




**COUNTY OF SAN MATEO**  
**Inter-Departmental Correspondence**  
Planning and Building Department



**DATE:** October 25, 2011  
**BOARD MEETING DATE:** November 1, 2011  
**SPECIAL NOTICE/HEARING:** None Required  
**VOTE REQUIRED:** Majority

**TO:** Honorable Board of Supervisors

**FROM:** Jim Eggemeyer, Community Development Director 

**SUBJECT:** Report describing the measures taken to alleviate the condition which led to the adoption of the Urgency Ordinance to prohibit the issuance of permits for construction in the Weekend Acres area of unincorporated San Mateo County

**RECOMMENDATION:**

Accept the written report describing the measures taken to alleviate the condition which led to the adoption of the Urgency Ordinance amending Division VII, Section 9025 of the San Mateo County Building Regulations, and directing staff to issue a letter summarizing these measures under the signature of the President of the Board of Supervisors.

**BACKGROUND AND CONTEXT:**

Report Prepared By: Matt Seubert, Project Planner, Telephone 650/363-1829

Zoning: R-1/S-7

Land Use: Existing land use varies but is mostly single-family homes. Applies to all single-family development in the designated area.

**SUMMARY:**

On October 4, 2011, your Board adopted an Urgency Ordinance under the provisions of Section 65858 of the California Government Code to prohibit the issuance of building permits for the construction of new or major remodel single-family residences in the Weekend Acres area. The Board found that there was a current and immediate threat to the public welfare that would result from the issuance of such building permits. The Board also directed staff to consider interim regulations modifying the R-1/S-7 Zoning District in the Weekend Acres area and report back within 45 days. A full report by County staff is scheduled for the November 15, 2011 Board of Supervisors hearing.

Section 65858(d) of the California Government Code stipulates that ten days prior to the expiration of the Interim Ordinance or any extension, the Board of Supervisors shall issue a written report describing the measures taken to alleviate the condition which led to the adoption of the Ordinance. The purpose of this report is to describe these measures in accordance with this provision of the Code.

The moratorium on building permits for new or major remodel single-family residences in the affected area went into effect October 4, 2011. Since that time, no such permits have been issued in the Weekend Acres area. This action has affected at least three permit applications that had previously been submitted but which will not be issued while the moratorium is in effect.

On October 20, 2011, Planning and Building Department staff met with Weekend Acres residents to receive public input regarding the interim regulations. Approximately 35 people attended the meeting, asked a variety of questions about the possible impacts of the proposal, submitted the results of a neighborhood survey on zoning proposals, and discussed proposals for limiting height and bulk of new homes in the area. The majority of those in attendance expressed a preference for limiting the height and number of stories of new homes, limiting the maximum floor areas of homes, and introducing a daylight plane requirement. Staff will work to refine these ideas over the coming days and present a proposal to your Board for the November 15, 2011 hearing.

**ENVIRONMENTAL REVIEW:**

Adoption of these regulations is exempt from review under the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of Title 14 of the California Code of Regulations because there is no possibility that these regulations, which impose further restrictions on development, will have the potential to cause a significant effect on the environment.

County Counsel has reviewed and approved these materials as to form and content.

This action contributes to the 2025 Shared Vision outcome of a Livable Community by ensuring that land is used more efficiently and community character is preserved and enhanced.

**FISCAL IMPACT:**

It is not anticipated that this proposed action would have any fiscal impact.

**ATTACHMENT:**

Draft letter to interested parties in Weekend Acres

**DRAFT**  
**INSERT BOS LOGO HERE**

November 1, 2011

To Interested Parties:

On October 4, 2011, the Board of Supervisors adopted an Urgency Ordinance under the provisions of Section 65858 of the California Government Code to prohibit the issuance of permits for the construction of new or major remodel single-family residences in the Weekend Acres area. The Board found that there was a current and immediate threat to the public welfare that would result from the issuance of such building permits. The Board also directed staff to consider interim regulations modifying the R-1/S-7 Zoning District in the Weekend Acres area and report back within 45 days. A full report by County staff is scheduled for the November 15, 2011 Board of Supervisors hearing.

Section 65858(d) of the California Government Code stipulates that ten days prior to the expiration of the interim ordinance or any extension, the Board of Supervisors shall issue a written report describing the measures taken to alleviate the condition which led to the adoption of the ordinance. The purpose of this report is to describe these measures in accordance with this provision of the Code.

The moratorium on building permits for new or major remodel single-family residences in the affected area went into effect October 4, 2011. Since that time, no such permits have been issued in the Weekend Acres area. This action has affected at least three permit applications that had previously been submitted but which will not be issued while the moratorium is in effect.

On October 20, 2011, Planning and Building Department staff met with Weekend Acres residents to receive public input regarding the interim regulations. Approximately 35 people attended the meeting, asked a variety of questions about the possible impacts of the proposal, submitted the results of a neighborhood survey on zoning proposals, and discussed proposals for limiting height and bulk of new homes in the area. The majority of those in attendance expressed a preference for limiting the height and number of stories of new homes, limiting the maximum floor areas of homes, and introducing a daylight plane requirement. Staff will work to refine these ideas over the coming days and present a proposal at the Board of Supervisors November 15, 2011 hearing.

Sincerely,

Carole Groom  
President, San Mateo County Board of Supervisors