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LCP-2-SMC-26-0048-1 (MIDCOAST RESIDENTIAL UNIT CAP)

NOVEMBER 4, 2026

EXHIBITS

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EXHIBIT 1 – PROPOSED LCP AMENDMENT

SAN MATEO COUNTY

RESOLUTION NO. 082061

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

* * * * * *

RESOLUTION AMENDING SAN MATEO COUNTY LOCAL COASTAL PROGRAM POLICY 1.23 TO MODIFY THE METHOD OF CALCULATING THE AVERAGE ANNUAL RESIDENTIAL GROWTH RATE IN SPECIFIED CIRCUMSTANCES AND DIRECTING STAFF TO SUBMIT THE PROPOSED AMENDMENT FOR COASTAL COMMISSION REVIEW AND CERTIFICATION

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

WHEREAS, in 1980, the San Mateo County Board of Supervisors (Board of Supervisors) approved and the California Coastal Commission certified the San Mateo County Local Coastal Program (LCP), establishing policies, consistent with the California Coastal Act, to guide development within the County's Coastal Zone while protecting Coastal resources and providing coastal access for all; and

WHEREAS, since its certification, the LCP has been amended various times, to improve its conformity with the California Coastal Act and to respond to local circumstances; and

WHEREAS, prior to 2013, the LCP included a policy that established an annual limit of 125 residential building permits issued per year in the Midcoast area of the

Coastal Zone, and that allowed the County to exceed this limit if certain findings were made by the Board of Supervisors; and

WHEREAS, in 2012, the above referenced policy was amended and renumbered to Policy 1.23, at the direction of the Coastal Commission, to lower the limit from 125 units per year to 40 units per year; and

WHEREAS, the purpose of the amended limit established by Policy 1.23 is to maintain residential growth rates below a 1 percent annual increase over the total of existing residential development, until sufficient infrastructure improvements have been implemented in the Midcoast, as specified in the LCP; and

WHEREAS, LCP Policy 1.23 also provides that if the number of issued building permits for any given year has reached the 40-unit maximum, building permits for affordable housing may still be issued under the following circumstances: (1) the units are "affordable" as defined by Section 6102.48.6 of the certified zoning regulations and subject to income and cost/rent restrictions for the life of the development; and (2) the growth rate average over the successive three-year period, that includes the year of building permit issuance and the following two years, does not exceed 40 units/year; and

WHEREAS, since the establishment of the 40-unit cap, the County has made substantial progress in addressing critical infrastructure constraints identified in LCP Policy 1.23 through implementation of the Connect-the-Coastside plan and related transportation improvements, including completion of the Half Moon Bay to El Granada eastside bike trail, joint development of the Getting-there-Together Travel Demand

Management Plan, and ongoing planning for State Route 1 safety improvements; and

WHEREAS, the Sewer Authority Mid-Coastside has significantly improved the resilience and capacity of the Intertie Pipeline System and treatment facilities through pipeline rehabilitation and replacement, expanded wet weather storage, and demonstrated treatment capacity sufficient to serve future Midcoast needs, with additional improvements under evaluation; and

WHEREAS, the County's newly adopted Stormwater Management Development Standards further reduce risks of stormwater runoff impacting water quality, and

WHEREAS, in 1980, the Board of Supervisors recognized an existing and anticipated shortage of affordable housing for the Mid-Coast area and designated a parcel (APN 037-022-070) in the Moss Beach community as an "affordable housing" site; and

WHEREAS, the Mid-Peninsula Housing Corporation, on July 17, 2018, submitted an application to construct 71 units of 100 percent affordable housing (the "Cypress Point" project) on the designated site, and

WHEREAS, on March 24, 2024, the Board of Supervisors approved the proposed 71-unit Cypress Point affordable housing project, and building permits for construction of the units were subsequently issued on December 11, 2025; and

WHEREAS, with issuance of the building permits for the 71 affordable units, in combination with 31 units already issued in 2025, the County issued 102 permits in 2025, exceeding the 40 units/year cap by 62 units, which, based on the building permit limit imposed by LCP Policy 1.23, now allows the Planning and Building Department to issue only 18 new residential building permits until January 1, 2028; and

WHEREAS, the Cypress Point project, while crucial to addressing the County's affordable housing needs, does not exhaust that need; and

WHEREAS, the State of California has declared a "housing crisis" and passed various laws encouraging and requiring local jurisdictions to facilitate and expedite housing production of all types in all areas; and

WHEREAS, due to the State's concerns about the impact of building quotas on the ability to address unmet housing needs, the County was required by the California Department of Housing and Community Development to include Policy 11.6 in its current Housing Element, which requires the County to propose an amendment to its Local Coastal Program to increase the number of allowable units if the 40-unit limit poses a constraint to development during the Housing Element period; and

WHEREAS, the 40-unit limit on annual building permit issuance now poses a significant constraint on housing development in the Coastal Zone in the short- and intermediate term, preventing families and developers from creating and occupying any types of new housing for at least the next several years, at a time when housing production is critical to addressing the County's housing needs; and

WHEREAS, the current annual residential permit limit established by Policy 1.23 has never been reached in any prior year since its adoption; and

WHEREAS, in most years since adoption of LCP Policy 1.23, the number of building permits issued in the Midcoast has been substantially lower than the 40-unit limit, and total Midcoast residential buildout, even including the 71-unit Cypress Point project, remains far below the growth rates established in the LCP; and

WHEREAS, the County has determined that the urgency of housing development necessitates an amendment to LCP Policy 1.23 to allow continued issuance of residential permits for affordable housing once the annual limit has been reached, if those additional permits for affordable housing do not exceed the aggregate 1 percent growth maximum established by Policy 1.23 since its adoption in 2012; and

WHEREAS, the proposed amendment will retain the 40-unit limit and resolve the County's current inability to issue building permits for more than 18 units until 2028 by allowing the 62 affordable housing units approved in 2025 that exceeded the 40-unit limit to be drawn from unrealized permits in prior rather than future years; and

WHEREAS, the LCP amendment is consistent with the California Coastal Act, the County's General Plan, and all other provisions of the LCP; and

WHEREAS, in accordance with Public Resources Section 30510(a), the amendment will be carried out in a manner fully consistent with Coastal Act requirements; and

WHEREAS, Section 21080.9 of the California Public Resources Code (California Environmental Quality Act (CEQA)), exempts a local government from the requirements of CEQA in connection with its activities and approvals necessary for the preparation and adoption of a Local Coastal Program. Certification of an LCP by the Coastal Commission is subject to CEQA, and the Commission's LCP review and approval program has been found by the Resources Agency to be the functional equivalent of the environmental review required by CEQA, pursuant to CEQA Section 21080.5.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors of the County of San Mateo, State of California amends the San Mateo County Local Coastal Program, Locating and Planning New Development Component, Policy 1.23 (d) to read as follows:

"If the number of issued building permits for any given year has reached the 40-unit maximum, building permits for affordable housing, including second dwelling units, may still be issued under the following circumstances: (1) the units are "affordable" as defined by Section 6102.48.6 of the certified zoning regulations and subject to income and cost/rent restrictions for the life of the development; and (2) the annual average number of permits issued from January 1, 2013 (the year after the adoption of the growth limit was certified by the Coastal Commission) through and including the year of building permit issuance, does not exceed 40 units/year."

AND, BE IT FURTHER RESOLVED, that the San Mateo County Board of Supervisors directs staff to transmit the proposed amendments to the Coastal Commission for certification of conformity with the California Coastal Act.

AND, BE IT FURTHER RESOLVED, that this Local Coastal Program amendment shall be effective immediately upon final certification by the California Coastal Commission.

* * * * * *

RESOLUTION NUMBER: 082061

Regularly passed and adopted this 25th day of August, 2026

AYES and in favor of said resolution:

Supervisors: *JACKIE SPEIER*

NOELIA CORZO

RAY MUELLER

DAVID J. CANEPA

NOES and against said resolution:

Supervisors: *NONE*

ABSENT:

Supervisors: *LISA GAUTHIER*

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

Certificate of Delivery

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.

Deputy Clerk of the Board of Supervisors

County of San Mateo
Planning and Building Department

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available; (2) system complies with all the requirements for individual septic disposal systems; and (3) the system is approved by San Mateo County Environmental Health and other applicable authorities.

h. Lack of adequate water supplies and wastewater facilities, as defined above, shall be grounds for denial of the development applications.

1.20 Definition of Infill

Define infill as the development of vacant land in urban areas and rural service centers which is: (1) subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or (2) served by sewer and water utilities.

1.21 Lot Consolidation

According to the densities shown on the LCP Land Use Plan Map, consolidate contiguous lots, held in the same ownership, in residential subdivisions in Seal Cove to minimize risks to life and property and in Miramar to protect coastal views and scenic coastal areas.

1.22 LAFCo Spheres of Influence

After State certification of the County's and Half Moon Bay Local Coastal Programs, request LAFCo to designate sphere of influence lines for Half Moon Bay and special districts which are coterminous with the urban/rural boundary.

1.23 Timing of New Housing Development in the Midcoast

a. In order to ensure that roads, utilities, schools and other public works facilities and community infrastructure are not overburdened by rapid residential growth, limit the maximum number of new dwelling units built in the urban Midcoast to 40 units each calendar year until:

   i. A comprehensive transportation management plan, as described in Policy 2.53, is incorporated into the LCP;

   ii. Facilities to adequately contain stormwater infiltration and inflow that exceed the existing Intertie Pipeline System (IPS) capacity during storm events and peak flows have been constructed and sufficient evidence has been presented that IPS capacity is adequate to avoid sewage overflows and water quality violations; and

   iii. The growth rate is changed by an LCP amendment.

b. New dwelling units include each new single-family residential unit, each new unit in a two-family dwelling, each new unit in a multiple-family residential development, each new unit in mixed-use development, each new caretaker quarter, each new affordable housing unit, and each new second dwelling unit as further defined in 'd'.

c. The number of each dwelling units built each year means that the number of units for which building permits have been issued authorizing construction to commence. The date of building permit issuance does not relate to the date of building permit application.

d. If the number of issued building permits for any given year has reached the 40-unit maximum, building permits for affordable housing, including second dwelling units, may still be issued under the following circumstances: ~~(1) the units are "affordable" as defined by Section 6102.48.6 of the certified zoning regulations and subject to income and cost/rent restrictions for the life of the development; and (2) the growth rate average over the three-year period, that includes the year of building permit issuance and the following two years, does not exceed 40 units/year.~~ (1) the units are "affordable" as defined by Section 6102.48.6 of the certified zoning regulations and subject to income and cost/rent restrictions for the life of the development; and (2) the annual average number of permits issued from January 1, 2013 (the year after the adoption of the growth limit was certified by the Coastal Commission) through and including the year of building permit issuance, does not exceed 40 units/year.

e. This annual limit on residential units is not an entitlement, i.e., it does not guarantee that any proposed development will be approved. A coastal development permit for residential units may only be approved if the proposed development can be found consistent with all applicable policies of the certified LCP.

1.24 Timing of Development in the South Coast

a. To ensure that rural area residential buildout proceeds at an even rate and does not overburden coastal resources or public services, and provides for priority coastal uses (agriculturally related development, public/private recreation, affordable housing and visitor-serving commercial uses consistent with Land Use Plan policies), limit the building permits granted in any year for the construction of residences in rural areas, other than affordable and/or farm labor housing, in each watershed as specified in Table 1.4. Exceptions may be made by the appropriate County officials for large scale, master planned developments, on a case-by-case basis, when a qualified hydrologist determines that the cumulative impact of all new development on the relevant watershed(s) will not adversely affect coastal resources including wetlands, streams, riparian habitats, wildlife and agriculture. The hydrological study should include an analysis of the geological formation within the watershed(s) and stream flow data for both

summer and winter flows, and should project expected drought-year flows, and should provide data pertaining to riparian and appropriative water rights of the property being planned and a correlation of those water rights with the agricultural activity proposed on the property. Hydrologic data

EXHIBIT 2 – APPLICABLE LCP POLICIES

SAN MATEO COUNTY

LCP 1.19 Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas

No permit for development in the urban area shall be approved unless it can be demonstrated that it will be served with adequate water supplies and wastewater treatment facilities, consistent with the subsections below:

(a) Development that relies upon municipal water and wastewater treatment systems shall not be approved, except as provided in the subsections below, if there is: (a) insufficient water and wastewater public works capacity within the system to serve the development given the already outstanding commitments by the service provider or (b) evidence that the entity providing the service cannot provide such service for the development.

(b) Development that relies upon municipal water and is located within the Coastside County Water District (CCWD) service area shall not be approved unless the allocation of CCWD water to the projects is consistent with the Coastal Development Permit for the El Granada Pipeline Project (Coastal Commission CDP A-2-SMC-99-063; A-1-HMB-99-020) as amended.

(c) New public water connections in the Montara Water and Sanitary District (MWSD) water service area will be allowed only if consistent with the MWSD Public Works Plan (Coastal Commission PWP No. 2-06-006), Chapter 2 of the LCP, and all other applicable policies of the LCP as amended.

...

(h) Lack of adequate water supplies and wastewater facilities, as defined above, shall be grounds for denial of the development applications.

LCP 1.23 Timing of New Housing Development in the Midcoast

...

(e) This annual limit on residential units is not an entitlement, i.e., it does not guarantee that any proposed development will be approved. A coastal development permit for residential units may only be approved if the proposed development can be found consistent with all applicable policies of the certified LCP.

LCP 2.24 Reservation of Capacity for Priority Land Uses

a. *Reserve water supplies for each land use given priority by the Coastal Act or the Local Coastal Program. These priority uses are shown on Table 2.17.*

Amend this table to reflect all changes in the Land Use Plan which affect these land uses.

b. *For each water supply public works development to serve vacant lands with new connections, reserve capacity adequate to allow priority land uses to develop in conjunction with the non-priority development that would be facilitated by the water supply public works development.*