

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE

725 FRONT STREET, STE. 304

SANTA CRUZ, CA 95060

(408) 427-4863

HEARING IMPAIRED: (415) 944-5200

Th 7a



DATE: February 16, 1996

TO: Commissioners and Interested Persons

FROM: Peter Douglas, Executive Director
Tami Grove, District Director
Steven Guiney, Coastal Program Analyst

SUBJECT: County of San Mateo Local Coastal Program Amendment # 2-92
Concurrence with the Executive Director's determination that the action by the County of San Mateo accepting certification of Amendment # 2-92, with modifications, to the County's Local Coastal Program is legally adequate.

EXECUTIVE DIRECTOR'S DETERMINATION AND REPORT FOR
COMMISSION REVIEW AT THE MEETING OF MARCH 14, 1996

Background

Amendment # 2-92 was certified by the Commission on July 14, 1993. On January 11, 1994, within the six month time limit for acting on and responding to the Commission's certification of an LCP amendment, the Board of Supervisors considered the Commission's action, acknowledged receipt of the resolution of certification, and accepted the Commission's suggested modifications.

When Commission staff reviewed the County's action, several inconsistencies were found between the language certified by the Commission and the language adopted by the Board of Supervisors. Most of the inconsistencies appeared to be minor and were in the nature of typographical errors (incorrect code section references, etc.). In a couple of instances the inconsistencies were relatively major and could have led to lessened protection for coastal resources. Commission staff alerted the County staff and requested clarification. County staff indicated that the intent of the Board was to accept the Commission-suggested modifications and that the County would review the matter. Ultimately, it was decided to take the matter back to the Board of Supervisors. On November 7, 1995, the Board adopted a resolution to correct the wording and numbering errors to make the language consistent with the Commission-certified language.

The County did take initial action within the six month period following the Commission action on the amendment. Even though the language adopted by the Board at that time was inconsistent with the Commission's action, review of the County's staff reports and the language of the resolutions adopted by the Board then and again late last year indicates that the Board did intend to

**Executive Director's Determination and Report for Commission Review
on San Mateo County LCP Amendment No. 2-92**

adopt the Commission-suggested modifications. Based on these facts, it is the opinion of the Executive Director that the County did, in fact, accept the Commission resolution of certification, including the suggested modifications, in a timely manner.

Recommendation

Pursuant to section 13544 of the Commission's Administrative Regulations, the Executive Director must determine that the action of San Mateo County is legally adequate and report that determination to the Commission. It is recommended that the Commission concur with the determination of the Executive Director that the action of the Board of Supervisors of San Mateo County accepting the certification of LCP Amendment #2-92 is legally adequate.

Attachments

- o Draft letter to Board of Supervisors President Barrales
- o Copy of Board Resolution 59791

D R A F T

March 15, 1996

Ruben Barrales, President
San Mateo County Board of Supervisors
County Government Center
Redwood City, CA 94063

Re: County of San Mateo, Local Coastal Program
Amendment #2-92

Dear President Barrales:

This office has reviewed San Mateo County's Resolution 59791, adopted by the Board on November 7, 1995. By that action the County acknowledged the receipt of the Commission's certification and has incorporated the certified amendment into the County's Local Coastal Program. I have determined, and the Commission has concurred, that the County's action with respect to Amendment #2-92 is legally adequate to satisfy the requirements of Section 13544 of the Commission's Administrative Regulations. This determination was reported to the Commission at the March 14, 1996 meeting in Santa Barbara.

Very truly yours,

PETER M. DOUGLAS
Executive Director

LES STRNAD
Deputy District Director

PMD/LS/sg

1094L

RESOLUTION NO. 59791

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

RESOLUTION TO AMEND THE SAN MATEO COUNTY GENERAL PLAN AS FOLLOWS:

- (1) REVISE THE "ROADS-PARKING-TRAILS" CHAPTER OF THE EMERALD LAKE HILLS COMMUNITY PLAN
- (2) REVISE THE LOCAL COASTAL PROGRAM (LCP) HOUSING COMPONENT TO CORRECT MINOR WORDING AND NUMBERING ERRORS

* * * * *

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that:

WHEREAS, with respect to the amendment revising the Emerald Lake Hills Community Plan:

- Historically, Emerald Lake Hills residents desired road re-surfacing and rejected widening to a 22-foot road width standard for both aesthetic and economic reasons; and
- A 1990 survey of Emerald Lake Hills property owners indicated wide support for establishing road standards that: (1) protect existing topography, trees, vegetation, and (2) preserve existing community character; and
- In October 1994, the Board of Supervisors directed Planning staff to prepare a set of Emerald Lake Hills Community Plan amendments that reflect the community's desire for revised road standards; and
- On September 27, 1995, the San Mateo County Planning Commission held a public hearing to consider these amendments; and

59791

- On November 7, 1995, the San Mateo County Board of Supervisors held a public hearing to consider the revised road standards for Emerald Lake Hills as shown on Exhibit A, attached hereto.

WHEREAS, with respect to the amendment revising the Local Coastal Program (LCP) Housing Component:

- The County of San Mateo intends to adopt and implement amendments to its Local Coastal Program in a manner fully consistent with the California Coastal Act; and
- The San Mateo County Planning Commission held public hearings on February 27, May 8, June 26, and July 10, 1991, to consider a set of Local Coastal Program amendments to bring Housing Component policies into conformance with the Housing Chapter of the General Plan, the Zoning Regulations, and the Subdivision Regulations; and
- On October 8, 1991, the San Mateo County Board of Supervisors, at a duly noticed public hearing, approved the LCP Housing Component amendments described above; and
- On July 14, 1993, the California Coastal Commission certified the amendments as conforming with the California Coastal Act, subject to modifications which: (1) retain certain LCP Housing Component policies to ensure that the LCP remains sufficiently particular with regard to the kinds, location, and intensities of land use allowed in the Coastal Zone; and (2) correct minor inconsistencies between certain LCP Housing Component policies; and
- On January 11, 1994, the San Mateo County Board of Supervisors, at a duly noticed public hearing, approved the LCP Housing Component amendments as certified by the Coastal Commission by adopting Resolution No. 57902; and
- The provisions contained in Resolution No. 57902 have been revised and the amended text is attached hereto as Exhibit B, to correct

numbering errors and to reinstate language certified by the California Coastal Commission that was inadvertently omitted; and

- On November 7, 1995, the San Mateo County Board of Supervisors held a public hearing to consider the corrected LCP Housing Component amendments.

WHEREAS, public notice of all hearings was made to ensure maximum public participation, and all interested parties were afforded the opportunity to be heard; and

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the San Mateo County Board of Supervisors hereby amends the San Mateo County General Plan as shown in Exhibits A and B, and directs staff to forward the LCP Housing Component amendments on to the California Coastal Commission for determination that the Board's approval of these corrected amendments constitutes legally adequate acceptance of the Coastal Commission modifications.

LAA:fc - LAAF1700.AFS

EXHIBIT A

ROADS-PARKING-TRAILS**GOAL:**

- Improve and maintain the existing road system so that it provides a basic and safe level of access compatible with the natural features and rural atmosphere in Emerald Lake Hills.

BACKGROUND & ISSUES:**Roads**

Emerald Lake Hills residents generally like their narrow, winding roads, and, except for safety improvements where necessary (e.g., limited road widening, drainage, resurfacing), want to keep them that way. Many roads are less than 15 feet wide, and few approach 22 feet. Lack of sufficient off-street parking is a serious problem. Fire trucks have problems negotiating some roads, and access in an emergency can be difficult. Both current development and future residential growth will require an upgrading of the road system, and some of the most heavily traveled roads are in very poor condition today.

In 1979, the Board of Supervisors approved a 16-foot wide road standard for all one-way roads and a 22-foot road standard for all other roads in the Emerald Lake Hills Community Plan. In 1995 in response to the community's desire to reduce the extent of road improvement and better preserve the area's rural character, the Board of Supervisors revised minimum road width standards to 18 feet for all roads in Emerald Lake Hills.

Parking

Most roads in Emerald Lake Hills are too narrow or constrained by steep topography and/or vegetation on either side to allow adequate or safe street or shoulder parking. Additional road improvements to accommodate parking, e.g., parking bays or paved shoulders, are not desired, and thereby, prohibited.

Pedestrian Travel

Many of the original Emerald Lake Hills subdivision maps included 10-foot wide strips of land intended for pedestrian trails traversing the area. However, in most subdivisions, they were never accepted for dedication by the County and have never been improved, marked or maintained for that purpose. Very few of the originally mapped trails are in use today; most are too steep, overgrown with brush, or blocked off by fences placed by neighboring property owners. However, many have been identified as public utility easements. Many others have been legally abandoned, reverting full title to the adjacent property owner(s). The legal status of each of the remaining trails is unknown. However, those currently in use should be protected from new development that would prevent their use.

EXHIBIT B

HOUSING COMPONENT

The County will:

GENERAL**3.1 Sufficient Housing Opportunities**

Through both public and private efforts, protect, encourage and, where feasible, provide housing opportunities for persons of low and moderate income who reside, work or can be expected to work in the Coastal Zone.

3.2 Non-Discrimination

Strive to ensure that decent housing is available for low and moderate income persons regardless of age, race, sex, marital status or other arbitrary factors.

3.3 Balanced Developments

Strive to provide such housing in balanced residential environments that combine access to employment, community facilities and adequate services.

3.4 Diverse Housing Opportunities

Strive to improve the range of housing choices, by location, type, price and tenure, available to persons of low and moderate income.

DISTRIBUTION OF AFFORDABLE HOUSING**3.5 Regional Fair Share**

Define the regional fair share assisted housing allocation for the San Mateo County Coastal Zone as that which provides housing opportunities for low and moderate income households who reside, work or can be expected to work in the Coastal Zone.

3.6 Allocation of Affordable Units

a. In order to reduce home-to-work travel distance within the Coastal Zone, and to encourage shared responsibility for housing by subarea roughly proportional to employment opportunities available in the subarea, allocate the "fair share" as follows:

- (1) In the Mid-Coast, allocate 50% to the unincorporated area, with no more affordable units to be built in the rural unincorporated area than allowed by Policy 3.23, and 50% to Half Moon Bay.

- (2) In the South Coast, allocate 100% to the extent water and sewer capacities are available.
- b. Through the County Planning Division and the Housing and Community Development Division (HCD), cooperate with the City of Half Moon Bay toward achieving its fair share housing allocation.

PROTECTION OF EXISTING HOUSING OPPORTUNITIES FOR LOW AND MODERATE INCOME HOUSEHOLDS

3.7 Rehabilitation Loans

- a. To the extent of available resources, provide rehabilitation loans to low and moderate income owners of deteriorating housing through the County Housing and Community Development Program. Continue the designation of Pescadero as the first priority rehabilitation area on the Coastside.
- b. Through the County HCD Program, provide monetary relocation assistance and, if necessary, relocation housing when housing programs require temporary or permanent displacement of households. Where feasible, relocate households within the community.

3.8 Rental Assistance

Through the County Housing Authority, provide rental assistance to needy tenant families by utilizing available rental assistance funds.

3.9 Demolition of Existing Structures

Prohibit the demolition of structures providing affordable housing, unless: (1) the structure poses a serious health and safety hazard, cannot feasibly be rehabilitated, and the County requires demolition; (2) the structure was built in violation of the zoning and building codes, cannot be brought into conformance with the building code through rehabilitation and the zoning ordinance through Policies 3.24 and 3.27, and the County requires demolition; (3) the landowner undertakes the demolition to build a house for his/her own habitation and executes a recordable agreement with the County that this is his/her intent; and (4) the person undertaking the demolition provides replacement affordable housing which is similar in size and location to the demolished structure.

3.10 Condominium Conversion

Prohibit the conversion of rental housing units to condominiums, stock cooperatives and/or community apartments.

3.11 Protection of the El Granada Mobilehome Park

Designate the existing El Granada Mobilehome Park as an affordable housing site. Prohibit the demolition or displacement of this mobile-home park.

ENCOURAGEMENT AND PROVISION OF NEW HOUSING OPPORTUNITIES FOR LOW AND MODERATE INCOME HOUSEHOLDS

3.12 Reservation of Water and Sewer Capacity

Designate affordable housing as a priority land use for which water and sewer capacity will be reserved in accordance with the policies of the Public Works Component. Where a portion of a site (i.e., North Moss Beach site) is required to provide affordable housing, consider the entire development proposed on the site as a priority land use for which water and sewer capacity will be reserved.

3.13 Maintenance of Community Character

Require that new development providing significant housing opportunities for low and moderate income persons contribute to maintaining a sense of community character by being of compatible scale, size and design. Limit the height to two stories to mitigate the impact of this development on the surrounding neighborhoods. Assess negative traffic impacts and mitigate as much as possible.

3.14 Location of Affordable Housing

a. Mid-Coast: Locate affordable housing in the following locations:

- (1) All designated affordable housing sites within the urban boundary defined in the Locating and Planning New Development Component.
- (2) Other affordable housing within the urban boundary, or in the rural area as specified in Policies 3.22 and 3.23.

b. South Coast: Locate affordable housing in the following locations:

- (1) To the maximum extent feasible, in rural service centers as defined in the Locating and Planning New Development Component.
- (2) In rural residential land divisions, as specified in Policies 3.22 and 3.23.
- (3) Farm labor housing on private farms or ranches.

3.15 Designated Affordable Housing Sites

a. Designate the following as potential sites where affordable housing would be feasibly provided when residential development occurs:

- (1) The 11-acre site in North Moss Beach.
- (2) The 12.5-acre site northeast of Etheldore Street in South Moss Beach.
- (3) The 6-acre North El Granada site.

- b. Designate these sites Medium High Density to incorporate a density bonus within the land use designation.
- c. Rezone the designated sites or other appropriate sites within the urban boundary to the Planned Unit Development (PUD) zone to allow flexible residential development standards, when appropriate in conjunction with development plan approval.
- d. Evaluate proposals to develop the designated or other appropriate sites according to the following criteria:
 - (1) For the total 11-acre North Moss Beach site, development must help meet LCP housing objectives by meeting the following criteria:
 - (a) Twenty-one percent (21%) of the total units constructed on the site are reserved for low income households.
 - (b) In addition to the required low income units, fourteen percent (14%) of the total units constructed are reserved for moderate income households.
 - (2) For the other designated sites, development must help meet LCP housing objectives by meeting the following criteria:
 - (a) Thirty percent (30%) of the total units constructed on a site are reserved for low income households.
 - (b) In addition to the required low income units, 20% of the total units constructed are reserved for moderate income households.
 - (3) Development must comply with all of the regulations established for Structural and Community Features (Urban), as established in the Visual Resources Component.
 - (4) Require the provision of amenities including, but not limited to, landscaping and recreation facilities.
 - (5) Encourage the provision of community services, such as day care centers.

3.16 Phasing the Development of Designated Housing Sites

- a. Limit the number of affordable housing units given building permits for construction on the designated sites to 60 during any 12-month period in order to allow the affordable housing units constructed on the designated housing sites to be assimilated into the community a few at a time.
- b. Allow the County Board of Supervisors to increase the number of affordable housing units permitted if they make the finding that the above phasing requirement threatens the implementation of affordable

housing on a designated site by prohibiting the developer(s) from building when circumstances are uniquely favorable for a limited period of time (i.e., low interest rate financing or public subsidies are available).

- c. Prohibit the designation of additional housing sites for affordable housing for five years in order to permit the housing techniques stated in Policies 3.17, 3.18, 3.19 and 3.20 an opportunity to demonstrate that they can successfully serve as alternatives to additional designated housing sites.

3.17 Evaluating the Use of Alternative Housing Techniques

- a. Begin immediately to record the number of affordable housing units developed by any of the three more dispersed, lower density methods listed below and provide an annual report to the Planning Commission of the results.
 - (1) Units on R-1 lots, developed through Policies 3.19 and 3.20.
 - (2) Units on C-1 lots, including those developed through Policy 3.20.
 - (3) Units on sites less than two acres.
- b. At the end of a five-year period, evaluate how well the dispersed housing techniques described in (a) are meeting the housing need in the following way:
 - (1) If a minimum of 12 affordable housing units per year, or 60 total, are provided by these methods, assume they are meeting their fair share of the need and no additional designated housing sites for affordable housing are required.
 - (2) If less than 60 units of affordable housing have been provided by these methods over the five-year period, assume additional designated housing sites are required to meet the housing need and designate sites for this purpose.
 - (3) If expanded sewer and water capacity have not been available, delay designating sites until one year after expanded sewer and water capacity are both available. If during that one year extension, less than 12 units of affordable housing are provided by these methods, assume additional designated housing sites are required to meet the housing need and designate sites for this purpose.

3.18 Mobilehomes in R-1 Zoning Districts

Permit mobilehomes on permanent foundations in zoning districts where single-family residences are permitted, except in scenic corridors.

3.19 Grant Density Bonuses for the Development of Affordable Housing

In accordance with State Government Code Section 65915, or any successor statute, grant a density bonus of 25% and other incentive(s) for the development of new housing in the urban area if a developer agrees to construct: (a) 10% of the housing units for very low-income households, or (b) 20% of the housing units for lower-income households, or (c) 50% of the housing units for senior households. Also, grant a supplemental density bonus if a development exceeds the minimum requirements stated above, or provides a percentage of the total units for large families or disabled households.

3.20 Establish an Inclusionary Requirement for Affordable Housing

Establish an inclusionary requirement for affordable housing whereby residential developments, including land divisions in urban areas will be required to either (a) reserve a percentage of the units constructed as affordable housing, OR (b) pay a fee in lieu of constructing the required affordable housing units. Assure continued affordability of reserved affordable housing units through appropriate deed restrictions.

3.21 Second Dwelling Units in R-1 Zoning Districts

Permit second dwelling units on building sites containing a one-family residence in R-1 zoning districts subject to the following restrictions:

- a. Limit the total number of approved second units to 466 in the Coastal Zone.
- b. Limit the size of the units to 700 sq. ft. or 35% of the floor area of the existing principal residence, whichever is greater.
- c. Comply with all applicable policies and procedures as required by the LCP.

3.22 Requirements from Land Divisions in Rural Areas

- a. In any residential land division in rural areas, require that the applicant give the County an option to buy a minimum of 20% of the lots for affordable housing. If the option is exercised by the County's Housing and Community Development Division, assign it to a qualified non-profit organization (if available), who would seek funds from FmHA rural housing development programs or other sources to build low and moderate income housing.
- b. To the maximum extent possible, assist qualified non-profit organizations in securing funds to build rural affordable housing.

3.23 Density Bonus for Affordable Housing in Rural Areas

- a. In addition to the number of density credits permitted by zoning regulations, allow 30 dwelling units of affordable housing to be built and land divided for this purpose in rural areas of the South

Coast and 10 dwelling units of affordable housing to be built and land divided for this purpose in rural areas of the Mid-Coast under the following circumstances:

- (1) Units may be built individually, but no more than 15 units may be built in one cluster. No more than four units may be built by one developer, with the exception of non-profit organizations.
 - (2) On-site well water and sewage disposal requirements for each dwelling unit are met.
 - (3) The units meet all of the requirements of other LCP policies.
- b. Allow two additional increments of 30 units of affordable housing in the rural areas of the South Coast and 10 units of affordable housing in the rural areas of the Mid-Coast under the following circumstances:
- (1) Permits for the original 40 (or 80) units of affordable housing have been granted.
 - (2) A water system adequate to serve buildout of the Pescadero Land Use Plan is not yet available, or if water is available, the County's Housing and Community Development Division determines there are no sites available within the town for the construction of affordable housing.
 - (3) The additional units will not result in any greater conversion of prime agricultural land than would be permitted without the bonus.
- c. Assist the financing of these units by:
- (1) Helping qualified non-profit organizations to secure funds to build rural affordable housing.
 - (2) Giving priority to purchasers of these units for below market rate mortgage loans and/or other housing assistance funds available from the County.

ALLOCATION OF PUBLIC RESOURCES

3.24 Funding Sources

Make maximum utilization of housing assistance funds available primarily for rural areas such as the Coastal Zone, including Farmers Home Administration (FmHA) programs, and special programs of the California Housing Finance Agency (CHFA) and the Department of Housing and Urban Development, in order to minimize the competition between the Bayside and Coastside areas of San Mateo County for limited housing assistance resources.

3.25 Farm Labor Households

For farm labor housing, use resources to:

- a. Expand housing choices
- b. Promote a stable, non-itinerant labor force by emphasizing provision of family housing.

3.26 Implementation Techniques

Through the County HCD Program, reduce development and financing costs for profit or non-profit developers of affordable housing as needed by one or more of the following methods: (1) land cost write downs (discounts), (2) below market interest rate loans for construction financing, long-term financing or home mortgages, (3) Farmers home Administration or CHFA Section 8 rent subsidies, and/or (4) other local, State, and federal programs which may be available.

3.27 Responsibility for Implementation

- a. Designate the County Housing and Community Development Division as the primary implementation agency for: (1) facilitating affordable housing, (2) facilitating housing rehabilitation, (3) providing for relocation assistance, and if necessary relocation housing, (4) designing and implementing programs to achieve housing objectives, (5) locating and promoting funding for Coastal Zone housing programs, and (6) directing limited public resources toward the high-need groups.
- b. Designate the County Planning Division as the primary implementing agency for: (1) priority processing, (2) reviewing permit applications for consistency with LCP housing policies, (3) zoning ordinance revisions, (4) revising and refining housing objectives for the Coastal Zone housing programs, and (5) directing limited public resources toward the high-need-groups.
- c. In unsewered areas without public water supplies, Environmental Health shall be provided evidence of the feasibility of water supply and sewage disposal prior to routine processing of the application.

3.28 Definition of Farm Labor Housing

Define "farm labor housing" as mobilehomes or other housing structures intended to house persons or families, at least one of whom derives a substantial portion of his/her income from employment in an agricultural or floricultural operation.

LAA:fc - LAAD2436.AFM
(10/5/94)

Regularly passed and adopted this 7th day of November, 1995.

AYES and in favor of said resolution:

Supervisors:

MARY GRIFFIN

TOM HUENING

TED LEMPert

RUBEN BARRALES

MICHAEL D. NEYIN

NOES and against said resolution:

Supervisors:

NONE

Absent Supervisors:

NONE



*President, Board of Supervisors
County of San Mateo
State of California*

Certificate of Delivery
(Government Code section 25103)

I certify that a copy of the original resolution filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.



RICHARD L. SILVER
Clerk of the Board of Supervisors

ORDINANCE NO. 03682

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE MAKING MINOR SECTION NUMBERING AND WORDING CHANGES
TO VARIOUS SECTIONS OF CHAPTER 1 (DENSITY BONUS PROGRAM),
PART SIX (SPECIAL HOUSING REQUIREMENTS), DIVISION VI
(PLANNING), SAN MATEO COUNTY ORDINANCE CODE

* * * * *

The Board of Supervisors of the County of San Mateo, State of
California, DO ORDAIN as follows:

Section 1. Sections 7902.1, 7902.2a(1), 7902.2a(3), 7903.1, 7903.2a(1),
7903.2a(3), 7903.2a(4), 7904.1a(1) of Chapter 1, Part VI, Division VI are
hereby amended to read as follows:

Section 7902.1:

1. Eligibility for First Density Bonus

To be eligible for a first density bonus of 25 percent and an additional incentive pursuant to this Chapter, a development project shall: (1) meet the definition of "residential development" contained in Section 7901.8; (2) meet all requirements and standards of the County Zoning Regulations; and (3) be located anywhere within unincorporated San Mateo County, except the rural area of the Coastal Zone. Development projects located within the rural area of the Coastal Zone are not eligible for a density bonus pursuant to this Chapter. A separate density bonus program, as described in Local Coastal Program Policy 3.23, applies in the rural areas of the Coastal Zone.

Section 7902.2a(1):

- (1) Ten (10) percent of the total units in a residential development will be constructed for very low income households, as defined in Section 7901.10.

Section 7902.2a(3):

- (3) Fifty (50) percent of the total units in a residential development will be constructed for senior households, as defined in Section 7901.9.

03682

Section 7903.1:1. Eligibility for Second Density Bonus

To be eligible for a second density bonus pursuant to this section, a development project shall meet all of the requirements to qualify for the first density bonus as set forth in Section 7902, except that no second density bonus shall be granted in the Coastsides Commercial Recreation Zoning District.

Section 7903.2a(1):

- (1) An additional 10 percent or more of the total units in a residential development will be constructed for very low income households, as defined in Section 7901.10.

Section 7903.2a(3):

- (3) An additional 30 percent or more of the total units in a residential development will be constructed for moderate income households, as defined in Section 7901.6.

Section 7903.2a(4):

- (4) An additional 30 percent or more of the total units in a residential development will be constructed for lower income senior households, as defined in Sections 7901.3 and 7901.9.

Section 7904.1a(1):

- (1) Step One: Determine the maximum attainable density of residential development allowed by the County Zoning Regulations for the zoning district in which the residential development is located. As defined in Section 7901.5, this shall be based on application of the following to an existing parcel of record: (1) density standards (maximum net density); and (2) other required development standards (e.g., setbacks, parking) contained in the County Zoning Regulations.

Section 2. This Ordinance will be in full force and effect thirty (30) days after determination by the California Coastal Commission that enactment of this ordinance by the San Mateo County Board of Supervisors constitutes legally adequate acceptance of modifications made by the Coastal Commission.

LA:fc - LAAF1689.AFQ

Regularly passed and adopted this 7th day of November, 1995.

AYES and in favor of said ordinance:

Supervisors:

MARY GRIFFIN

TOM HUENING

TED LEMPERT

RUBEN BARRALES

MICHAEL D. NEVIN

NOES and against said ordinance:

Supervisors:

NONE

Absent Supervisors:

NONE



President, Board of Supervisors
County of San Mateo
State of California

Certificate of Delivery
(Government Code section 25103)

I certify that a copy of the original ordinance filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.



RICHARD L. SILVER
Clerk of the Board of Supervisors

03682

