

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Chris Johnson **Lisa Ketcham** **Dan Haggerty** **Erin Deinzer** **Dave Olson** **Laura Stein** **Claire Toutant**
Chair Vice-Chair Secretary Treasurer

Date: June 8, 2016

To: Joe LaClair, Planning Manager
David Petrovich, Planning Staff

From: Midcoast Community Council/ Chris Johnson, Chair

Subject: **Subdivision Regulations Update – MCC input on content & process**

Thank you for the presentation and Q&A at the May 25 MCC meeting, and the staff report detailing the process and content issues identified by staff to be addressed in the comprehensive Subdivision Regulations update expected to be complete in March 2017.

Specific issues raised during our discussion were:

1. Lot coverage calculation should not include hazardous or under-water areas.
2. Location and boundaries of all hazards and sensitive habitat restricting development should be included on the subdivision map.
3. Certificates of Compliance Type B process for approval in the coastal zone should include analyzing and recording of development constraints and require maximizing consistency with LCP resource protection policies.
4. Building permits issued under Midcoast growth rate limits should be addressed, such that no single subdivision is allowed to take all 40 permits in a year.
5. Traffic mitigation fees should include calculation of impact costs over the life of the subdivision.
6. Flag lots are recognized as bad planning and creation of new ones should be avoided.
7. Shared wells should not be allowed.

Key programs you will be working on concurrently were also discussed at the meeting:

Substandard Lot Merger Program should move forward directly with mandatory merger, due to the long delay since adoption in 2006 and the weak provisions of voluntary merger. LCP buildout numbers already assume the corresponding reduction in buildable lots. Delay and circumvention thus increase unsustainable residential buildout numbers. Direct staff not to advise applicants how to circumvent the requirement.

Lot Retirement Program: Stop allowing subdivisions in the Midcoast until coupled with at least 1:1 lot retirement due to existing traffic conditions, cumulative impacts, and the Connect the Coastside conclusion that the transportation system can't accommodate buildout. Retired donor sites should be legal, developable, residentially-zoned lots to ensure no net increase in residential buildout.