMENT PROPERTY FROM RM-CZ AND R-1/S-17 TO COSC, AND TO PLACE A "LINEAR PARK AND TRAIL" OVERLAY DESIGNATION ON THE DEVIL'S SLIDE BYPASS ALIGNMENT PROPERTY BETWEEN THE MCNEE RANCH ACQUISITION OF MONTARA BEACH STATE PARK AND HIGHWAY 1

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division VI, Part One, Chapter 2, Section 6115 (Zoning Maps) is hereby amended to change the zoning for that area shown within the boundaries on the attached map identified as Exhibit "A" from "RM-CZ" and "R-1/S-17" to "COSC", and to place a "Linear Park and Trail" overlay designation on the Devil's Slide bypass alignment property between the McNee Ranch acquisition of Montara Beach State Park and Highway 1.

SECTION 2. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or

2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE
(ZONING ANNEX) CHAPTER 1, GENERAL PROVISIONS, TO ADD SECTION
6102.49.05 TO DEFINE HYDROMODIFICATION**

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 1, Section 6102.49.05 is hereby added to read as follows:

6102.49.05. Hydromodification

Hydromodification is broadly defined as altering the hydrologic characteristics of water bodies to cause degradation of water resources. However, for the purpose of administering LCP policy, hydromodification shall mean any condition which, as a consequence of new impervious surface development and the construction of storm drainage systems, rainwater can no longer infiltrate into the soil and flows off-site in greater volume and erosive velocity than occurred under pre-project conditions to cause natural creeks or earthen channels to erode excessively, enlarge or otherwise change their configuration. The effects of this additional erosion, i.e., hydromodification, can include degradation of stream habitat, loss of water quality and property damage.

SECTION 2. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.
