

**CALIFORNIA COASTAL COMMISSION**

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April 18, 2001

**Th 7a**

TO: Commissioners and Interested Parties

FROM: Steve Scholl, Deputy Director  
Chris Kern, North Central Coast District Supervisor  
Susan Craig, Coastal PlannerSUBJECT: **SAN MATEO COUNTY LOCAL COASTAL PROGRAM AMENDMENT NO. 3-00: Part A (Major).** (For public hearing and Commission action at its meeting of May 10, 2001 in Monterey.)**EXECUTIVE SUMMARY**

This amendment includes proposed changes to the Implementation Program (consisting of the Zoning Regulations) and associated zoning maps of the San Mateo County Local Coastal Program. The proposed changes would revise the allowable building height limits and enact maximum floor area, daylight plane, and façade articulation requirements for residential parcels in the Mid-Coast. The amendment also revises the R-1 zoned parking regulations for substandard lots, the design review district regulations, and the Home Improvement Exception for Mid-Coast parcels. The proposed amendment would also enact two new zoning districts with resultant combining district regulations and revises the zoning maps. As discussed below, staff recommends approval of the San Mateo County Implementation Program/Zoning Regulations Major Amendment No. 3-00 (Part A) as submitted.

**Background**

On August 25, 2000 the Commission received an LCP amendment submittal from San Mateo County. This amendment, which constitutes one part of a larger amendment submittal, was given the number 3-00 (Part A). The Executive Director determined that LCP submittal #3-00 was in proper order and legally adequate to comply with the requirements of Section 30510(b) of the California Coastal Act and the amendment was filed on October 12, 2000.

Because of staffing constraints, staff was not able to prepare a staff recommendation for Commission action within 90 days of the filing of this amendment. Consequently, on November 15, 2000 the Commission extended the 90-day time limit for action on LCPA 3-00 up to one year.

The other component (Part B) regarding revision of the County's Surface Mining and Reclamation Ordinance for conformance with the State Surface Mining and Reclamation Act will be processed separately.

**California Coastal Commission**

## **Summary Description of the Proposed Amendment**

The entire text of the amendment submittal is attached to this report as Exhibit 1. As submitted, San Mateo County's LCP amendment No. 3-00 (Part A) (Major) includes:

1. Amending the "S-17" combining district regulations (Section 6300.2) to revise the building height limit and enact maximum floor area, daylight plane, and façade articulation requirements.
2. Enacting the "S-94" combining district regulations (Sections 6300.9.11.10-6300.9.11.9) to establish parcel size, parcel width, height, setback, parcel coverage, floor area, daylight plane, and façade articulation requirements.
3. Enacting the "S-105" combining district regulations (Sections 6300.14.00-6300.14.80) to establish parcel size, parcel width, height, setback, parcel coverage, floor area, daylight plane, and façade articulation requirements.
4. Amending the Zoning Maps (Section 6115) to rezone those Mid-Coast parcels designated Medium-Low Density Residential from "R-1/S-9" to "R-1/S-94."
5. Amending the Zoning Maps (Section 6115) to rezone those Mid-Coast parcels designated Low-Density Residential from "R-1/S-10" to "R-1/S-105."
6. Amending the Design Review "DR" district regulations (Sections 6565.2 and 6565.4) to establish a three-member design review committee.
7. Amending the parking regulations (Section 6118) to eliminate the covered parking requirements for R-1 zoned Mid-Coast parcels smaller than 3,500 sq. ft.
8. Amending the Home Improvement Exception (HIE) regulations (Section 6531) to preclude granting an HIE for Mid-Coast parcels to exceed the floor area limit.

## **Additional Information**

For further information about this report or the amendment process, please contact Susan Craig, Coastal Planner, at the Central Coast District Office of the Coastal Commission, 725 Front St., Suite 300, Santa Cruz, CA 95060; telephone number (831) 427-4863.

## **PART I: STANDARD OF REVIEW**

The Coastal Act provides:

*The local government shall submit to the commission the zoning ordinances, zoning district maps, and, where necessary, other implementing actions which are required pursuant to this chapter...*



*The commission may only reject zoning ordinances, zoning district maps, or other implementing actions on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. If the commission rejects the zoning ordinances, zoning district maps, or other implementing actions, it shall give written notice of the rejection specifying the provisions of land use plan with which the rejected zoning ordinances do not conform or which it finds will not be adequately carried out together with its reasons for the action taken.*

*The commission may suggest modifications in the rejected zoning ordinances, zoning district maps, or other implementing actions, which, if adopted by the local government and transmitted to the commission, shall be deemed approved upon confirmation by the executive director. The local government may elect to meet the commission's rejection in a manner other than as suggested by the commission and may then resubmit its revised zoning ordinances, zoning district maps, and other implementing actions to the commission... (Sec. 30513)*

The standard of review that the Commission uses in reviewing the adequacy of zoning and other implementing measures is whether the implementing measures are consistent with and adequate to carry out the certified Land Use Plan.

## **PART II: STAFF RECOMMENDATION, MOTIONS, AND RESOLUTIONS ON THE IMPLEMENTATION PLAN**

Staff recommends adoption of the following resolution:

### **Resolution to Approve San Mateo County Implementation Plan Amendment No. 3-00 as Submitted**

*Motion. I move that the Commission reject Major Amendment #3-00 (Part A) to the San Mateo County Local Coastal Program Implementation Plan as submitted.*

Staff recommends a **NO** vote on the motion above. Failure of this motion will result in certification of the Implementation Plan amendment as submitted and the adoption of the following resolution and the findings in this staff report. The motion passes only by an affirmative vote of the majority of the Commissioners present.

*Resolution to Approve. The Commission hereby approves certification of Major Amendment #3-00 (Part A) to the Implementation Regulations of the San Mateo County Local Coastal Plan and adopts the findings set forth below on the grounds that the amendment to the Zoning Regulations conforms with, and is adequate to carry out, the provisions of the Land Use Plan as certified. Certification of the Implementation Plan amendment will meet the requirements of the California Environmental Quality Act, because either 1) feasible*



*mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Plan on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation plan.*

### **III. FINDINGS AND DECLARATIONS**

#### **A. Amendment Description**

The urban Mid-Coast area of San Mateo County (Exhibit 2), which includes the communities of Montara, Moss Beach, El Granada, and Miramar, historically was developed with small houses or cottages. In recent years much larger houses have been constructed to the limits of the certified LCP. The changes proposed to the implementation portion of the San Mateo County Local Coastal Program would establish more restrictive house size, shape, and design regulations for R-1 zoned areas in the Mid-Coast. The proposed amendment would also enact two new zoning districts with resultant combining district regulations and revise the zoning maps. In addition, the proposed changes amend the parking regulations to eliminate the covered parking requirements for R-1 zoned Mid-Coast parcels smaller than 3,500 sq. ft., and amend the Home Improvement Exception (HIE) regulations to preclude granting an HIE for Mid-Coast parcels to exceed the floor area limit. These proposed land use ordinance standards must be consistent with and carry out the resource protection policies found in the Land Use Plan.

#### **B. Rezoning**

The proposed amendment would enact new combining district regulations and amends zoning maps to rezone those Mid-Coast Parcels designated Medium-Low Density Residential from R-1/S-9 to R-1/S-94 and Mid-Coast parcels designated as Low-Density Residential from R-1/S-10 to R-1/S-105. These changes are proposed because there are R-1/S-9 and R-1/S-10 zones elsewhere in the unincorporated portions of San Mateo County which will not be affected by the proposed amendment. Parcel size, parcel width, setback requirements, and parcel coverage in the new R-1/S-94 and R-1/S-105 zones are equivalent to those of the R-1/S-9 and R-1/S-10 zones, respectively. However, under the proposed amendment, new development in the R-1/S-94 and R-1/S-105 zones would be subject to new standards regarding floor area, height, design, and design review.

The third zone affected by the proposed amendment is R-1/S-17. Under the amendment, this zoning designation would apply to the same parcels as it does now, and the parcel size, parcel width, setback requirements, and parcel coverage would remain the same. As above, under the proposed amendment new development in the R-1/S-17 zone would be subject to new standards regarding floor area, height, design, and design review.

#### **C. Zoning Methods to Control House Size**

San Mateo County LUP Policy 8.12(b) states:

*Employ the design criteria set forth in the Community Design Manual for all new*



*development in urban areas.*

Applicable San Mateo Community Design Manual criteria include:

**SITING:** *Structures and accessory structures should be located, designed, and constructed to retain and blend with the natural vegetation and natural land forms of the site (i.e., topography, rock-outcroppings, ridgelines, tree masses, etc.), and should be complementary to adjacent neighborhood structures.*

**VIEW PRESERVATION:** *Views should be preserved by limiting structure height.*

**SCALE:** *Structures should relate in size and scale to adjacent buildings and to the neighborhood in which they are located.*

San Mateo County LUP Policy 8.12(c) states;

*Locate and design new development and landscaping so that ocean views are not blocked from public viewing points such as public roads and publicly-owned lands.*

San Mateo County LUP Policy 8.13(a) states, in part:

*(1) Design structures which fit the topography of the site and do not require extensive cutting, grading, or filling for construction.*

*(3) Use pitched, rather than flat, roofs...*

*(4) Design structures which are in scale with the character of their setting and blend rather than dominate or distract from the overall view of the urbanscape.*

*(5) To the extent feasible, design development to minimize the blocking of views to or along the ocean shoreline from Highway 1 and other public viewpoints between Highway 1 and the sea...*

The five zoning methods typically used to control house size, shape, bulk, and visual impact are:

- Maximum Building Height
- Maximum Floor Area
- Daylight Plane
- Façade Articulation
- Design Review

The proposed amendment adds to or changes existing zoning regulations to address each of the above factors, as discussed below.



### 1. Maximum Floor Area

The certified LCP does not include a floor area limit based on parcel size. Floor area is currently controlled by height and lot coverage limits. The proposed amendment limits house size as a function of parcel size. The proposed floor area limit is .53 of the parcel size for standard-sized parcels and .48 of the parcel size for substandard-sized parcels<sup>1</sup> (see Table 1). If a parcel is only substandard by  $\leq 5\%$ , the allowed floor area is between .48 and .53 of the parcel size. The floor area limit applies to the floor area of all stories of all buildings and accessory buildings on a building site, including garages. However, in all cases, the maximum allowable floor area is 6,200 sq. ft. On parcels  $\leq 3,500$  square feet, covered parking would not be required. This approach is intended to reduce overall building size while providing adequate living area and improved design flexibility for small houses allowed on these non-conforming parcels. However, off-street parking spaces would still be required, as described in Section 6119 of the Zoning Regulations.

Parcel Size (R-1/S-17 Zoning District)	Maximum Building Floor Area
2,500-4,749 sq. ft. or less than 45 ft. 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.

**Table 1. Formula for determining floor area limits.**

A comparison of maximum allowable house size under the current and proposed zoning regulations for parcels in the R-1/S-17, R-1/S-9(4), and R-1/S-10(5) zones is shown in Tables 2 through 4 on the following page:

<sup>1</sup> An issue raised during the public hearings held by the County and in a letter addressed to the Commission (see Exhibit 3) concerns construction of homes on substandard lots. In the Mid-Coast area there are thousands of substandard-sized lots. These are legal lots that are currently developable. The concern expressed by the commenter is that construction on these lots is contrary to the LCP's buildout numbers and would significantly impact the infrastructure and quality of living in the Mid-Coast area. While the Commission acknowledges that the buildout of substandard lots is an important planning issue in the county, this issue is outside the scope of the proposed LCP amendment because the scope of proposed LCP amendment is limited to the establishment of more restrictive house size, shape and design regulations for lots that are currently developable. The County is currently working on an update of its LCP and is holding regular public meetings on the LCP update. Examination of the broader issues of substandard lot buildout levels and consequent impacts to coastal resources and public access will likely be included in the scope of that update. The appropriate mechanism to address the substandard lot buildout level issue is the LCP update. Both the ongoing local process and the Commission's future consideration of an LCP amendment to certify the update will provide opportunity for public review and comment regarding the issue of substandard lots.



<b>MAXIMUM FLOOR AREA (LIVING AREA + GARAGE) (sq. ft.)</b> (minimum parcel size in R-1/S-17 zoning district is 5,000 sq. ft.)			
<b>Parcel Area</b>	<b>Existing R-1/S-17</b>	<b>Proposed R-1/S-17</b>	<b>Decrease</b>
2,500	1,500	1,200*	20%
5,000	3,500	2,650	24%
7,500	5,250	3,975	24%
10,000	7,000	5,300	24%
12,500	8,750	6,200	29%
15,000	10,500	6,200	41%

\* No garage requirement

**Table 2. Maximum allowable floor area in the R-1/S-17 zone.**

<b>MAXIMUM FLOOR AREA (LIVING AREA + GARAGE) (sq. ft.)</b> (minimum parcel size in R-1/S-9(4) zoning district is 10,000 sq. ft.)			
<b>Parcel Area</b>	<b>Existing R-1/S-9</b>	<b>Proposed R-1/S-94</b>	<b>Decrease</b>
2,500	1,500	1,200*	20%
5,000	4,500	2,400	47%
7,500	6,750	3,600	47%
10,000	9,000	5,300	41%
12,500	11,250	6,200	45%
15,000	13,500	6,200	54%

\* No garage requirement

**Table 3. Maximum allowable floor area in the R-1/S-9(4) zone.**

<b>MAXIMUM FLOOR AREA (LIVING AREA + GARAGE) (sq. ft.)</b> (minimum parcel size in R-1/S-10(5) zoning district is 20,000 sq. ft.)			
<b>Parcel Area</b>	<b>Existing R-1/S-10</b>	<b>Proposed R-1/S-105</b>	<b>Decrease</b>
2,500	1,500	1,200*	20%
5,000	3,750	2,400	47%
7,500	5,625	3,600	47%
10,000	7,500	5,300	41%
12,500	9,375	6,200	45%
15,000	13,500	6,200	54%
20,000	15,000	6,200	59%

\* No garage requirement

**Table 4. Maximum allowable floor area in the R-1/S-10(5) zone.**

As stated above, the standards regarding parcel size, parcel width, setbacks, and parcel coverage will remain the same as under existing regulations. In contrast, as seen in Tables 2 through 4, the allowable floor area on a developable parcel will decrease substantially under the proposed



amendment. The proposed floor area limits will provide for structures that are proportionally scaled to their building site, thereby reducing impacts on visual resources. Because maximum allowable parcel coverage will remain the same as under existing regulations, there will be no increase in impervious surfaces. In addition, the current Home Improvement Exception (HIE) provisions allow for enlarging a house up to 250 sq. ft. in excess of the allowable floor area. The proposed amendment would not allow use of an HIE to exceed the maximum floor area limit in the Mid-Coast. Thus the proposed floor area limits will assure that houses are more in scale with the character of their setting, rather than dominating or distracting from their setting. Therefore, as submitted, the Commission finds that the proposed Implementation/Zoning amendment regarding maximum floor area is consistent with the Structural and Community Features policies of the certified Land Use Plan.

## **2. Maximum Building Height**

San Mateo County LCP Policy 8.12(b) requires that the County employ design criteria set forth in the San Mateo Community Design Manual for development in urban areas. The Design Manual and LCP Policy 8.12(c) require that the design of new development shall protect views. Under the certified LCP, the height limit is 28 feet in the R-1/S-17 zone, with exceptions to 36 feet under certain conditions in "DR" combining zones. In the R-1/S-9 and R-1/S-10 zones, the height limit is currently 36 feet. The proposed amendment limits heights in these zones to 28-33 feet, depending on zoning district, parcel size, and slope, with exceptions to 36 feet for chimneys, antennae, solar panels, etc. (see Exhibit 1).

Under the certified LCP, conformance with the height limit is determined by averaging the highest and lowest portions of the house. On sloping parcels, houses have been built in conformance with the height limit, but have massive (40+ ft.) down slope walls. The proposed amendment averts this outcome by requiring that *any* part of the house not exceed the height limit. Therefore, conformance with the height limit is *not* determined by averaging the highest and lowest portions, but by measuring the *actual* height of any and all portions of the house. This averts overly large walls and encourages houses that step down the slope and follow the contours of the land, as shown in the illustration in Exhibit 4.

As seen in Exhibit 4, however, the house under the proposed amendment is two stories at its uppermost portion as compared to the house under existing regulations, which is one story at its uppermost portion. This example seems to suggest that in certain cases homes under the proposed amendment could have greater impacts on views. In fact, the proposed house in Exhibit 4 *could* be constructed under the current zoning regulations. However, the existing house with the massive wall in Exhibit 4 *could not* be built under the proposed amended regulations. In addition, the proposed amendment would limit height of most homes to between 28 and 33 feet (with a few specific exceptions to 36 feet). Current regulations allow home heights of 36 feet in the R-1/S-9 and R-1/S-10 zones. Overall the effects of the proposed amendments will be a reduction in the height of homes and a ban on the construction of homes with large, flat walls. Also, the proposal measures height as the actual distance above grade. These changes will result in lower houses that have less potential to block views. Therefore, as submitted, the Commission finds that the proposed





Implementation/Zoning amendments regarding height will not impact coastal views and are consistent with the Visual Resources Component policy 8.12 of the certified Land Use Plan.

### **3. Daylight Plane, Façade Articulation, and Design Review**

LCP Policy 8.13(a) provides special design guidelines for coastal communities, including the requirement that structures in the Mid-Coast be in scale with the character of the setting and blend with the urbanscape. The proposed amendment would require that new homes in the Mid-Coast be designed either to conform to a daylight plane or include façade articulation features, as determined by the applicant. A daylight plane directs the highest part of the house towards the center of the building (see Exhibit 4). Façade articulation is a design technique which breaks up flat walls through the placement of projecting or recessing architectural details, including decks, bay windows, balconies, porches, etc. Daylight plane and façade articulation techniques are used to prevent large, flat walls near neighboring residences.

Under the certified LCP there is neither a daylight plane or façade articulation requirement. The certified LCP does not control where the tallest part of the house may be located. The proposed daylight plane option directs the tallest part of the house to the center. This averts high walls next to smaller-scale adjacent houses. In addition to the daylight plane or façade articulation requirement, the proposed amendment involves an enhanced design review process in which all proposed houses in the Mid-Coast would be subject to review by a three-member Design Review Committee. The certified LCP does not have this requirement for new residential development in the Mid-Coast. If façade articulation is the chosen method, the Design Review Committee must find that: (1) all building façades are well articulated and well proportioned, and (2) each building wall is broken up so as not to appear sheer, blank, looming, or massive to neighboring properties.

The proposed daylight plane and/or façade articulation requirements would provide that new residential development in the Mid-Coast be designed so that house shapes minimally impact neighboring parcels. The additional requirement of design review for new homes in the Mid-Coast would assure that new houses are designed with architectural elements and façades that are aesthetically composed and proportioned. Therefore, as submitted, the Commission finds that the proposed Implementation/Zoning changes are consistent with structural and community features Policy 8.13 of the certified land use plan because the changes will help carry out the design guidelines of these policies and of the Community Design Manual.

### **IV. Consistency with the California Environmental Quality Act (CEQA)**

The Coastal Commission's review and development process for Local Coastal Programs and amendments to them has been designated by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Therefore, local governments are not required to undertake environmental analysis on LCP amendments, although the Commission can and does use any environmental information that the local government has developed. As discussed above, the County's proposal is consistent with the Land Use Plan and will not have any significant adverse environmental impacts. The Commission incorporates its findings on land use plan



conformity at this point as if set forth in full. Therefore, the Commission finds that Amendment No. 3-00 (PartA) is consistent with the provisions of the California Environmental Quality Act.



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 TO REVISE SECTION 6300.2  
WHICH ESTABLISHES THE "S-17" COMBINING DISTRICT REGULATIONS

\* \* \* \* \*

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

Section 1. San Mateo County Ordinance Code, Division VI, Chapter 20, Section 6300.2  
is hereby amended to read as follows:

**SECTION 6300.2. REGULATIONS FOR "S-17" COMBINING DISTRICT (MID-  
COAST).** The following regulations shall apply in any single-family residential district with  
which the "S-17" District is combined.

1. BUILDING SITE WIDTH. The minimum building site width shall be an average of  
50 feet.
2. BUILDING SITE AREA. The minimum building site area shall be 5,000 square feet.
3. BUILDING SETBACKS. The minimum setbacks shall be:

<u>Front Setback</u>	<u>Rear Setback</u>	<u>Side Setback</u>
20 feet	20 feet	For structures 16 feet in height or less: 5 feet each side.
		For structures over 16 feet in height: combined total of 15 feet with a minimum of 5 feet on any side.

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In any area where the "S-17" District is combined with the "DR" District, the minimum side yard setback may be reduced to provide for creative design concepts such as "zero" side yard setbacks provided that: (1) the Design Review Committee approves, (2) the application involves joint development of two or more adjacent parcels, (3) the total side yard requirement is met and (4) a minimum side yard of 5 feet is maintained adjacent to any parcel not included with the application.

4. PARCEL COVERAGE. The maximum parcel coverage shall be:

- a. For structures 16 feet in height or less: 50%.
- b. For structures greater than 16 feet in height: 35%.

Parcel coverage shall include all: (1) buildings, (2) accessory buildings, or (3) structures such as patios, decks, balconies, porches, bridges, and other similar uses which are eighteen (18) inches or more above the ground.

5. BUILDING FLOOR AREA. The maximum building floor area shall be established according to the following table.

Parcel Size	Maximum Building Floor Area
2,500-4,749 sq. ft., or less than 45 ft. parcel width	0.48 (parcel size)
4,750-4,999 sq. ft.	0.53 - ((5,000-parcel size) x 0.0002) x 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.

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6. BUILDING HEIGHT. The maximum building height shall be established, as follows:

- a. Up to 30% Slope. Where the average slope of the parcel area covered by the main residence is less than 30%, maximum building height is 28 ft.
- b. 30% Slope or Greater. Where the average slope of the parcel area covered by the main residence is 30% or greater, maximum building height is 28 ft., unless increased by the Design Review Committee.

The Design Review Committee may increase the maximum building height to 33 ft. for either:

- (1) The center 40% of the house, or
- (2) The downslope wall. Where the downslope wall height limit is increased to 33 ft., maximum building height for the house shall be the plane formed by connecting the maximum upslope wall height (28 ft.) with the maximum downslope wall height (33 ft.).

Building height shall be measured as the vertical distance from any point on the natural grade to the topmost point of the building immediately above.

Finished grade, measured at the outside face of exterior perimeter walls, shall not significantly deviate from the natural grade, to the satisfaction of the Design Review Committee.

Where the average slope of a parcel is greater than a one (1) foot fall in seven (7) feet distance from the established street grade at the front lot line and where a sewer connection must be made uphill from the building location, the maximum height allowed may be increased to 36 feet.

Where Zoning Regulations Chapter 35.5, Flood Hazard Areas, requires an elevated building, as defined in Section 6822.8, building height shall be measured as the vertical

distance from the "base flood elevation," as identified on the applicable Flood Insurance Rate Map (FIRM), to the topmost point of the building immediately above.

Chimneys, pipes, mechanical equipment, antennae, solar panels and similar features may exceed the height limit to a maximum of 36 feet as required for safety or efficient operation.

7. PLATE HEIGHT FOR GARAGES ON DOWNHILL SLOPES. The maximum plate height for a garage on a downhill slope that is allowed by Section 6411 to extend into the front setback shall be 10 feet. Plate height shall be measured as the vertical distance from any point on the floor to the bottom of the lowest ceiling joist where the framing of the roof begins. No second story shall be allowed above or below any portion of such garage.
8. DAYLIGHT PLANE OR FAÇADE ARTICULATION. New residential development shall conform to either the daylight plane or façade articulation options described in this Section, as determined by the project applicant.

a. Daylight Plane Option

The daylight plane shall be established on two opposite house sides, i.e., either from the front and rear setback lines, or from the side setback lines, as determined by the project applicant and approved by the Design Review Committee.

The daylight plane shall be measured from the setback line at natural grade, upward a vertical distance of 20 ft., and then inward at an angle of 45° until the maximum building height is reached.

Cornices, canopies, eaves, roof overhangs, chimneys, fire escapes, stairways; landing places; uncovered porches, and similar architectural features may extend into the daylight plane at the front, side, or rear yard, to the extent allowed by Zoning Regulations Section 6406.

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Chimneys, pipes, mechanical equipment, antennae, and similar equipment may extend into the daylight plane up to a maximum of 36 ft. as required for safety or efficient operation.

Dormers, gables and other architectural features located in the center 60% of the house may extend into the angled portion of the daylight plane, subject to Design Review Committee approval, provided that:

- (1) The combined length on any building side does not exceed 40% of the length of that building side, and the height of such features does not exceed 24 ft.,
- (2) The combined length on any building side does not exceed 30% of the length of that building side, and the height of such features does not exceed 28 ft.

b. Facade Articulation Option

Facade articulation shall be provided on all building sides, and is subject to approval by the Design Review Committee. Facade articulation is intended to break up the appearance of shear walls through the placement of projecting or recessing architectural details, including decks, bays, windows, balconies, porches, overhangs, and cantilevered features.

In order to approve proposed facade articulation, the Design Review Committee must find that: (1) all building facades are well articulated and proportioned, and (2) each building wall is broken up so as not to appear shear, blank, looming or massive to neighboring properties.

9. NOISE INSULATION AND AVIGATION EASEMENT. For new dwellings on those properties in Moss Beach, north of Half Moon Bay Airport, identified on County Zoning Maps 37-18 and 37-24, the following shall apply:


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- a. Submit an acoustical analysis, prepared by a qualified acoustical consultant, demonstrating that new construction has been designed to comply with the following standards:
  - (1) Interior community noise equivalent levels (CNEL) with windows closed, attributable to exterior sources shall not exceed an annual CNEL of 45-dBA in any habitable room.
  - (2) Design maximum noise levels (single event) shall not exceed 50-dBA in bedrooms and 55-dBA in other habitable rooms.
- b. Construct residence in accordance with recommendation of acoustical analysis.
- c. Grant to the County an avigation easement which (1) provides for aircraft use of airspace above grantor's property, and (2) protects the County from liability associated with aircraft operations.

Section 2. The provisions of this ordinance shall not apply to development that has fulfilled either of the following requirements before the effective date of this ordinance:

1. A permit application for each development permit required by the County Zoning Regulations applicable to the proposed development, including a Coastal Development Permit application, has been submitted to the County, or
2. A building permit application has been submitted to the County, if no development permit is required by the County Zoning Regulations.

Section 3. This ordinance shall be in full force and effect thirty (30) days after the Coastal Commission has certified it, without modification, as conforming with the California Coastal Act.

EXHIBIT NO. 1
APPLICATION NO.
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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 TO ADD SECTIONS 6300.9.11.10 TO 6300.9.11.90 WHICH ENACT THE "S-94" COMBINING DISTRICT REGULATIONS

\* \* \* \* \*

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

Section 1. San Mateo County Ordinance Code, Division VI, Chapter 2, Section 6111 (Combining Districts) is hereby amended to add the "S-94" District.

Section 2. San Mateo County Ordinance Code, Division VI, Chapter 20, Sections 6300.9.11.10 to 6300.9.11.90 are hereby enacted to read as follows:

**SECTION 6300.9.11.10. REGULATIONS FOR "S-94" COMBINING DISTRICT (MID-COAST).** The following regulations shall apply in any single-family residential district with which the "S-94" District is combined.

**SECTION 6300.9.11.20. BUILDING SITE WIDTH.** The minimum building site width shall be an average of 50 feet.

**SECTION 6300.9.11.30. BUILDING SITE AREA.** The minimum building site area shall be 10,000 square feet.

**SECTION 6300.9.11.40. BUILDING SETBACKS.** The minimum setbacks shall be:

Front <u>Setback</u>	Rear <u>Setback</u>	Side <u>Setback</u>
20 feet	20 feet	10 feet

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In any area where the "S-17" District is combined with the "DR" District, the minimum side yard setback may be reduced to provide for creative design concepts such as "zero" side yard setbacks provided that: (1) the Design Review Committee approves, (2) the application involves joint development of two or more adjacent parcels, (3) the total side yard requirement is met and (4) a minimum side yard of 5 feet is maintained adjacent to any parcel not included with the application.

**SECTION 6300.9.11.50. PARCEL COVERAGE.** The maximum parcel coverage shall be 0.30 (30%).

Parcel coverage shall include all: (1) buildings, (2) accessory buildings, or (3) structures such as patios, decks, balconies, porches, bridges, and other similar uses which are eighteen (18) inches or more above the ground.

**SECTION 6300.9.11.60. BUILDING FLOOR AREA.** The maximum building floor area shall be established according to the following table.

Parcel Size	Maximum Building Floor Area
2,500-9,749 sq. ft., or less than 45 ft. parcel width	0.48 (parcel size)
9,750-9,999 sq. ft.	0.53 - ((5,000-parcel size) x 0.0002) x parcel size
10,000-11,698 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.

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**SECTION 6300.9.11.70. BUILDING HEIGHT.** The maximum building height shall be established, as follows:

1. West of Highway One

- a. Up to 30% Slope. Where the average slope of the parcel area covered by the main residence is less than 30%, maximum building height is 28 ft.
- b. 30% Slope or Greater. Where the average slope of the parcel area covered by the main residence is 30% or greater, maximum building height is 28 ft., unless increased by the Design Review Committee.

The Design Review Committee may increase the maximum building height to 33 ft. for either:

- (1) The center 40% of the house, or
- (2) The downslope wall. Where the downslope wall height limit is increased to 33 ft., maximum building height for the house shall be the plane formed by connecting the maximum upslope wall height (28 ft.) with the maximum downslope wall height (33 ft.).

2. East of Highway One

- a. Parcels Smaller Than 10,000 sq. ft. Where the parcel area is less than 10,000 sq. ft., maximum building height is 28 ft.
- b. Parcels 10,000 sq. ft. or Larger. Where the parcel area is 10,000 sq. ft. or larger, maximum building height is 32 ft.

Building height shall be measured as the vertical distance from any point on the natural grade to the topmost point of the building immediately above.

Finished grade, measured at the outside face of exterior perimeter walls, shall not significantly deviate from the natural grade, to the satisfaction of the Design Review Committee.

Where the average slope of a parcel is greater than a one (1) foot fall in seven (7) feet distance from the established street grade at the front lot line and where a sewer connection must be made uphill from the building location, the maximum height allowed may be increased to 36 feet.

Where Zoning Regulations Chapter 35.5, Flood Hazard Areas, requires an elevated building, as defined in Section 6822.8, building height shall be measured as the vertical distance from the "base flood elevation," as identified on the applicable Flood Insurance Rate Map (FIRM), to the topmost point of the building immediately above.

Chimneys, pipes, mechanical equipment, antennae, solar panels and similar features may exceed the height limit to a maximum of 36 feet as required for safety or efficient operation.

**SECTION 6300.9.11.80. PLATE HEIGHT FOR GARAGES ON DOWNHILL SLOPES.**

The maximum plate height for a garage on a downhill slope that is allowed by Section 6411 to extend into the front setback shall be 10 feet. Plate height shall be measured as the vertical distance from any point on the floor to the bottom of the lowest ceiling joist where the framing of the roof begins. No second story shall be allowed above or below any portion of such garage.

**SECTION 6300.9.11.90. DAYLIGHT PLANE OR FAÇADE ARTICULATION.** New residential development shall conform to either the daylight plane or façade articulation options described in this Section, as determined by the project applicant.

1. Daylight Plane Option

The daylight plane shall be established on two opposite house sides, i.e., either from the front and rear setback lines, or from the side setback lines, as determined by the project applicant and approved by the Design Review Committee.

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The daylight plane shall be measured from the setback line at natural grade, upward a vertical distance of 20 ft., and then inward at an angle of 45° until the maximum building height is reached.

Cornices, canopies, eaves, roof overhangs, chimneys, fire escapes, stairways; landing places; uncovered porches, and similar architectural features may extend into the daylight plane at the front, side, or rear yard, to the extent allowed by Zoning Regulations Section 6406.

Chimneys, pipes, mechanical equipment, antennae, and similar equipment may extend into the daylight plane up to a maximum of 36 ft. as required for safety or efficient operation.

Dormers, gables and other architectural features located in the center 60% of the house may extend into the angled portion of the daylight plane, subject to Design Review Committee approval, provided that:

- (a) The combined length on any building side does not exceed 40% of the length of that building side, and the height of such features does not exceed 24 ft.
- (b) The combined length on any building side does not exceed 30% of the length of that building side, and the height of such features does not exceed 28 ft.

## 2. Facade Articulation Option

Facade articulation shall be provided on all building sides, and is subject to approval by the Design Review Committee. Facade articulation is intended to break up the appearance of shear walls through the placement of projecting or recessing architectural details, including decks, bays, windows, balconies, porches, overhangs, and cantilevered features.

In order to approve proposed facade articulation, the Design Review Committee must find that: (1) all building facades are well articulated and proportioned, and (2) each building


wall is broken up so as not to appear shear, blank, looming or massive to neighboring properties.

Section 2: The provisions of this ordinance shall not apply to development that has fulfilled either of the following requirements before the effective date of this ordinance.

1. A permit application for each development permit required by the County Zoning Regulations applicable to the proposed development, including a Coastal Development Permit application, has been submitted to the County, or
2. A building permit application has been submitted to the County, if no development permit is required by the County Zoning Regulations.

Section 3. This ordinance shall be in full force and effect thirty (30) days after the Coastal Commission has certified it, without modification, as conforming with the California Coastal Act.

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(7/21/2000)

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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 TO ADD SECTIONS 6300.14.00 TO 6300.14.80 WHICH ENACT THE "S-105" COMBINING DISTRICT REGULATIONS

\* \* \* \* \*

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

Section 1. San Mateo County Ordinance Code, Division VI, Chapter 2, Section 6111 (Combining Districts) is hereby amended to add the "S-105" District.

Section 2. San Mateo County Ordinance Code, Division VI, Chapter 20, Sections 6300.14.00 to 6300.14.80 are hereby enacted to read as follows:

**SECTION 6300.14.00. REGULATIONS FOR "S-105" COMBINING DISTRICT (MID-COAST).** The following regulations shall apply in any single-family residential district with which the "S-105" District is combined.

**SECTION 6300.14.10. BUILDING SITE WIDTH.** The minimum building site width shall be an average of 75 feet.

**SECTION 6300.14.20. BUILDING SITE AREA.** The minimum building site area shall be 20,000 square feet.

**SECTION 6300.14.30. BUILDING SETBACKS.** The minimum setbacks shall be:

<u>Front Setback</u>	<u>Rear Setback</u>	<u>Side Setback</u>
20 feet	20 feet	10 feet

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In any area where the "S-17" District is combined with the "DR" District, the minimum side yard setback may be reduced to provide for creative design concepts such as "zero" side yard setbacks provided that: (1) the Design Review Committee approves, (2) the application involves joint development of two or more adjacent parcels, (3) the total side yard requirement is met and (4) a minimum side yard of 5 feet is maintained adjacent to any parcel not included with the application.

**SECTION 6300.14.40. PARCEL COVERAGE.** The maximum parcel coverage shall be 0.25 (25%).


Parcel coverage shall include all: (1) buildings, (2) accessory buildings, or (3) structures such as patios, decks, balconies, porches, bridges, and other similar uses which are eighteen (18) inches or more above the ground.

**SECTION 6300.14.50. BUILDING FLOOR AREA.** The maximum building floor area shall be established according to the following table.

Parcel Size	Maximum Building Floor Area
2,500-11,698 sq. ft., or less than 17.5 ft. 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.

**SECTION 6300.14.60. BUILDING HEIGHT.** The maximum building height shall be established, as follows:

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- a. Up to 30% Slope. Where the average slope of the parcel area covered by the main residence is less than 30%, maximum building height is 28 ft.
- b. 30% Slope or Greater. Where the average slope of the parcel area covered by the main residence is 30% or greater, maximum building height is 28 ft., unless increased by the Design Review Committee.

The Design Review Committee may increase the maximum building height to 33 ft. for either:

- (1) The center 40% of the house, or
- (2) The downslope wall. Where the downslope wall height limit is increased to 33 ft., maximum building height for the house shall be the plane formed by connecting the maximum upslope wall height (28 ft.) with the maximum downslope wall height (33 ft.).

Building height shall be measured as the vertical distance from any point on the natural grade to the topmost point of the building immediately above.

Finished grade, measured at the outside face of exterior perimeter walls, shall not significantly deviate from the natural grade, to the satisfaction of the Design Review Committee.

Where Zoning Regulations Chapter 35.5, Flood Hazard Areas, requires an elevated building, as defined in Section 6822.8, building height shall be measured as the vertical distance from the "base flood elevation," as identified on the applicable Flood Insurance Rate Map (FIRM), to the topmost point of the building immediately above.

Chimneys, pipes, mechanical equipment, antennae, solar panels and similar features may exceed the height limit to a maximum of 36 feet as required for safety or efficient operation.

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**SECTION 6300.14.70. PLATE HEIGHT FOR GARAGES ON DOWNHILL SLOPES.**

The maximum plate height for a garage on a downhill slope that is allowed by Section 6411 to extend into the front setback shall be 10 feet. Plate height shall be measured as the vertical distance from any point on the floor to the bottom of the lowest ceiling joist where the framing of the roof begins. No second story shall be allowed above or below any portion of such garage.

**SECTION 6300.14.80. DAYLIGHT PLANE OR FAÇADE ARTICULATION.** New residential development shall conform to either the daylight plane or façade articulation options described in this Section, as determined by the project applicant.

a. Daylight Plane Option

The daylight plane shall be established on two opposite house sides, i.e., either from the front and rear setback lines, or from the side setback lines, as determined by the project applicant and approved by the Design Review Committee.

The daylight plane shall be measured from the setback line at natural grade, upward a vertical distance of 20 ft., and then inward at an angle of 45° until the maximum building height is reached.

Cornices, canopies, eaves, roof overhangs, chimneys, fire escapes, stairways; landing places; uncovered porches, and similar architectural features may extend into the daylight plane at the front, side, or rear yard, to the extent allowed by Zoning Regulations Section 6406.

Chimneys, pipes, mechanical equipment, antennae, and similar equipment may extend into the daylight plane up to a maximum of 36 ft. as required for safety or efficient operation.

Dormers, gables and other architectural features located in the center 60% of the house may extend into the angled portion of the daylight plane, subject to Design Review Committee approval, provided that:

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- (a) The combined length on any building side does not exceed 40% of the length of that building side, and the height of such features does not exceed 24 ft.
- (b) The combined length on any building side does not exceed 30% of the length of that building side, and the height of such features does not exceed 28 ft.

b. Facade Articulation Option


Facade articulation shall be provided on all building sides, and is subject to approval by the Design Review Committee. Facade articulation is intended to break up the appearance of shear walls through the placement of projecting or recessing architectural details, including decks, bays, windows, balconies, porches, overhangs, and cantilevered features.

In order to approve proposed facade articulation, the Design Review Committee must find that: (1) all building facades are well articulated and proportioned, and (2) each building wall is broken up so as not to appear shear, blank, looming or massive to neighboring properties.

Section 2. The provisions of this ordinance shall not apply to development that has fulfilled either of the following requirements before the effective date of this ordinance.

- 1. A permit application for each development permit required by the County Zoning Regulations applicable to the proposed development, including a Coastal Development Permit application, has been submitted to the County, or
- 2. A building permit application has been submitted to the County, if no development permit is required by the County Zoning Regulations.

Section 3. This ordinance shall be in full force and effect thirty (30) days after the Coastal Commission has certified it, without modification, as conforming with the California Coastal Act.

EXHIBIT NO. <u>1</u>
APPLICATION NO.
SMC-MAJ-3-00-(A)
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ORDINANCE NO. \_\_\_\_\_

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

\* \* \* \* \*

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE  
(ZONING MAPS) TO REZONE MID-COAST PARCELS FROM  
"R-1/S-9" TO "R-1/S-94"

\* \* \* \* \*

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

Section 1. Division VI, Part One, Chapter 2, Section 6115 of the San Mateo County Ordinance Code (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 "R-1/S-9" to "R-1/S-94".

Section 2. The provisions of this ordinance shall not apply to development that has fulfilled either of the following requirements before the effective date of this ordinance:

1. A permit application for each development permit required by the County Zoning Regulations applicable to the proposed development, including a Coastal Development Permit application, has been submitted to the County, or
2. A building permit application has been submitted to the County, if no development permit is required by the County Zoning Regulations.

Section 3. This ordinance shall be in full force and effect thirty (30) days after the Coastal Commission has certified it, without modification, as conforming with the California Coastal Act.

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(7/20/00)

EXHIBIT NO. 1
APPLICATION NO.
SMC-MAJ-3-00(A)
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San Mateo County Planning & Building Division

**Mid-Coast  
Area to be Rezoned from  
R-1/S-9 to R-1/S-94**

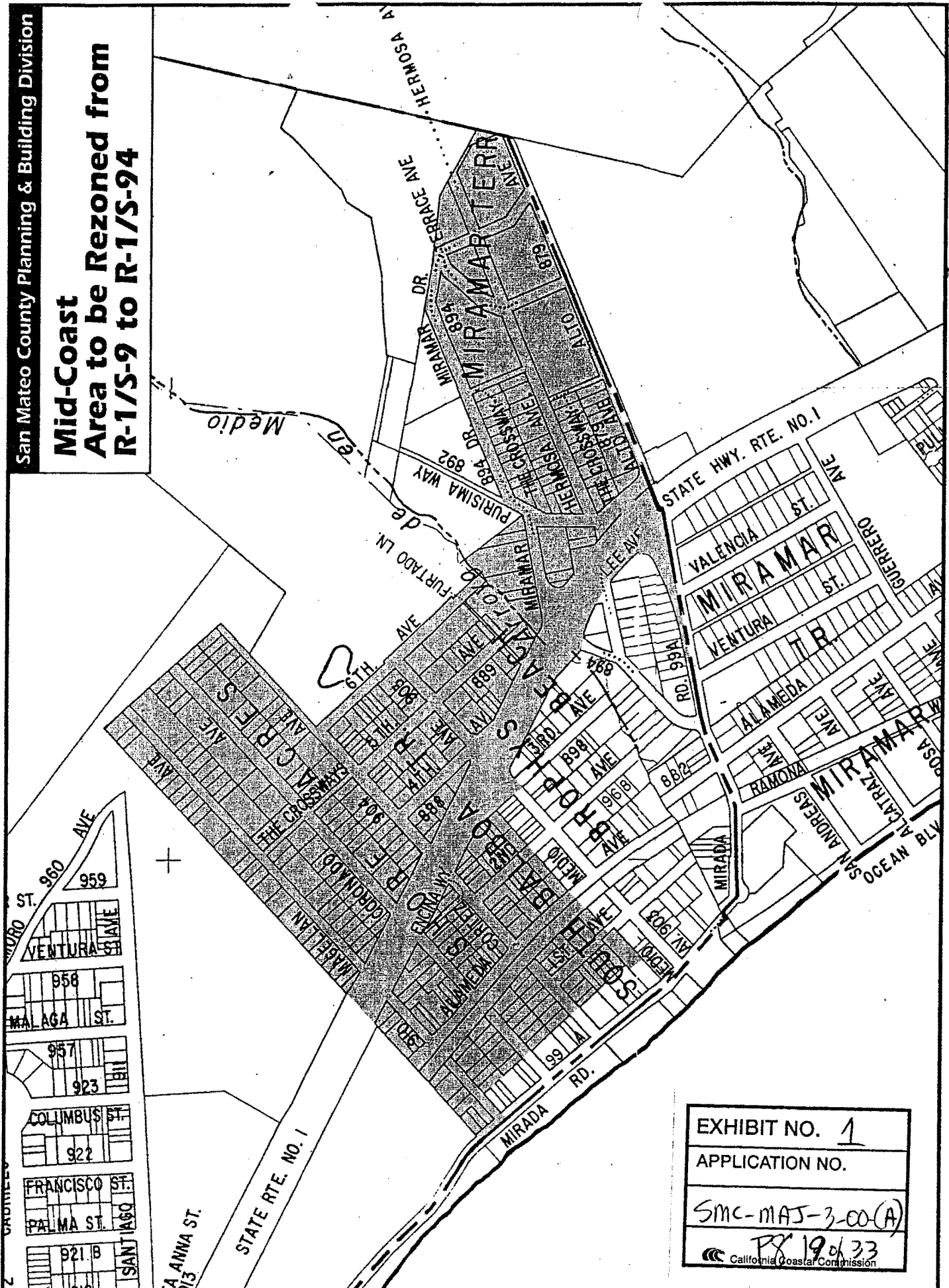


EXHIBIT NO. <u>1</u>
APPLICATION NO.
SMC-MAJ-3-00(A)
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California Coastal Commission

ORDINANCE NO. \_\_\_\_\_

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

\* \* \* \* \*

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE  
(ZONING MAPS) TO REZONE MID-COAST PARCELS FROM  
"R-1/S-10" TO "R-1/S-105"

\* \* \* \* \*

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

Section 1. Division VI, Part One, Chapter 2, Section 6115 of the San Mateo County  
Ordinance Code (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 "R-1/S-10" to  
"R-1/S-105".

Section 2. The provisions of this ordinance shall not apply to development that has  
fulfilled either of the following requirements before the effective date of this ordinance:

1. A permit application for each development permit required by the County Zoning  
Regulations applicable to the proposed development, including a Coastal Development  
Permit application, has been submitted to the County, or
2. A building permit application has been submitted to the County, if no development  
permit is required by the County Zoning Regulations.

Section 3. This ordinance shall be in full force and effect thirty (30) days after the  
Coastal Commission has certified it, without modification, as conforming with the California  
Coastal Act.

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(7/21/2000)

EXHIBIT NO. 1
APPLICATION NO.
SMC-MA5-3-00-(A)
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San Mateo County Planning & Building Division

**Mid-Coast  
Area to be Rezoned from  
R-1/S-10 to R-1/S-105**

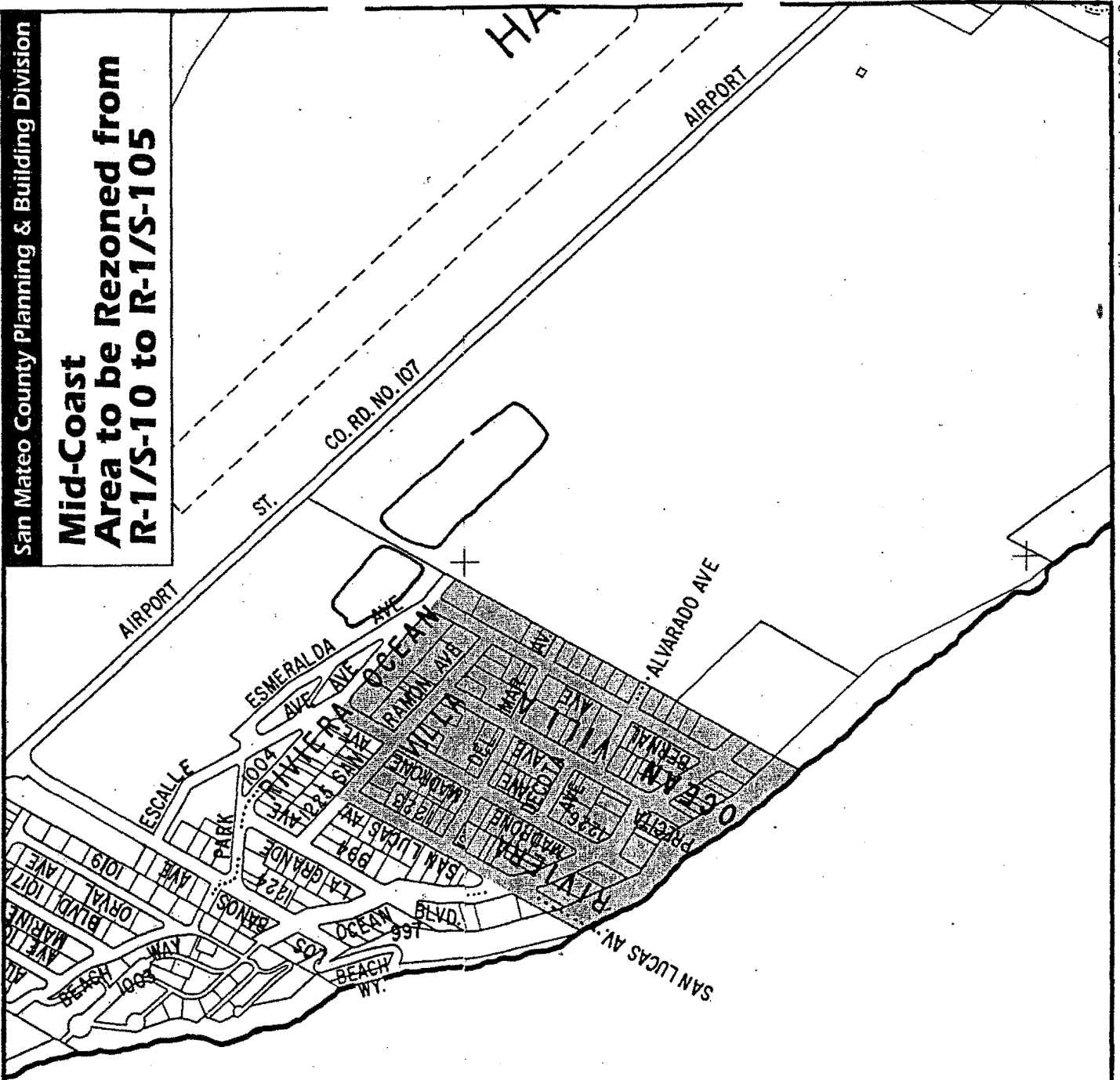


EXHIBIT NO. 1
APPLICATION NO.
SMC-MAT-3-CO(A)
APR 21 06 33
California Coastal Commission

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 TO REVISE SECTIONS 6565.2, 6565.4 and 6565.7 WHICH ESTABLISH DESIGN REVIEW REQUIREMENTS

\* \* \* \* \*

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

Section 1. San Mateo County Ordinance Code, Division VI, Chapter 28.1, Section 6565.2 is hereby amended to read as follows:

**SECTION 6565.2. ESTABLISHMENT OF DESIGN REVIEW COMMITTEE, DESIGN REVIEW ADMINISTRATOR AND DESIGN REVIEW OFFICER.**

A. There is hereby established a Design Review Committee consisting of three members to be appointed by the Board of Supervisors.

1. Appointments shall be for three-year terms, except that the initial members shall be appointed to a one-year, a two-year and a three-year term so that subsequently one appointment shall expire each year. The Board of Supervisors may adjust the terms of any appointment to assure such overlap in terms occurs.
2. Members shall be residents of San Mateo County. Two members shall be licensed architects or landscape architects. The third member shall be a resident of the unincorporated community in which the project being reviewed is located, as listed in Section 6565.7.2. For communities where an advisory council has been established by the Board of Supervisors, the advisory council shall make a recommendation on

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resident third member candidates prior to appointment by the Board of Supervisors.

The terms of the residents designated to serve on the Design Review Committee ~~from Palomar Park and Devonshire shall expire on January 31, 1993. Thereafter, the terms of the designated residents shall be three years.~~

3. Two members present shall constitute a quorum and two votes shall be required for action.
  4. The Board of Supervisors will appoint alternates for each member with the same terms and qualifications.
  5. The Design Review Committee shall adopt rules for the conduct of its business and a conflict of interest code.
  6. Members shall be paid \$50.00 per meeting not to exceed \$50.00 per month.
- B. The Director of Planning is the Design Review Administrator and may appoint in writing an assistant to act as the Design Review Officer, who may exercise all of the powers of the Design Review Administrator.

Section 2. San Mateo County Ordinance Code, Division VI, Chapter 28.1, Section 6565.4 is hereby amended to read as follows:

**SECTION 6565.4. EXEMPTIONS.** The Design Review Administrator (DRA) may exempt activities which otherwise require design review from the requirements of this Chapter when such activities, in the judgment of the DRA, are minor in nature and will not have an adverse effect on compliance with design standards or guideline or zoning regulations applicable to the property or structure in question. Applications for exemption shall be filed in the manner prescribed by the DRA and shall be accompanied by a fee set by resolution of the Board of Supervisors. Exemptions shall be documented by the DRA, whose decision of exemptions shall be final.

Section 3. San Mateo County Ordinance Code, Division VI, Chapter 28.1, Section 6565.7 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. Mid-Coast (areas zoned R-1 only).

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

B. When the project in question requires another permit or approval, such as (but not limited to) a use permit, variance or subdivision, to be acted upon by the Zoning Hearing Officer, Planning Commission or Board of Supervisors, then the action of the Design Review Committee or Design Review Administrator shall be in the form of a recommendation to the decision-maker on the other permit(s), who shall act upon the application for design review only after receiving and considering such recommendation. In such cases, the decision-maker may refer any revisions to the design of the project back to the Design Review Committee or Design Review Administrator for further recommendation prior to taking action on the project.

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- C. The Design Review Committee or Design Review Administrator may refer any matter directly to the Planning Commission when, in their opinion, such action will be in the public interest.
  
- D. Action on an application for Design Review shall be to: (a) approve the application and plans as submitted, (b) approve them with modifications, or (c) disapprove the application and plans.

Section 4. The provisions of this ordinance shall not apply to development that has fulfilled either of the following requirements before the effective date of this ordinance:

- 1. A permit application for each development permit required by the County Zoning Regulations applicable to the proposed development, including a Coastal Development Permit application, has been submitted to the County, or
  
- 2. A building permit application has been submitted to the County, if no development permit is required by the County Zoning Regulations.

Section 5. This ordinance shall be in full force and effect thirty (30) days after the Coastal Commission has certified it, without modification, as conforming with the California Coastal Act.

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(7/21/2000)

EXHIBIT NO. 1
APPLICATION NO.
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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 TO REVISE SECTION 6118 WHICH  
ESTABLISHES GENERAL PARKING REQUIREMENTS

\* \* \* \* \*

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

Section 1: San Mateo County Ordinance Code, Division VI, 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 square feet 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 square feet 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 single-family dwellings on parcels less than 3,500 square feet located in the Mid-Coast.

EXHIBIT NO. 1
APPLICATION NO.
SMC-MAJ-3-00(A)
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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, or (2) the parcel is less than 3,500 sq. ft. in area and located in the Mid-Coast.

(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 rest rooms, 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.

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- (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 shall not apply to development that has fulfilled either of the following requirements before the effective date of this ordinance:

1. A permit application for each development permit required by the County Zoning Regulations applicable to the proposed development, including a Coastal Development Permit application, has been submitted to the County, or
2. A building permit application has been submitted to the County, if no development permit is required by the County Zoning Regulations.

Section 3. This ordinance shall be in full force and effect thirty (30) days after the Coastal Commission has certified it, without modification, as conforming with the California Coastal Act.

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(7/21/00)

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ORDINANCE NO. \_\_\_\_\_

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

\* \* \* \* \*

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 25 TO REVISE SECTION 6531 TO PRECLUDE HOME IMPROVEMENT EXCEPTION TO FLOOR AREA IN THE MID-COAST

\* \* \* \* \*

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

Section 1. San Mateo County Ordinance Code, Division VI, Chapter 25, Section 6531 is hereby amended to read as follows:

**SECTION 6531. GENERAL PROVISIONS.** Variances are permitted when one or more of the following conditions exist: (1) development is proposed on an existing legal parcel zoned R-1/S-7 or R-1/S-17, which is 3,500 square feet or less in area and/or 35 feet or less in width; (2) the proposed development varies from minimum yard, maximum building height or maximum lot coverage requirements; or (3) the proposed development varies from any other specific requirements of the Zoning Regulations.

Notwithstanding Chapter 4 of the Zoning Regulations, home improvement exceptions may be approved to grant relief from the strict provisions of the Zoning Regulations for yards, lot coverage, daylight planes, and floor area ratio. To qualify for a home improvement exception, the following requirements must be met: (1) the home improvement exception is for an addition to an existing residential dwelling unit or a detached garage in the R-1, R-2, RE, RH, RM, and combining districts; (2) the home improvement exception is for addition to an existing one-family residential unit, an existing two-family residential unit, or a detached garage in the R-3 district; (3) the addition will not result in the creation of a new story; (4) at least 75% of the existing exterior walls (in linear feet) will remain; (5) at least 50% of the existing roof (in square

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feet) will remain; (6) the addition will be located at least three feet from a property line; (7) the existing structure is located in an area with an average slope of less than 20%; (8) development on the parcel does not exceed maximum floor area, if located in the Mid-Coast; and (9) the total floor area approved through home improvement exceptions on a given parcel shall not be greater than two hundred and fifty (250) square feet and no more than one hundred (100) square feet may extend into a side yard. If the addition will not result in a visible change to the exterior shape and size of the residential unit, improvement exceptions may apply to projects which (1) require relief from the provisions of the Zoning Regulations for height; (2) involve the addition of a new story; and (3) exceed the 250 square feet limit.

A Home Improvement Exception application can only be submitted if the date of the application is five (5) years or more after the date certificate of occupancy was granted for subject residential unit.

Notwithstanding the above, the following restrictions apply to home improvement exception applications: (1) a home improvement exception shall not be granted for a structure if an existing building code violation involves the Zoning Regulations for yards, lot coverage, daylight planes, or floor area ratio; (2) a building code violation cannot be used to justify the integrity of an existing design concept pursuant to Section 6534.2(2); (3) a final building permit inspection for a home improvement exception may not occur until all building violations have been corrected.

Variances and home improvement exceptions may not be granted to allow a use, activity or an increased number of dwelling units which are not permitted by the Zoning Regulations.

Section 2. The provisions of this ordinance shall not apply to development that has fulfilled either of the following requirements before the effective date of this ordinance:

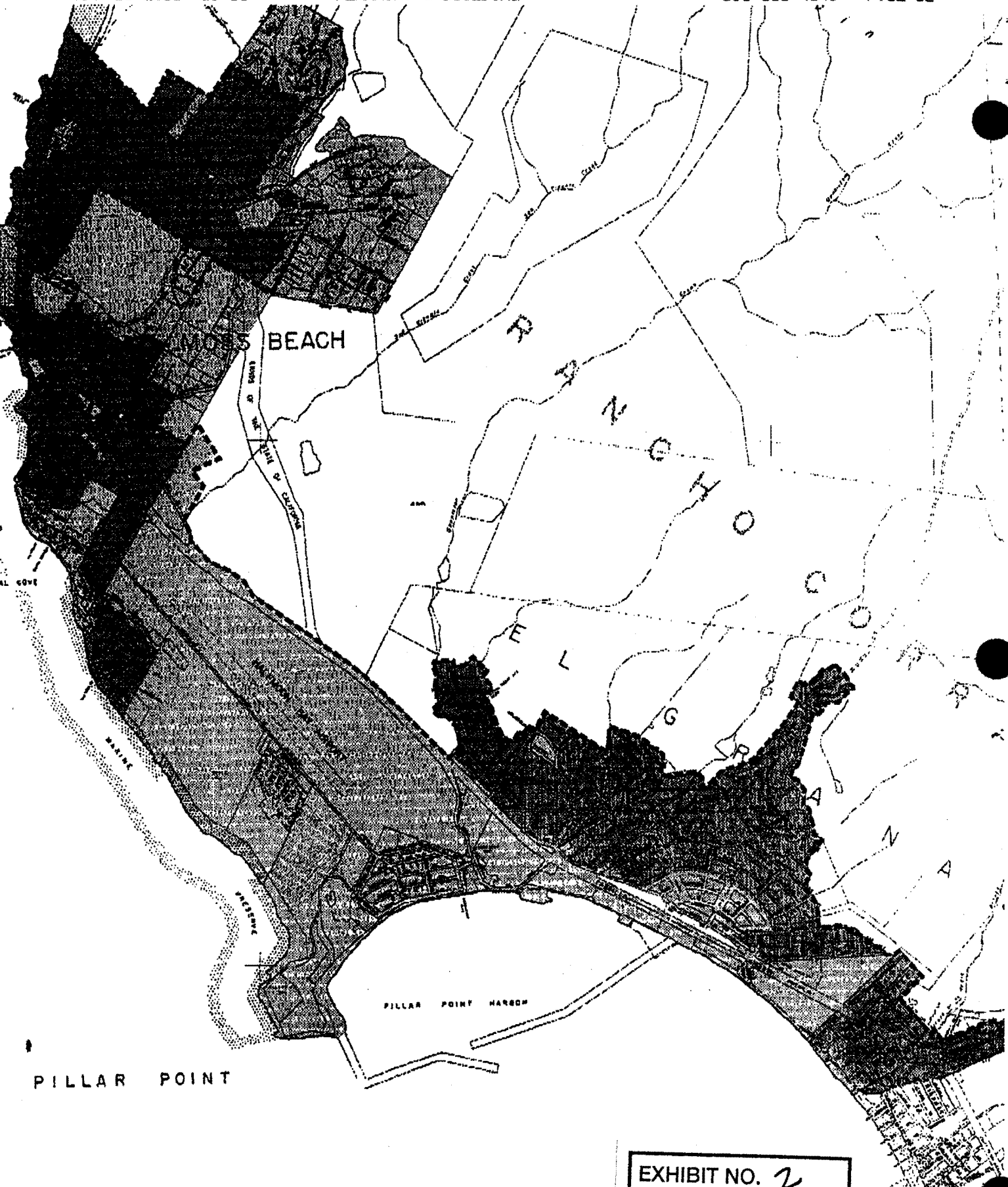
1. A permit application for each development permit required by the County Zoning Regulations applicable to the proposed development, including a Coastal Development Permit application, has been submitted to the County, or

2. A building permit application has been submitted to the County, if no development permit is required by the County Zoning Regulations.

Section 3. This ordinance shall be in full force and effect thirty (30) days after the Coastal Commission has certified it, without modification, as conforming with the California Coastal Act.

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(7/20/00)

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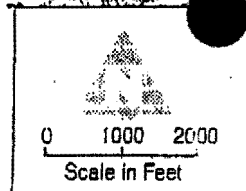
- Legend:**
-  Area Affected by Proposed LCP Amendment
  -  Urban/Rural Boundary

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 APPLICATION NO.  
 SMC-MAJ-3-00(A)  
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 California Coastal Commission



RECEIVED  
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# Fax

Date: Sunday, April 01, 2001  
Time: 6:40:26 PM

CALIFORNIA  
COASTAL COMMISSION

To: Chris Kern, Coastal Commission  
Fax: 1-415-904-5400

From: A.M.(Steve) Marzano  
Fax: 650-712-9360  
Phone:

Regarding: Mid Coast Proposed Amendment and Substandard Lots

Dear Mr Kern:

As a resident of Half Moon Bay, but also living in the Miramar area, I consider it my duty to pass on to you some background information you may not be totally aware of as you prepare yourself for review of a proposed LCP amendment which was designed to prevent "monster homes" but instead allows construction of homes on substandard lots. Such an action would be contrary to the LCP's buildout numbers and cause severe infrastructure problems that would significantly impact the quality of living in the mid coast area and negatively impact the ability of the coast to be visitor serving. Individual appeals of CDP's are being conducted by citizens of the coastside, in an attempt to stem excessive buildout. The proposed LCP amend would override the concerns previously expressed, and be contrary to the intent of the Coastal Act itself.

Please review the attached and consider its contents when reviewing any actions by County planning and the Board of Supervisors on LCP amendments and Appeals of CDP permits for substandard lots (Ref PLN 1999-008908).

Sincerely,  
A.M.(Steve) Marzano  
100 Mirada rd  
Half Moon Bay, CA 94019

Attachment:

>Material From Staff Report: Per Jack Liebster Staff Analyst (retired) Report for A-1-SMC-99-014 (25' lot located at 910 Ventura, El Granada) (Applicants: Judy Taylor and Linda Banks) (Appellants: Barbara K. Mauz, Garrett Crispell and Morris Gaede of El Granada) (Pages 12, 13 & 14):

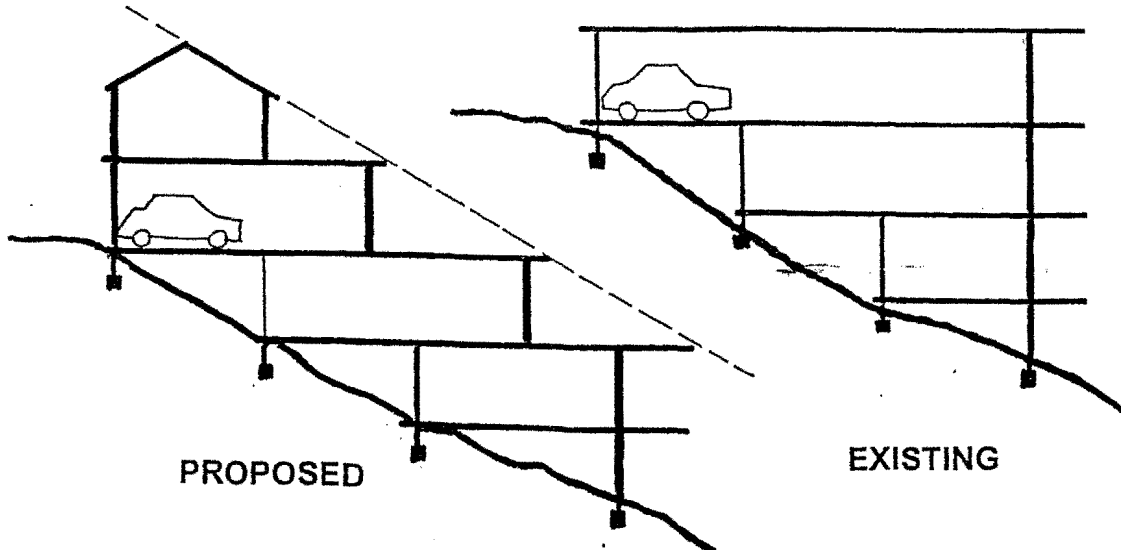
>"In support of their contentions (concerns regarding 25' lots), the appellants submitted a "Capacity Report" compiling data from studies done about development in the area. This report summarizes concerns about substandard lots as follows:

>There has been no definitive planning around the issue of how to manage land use and impacts for thousands of vacant, substandard lots uncounted for in the LCP buildout total (19000 sewer connections worth of buildings), but the number of lots is unknown.

>The magnitude of this uncertainty can be seen by comparing the number of substandard lots (5000) manually counted for the Montara Sanitary district (Montara and Moss Beach) [Ref. 15:8/97 MSD Ltr.] with the number of lots (2000) the County gets from statistical sampling of the entire Midcoast. [Ref 16:3/98 County Staff Rpt.]...

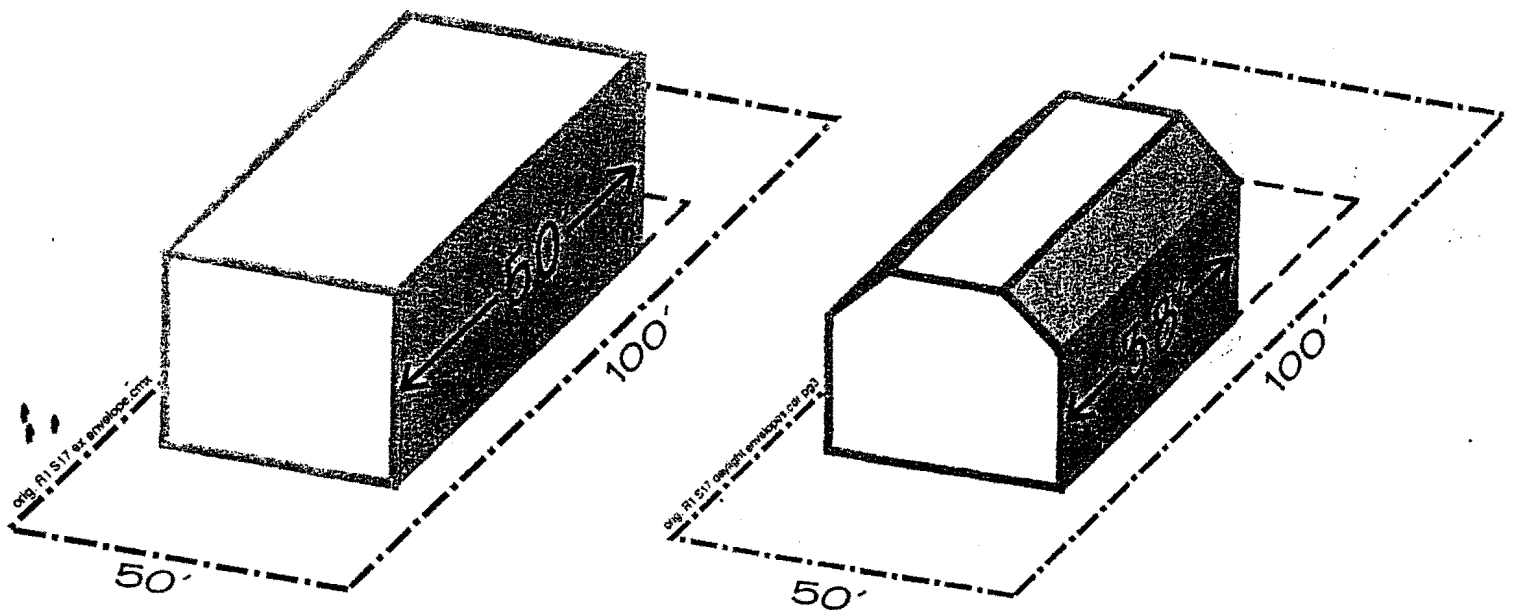
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PR 1061
California Coastal Commission

The proposal would measure height as the vertical distance from any point at natural grade to the topmost point immediately above, hence "actual," not "average" height. This averts looming walls, encourages houses that step down the slope and follow the contours of the land, as shown in the illustration below:



Daylight Plane Option

If the daylight plane option is chosen, it would: (1) be configured as a 20 ft. vertical rise at the setback line, and then inward at a 45° angle, and (2) apply to two opposite sides of the house, as selected by the applicant. Dormers, gables and other architectural features located in the center 60% of the house may extend into the daylight plane, subject to Design Review Committee approval. The combined length on any building side shall not exceed 40% of the length of that building side, if the height of such features does not exceed 24 ft. Also, the combined length on any building side shall not exceed 30% of the length of that building side, if the height of such features does not exceed 28 ft.



**Prior Regulations**  
(3,500 sq ft.)

**Proposal**  
(2,650 sq ft.)

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