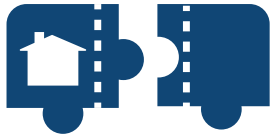


# Connect the Coastsides

## Land Use Recommendations



The way we use land has a major impact on traffic and the way people travel. Connect the Coastsides recommends land use programs and policies that would reduce future development. More transportation options and less development on the Midcoast can help reduce the number of drivers on the road. Connect the Coastsides also proposes fees on new development that could provide needed funding for transportation improvements.



### Lot Merger Program

- A lot merger program could reduce the number of homes built on the Midcoast and result in larger lots with more on-site, private open space.
- For neighboring lots that have the same owner, the program would merge lots that are too small to meet current standards into one larger property.
- The program would start out as voluntary, providing incentives for property owners to merge their lots, before becoming mandatory after 18 months with a hearing and appeal process.



### Transportation Impact Mitigation Fee

- A transportation impact mitigation fee program would collect money from developers who build on the Midcoast.
- For housing developments, the program would collect fees based on the number of units. For other types of construction, fees would be based on the number of square feet.
- Money collected through the program would help pay for transportation projects included in Connect the Coastsides and serve as a potential deterrent to development.



### Lot Retirement Program

- A lot retirement program would preserve open space and help reduce Midcoast development.
- A lot retirement program would require one-to-one retirement of development rights on existing lots in exchange for the creation of new lots in a subdivision.
- Connect the Coastsides recommends further study of a lot retirement program, following the implementation of the Lot Merger program.

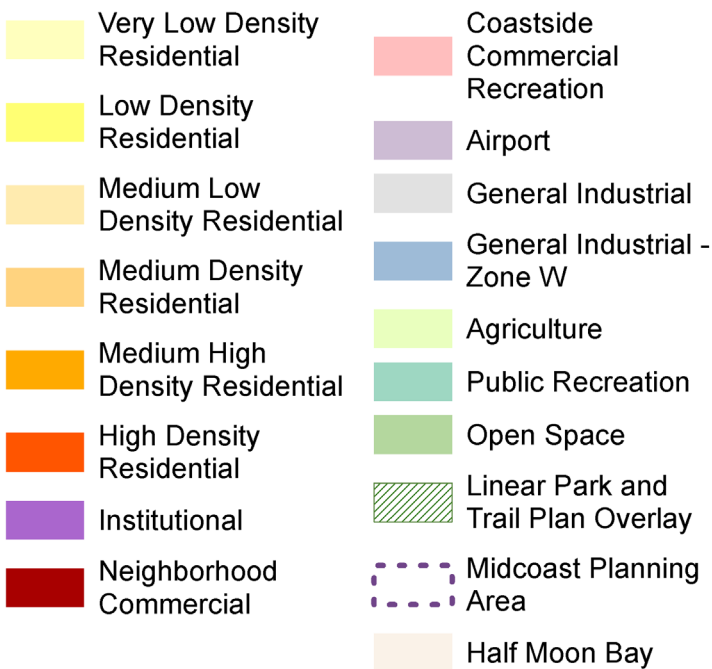
## LEARN MORE & GET INVOLVED

Learn more at [tinyurl.com/coastside2020](https://tinyurl.com/coastside2020)





## MIDCOAST LAND USE MAP



### About Land Use

Land use planning is the process of deciding how local land can be used. San Mateo County oversees land use in the unincorporated areas of the County, including the Midcoast communities of Montara, Moss Beach, Princeton, El Granada, and Miramar. The vision for how land on the Midcoast can be used is laid out in the County's General Plan as well as in the Local Coastal Program in partnership with the California Coastal Commission.

Specific regulations for land use are contained in the County Zoning Ordinance. The Zoning Ordinance divides the unincorporated areas into districts or "zones" that specify uses. The Zoning Ordinance also regulates things like lot size, number of units allowed, building location, building size, and building height. The majority of land in the Midcoast is zoned for residential use. Other uses include open space, commercial, industrial, institutional, and agriculture.

Connect the Coastside is based on a 2040 Development Forecast, which estimates new housing units and commercial development that will likely be built in the Midcoast by 2040. The 2040 Development Forecast was used to create a 2040 Traffic Demand Forecast. The mobility projects recommended in Connect the Coastside address traffic problems that would arise from the forecasted new development.

