

Please add any questions you have into the Q&A box, or email them to Planning@OneShoreline.org

This meeting's recording and presentation slides will be posted following the workshop at OneShoreline.org/Planning-Guidance.

You can submit comments on the draft Planning Guidance Policy via email by May 19 to Planning@OneShoreline.org.

Agenda

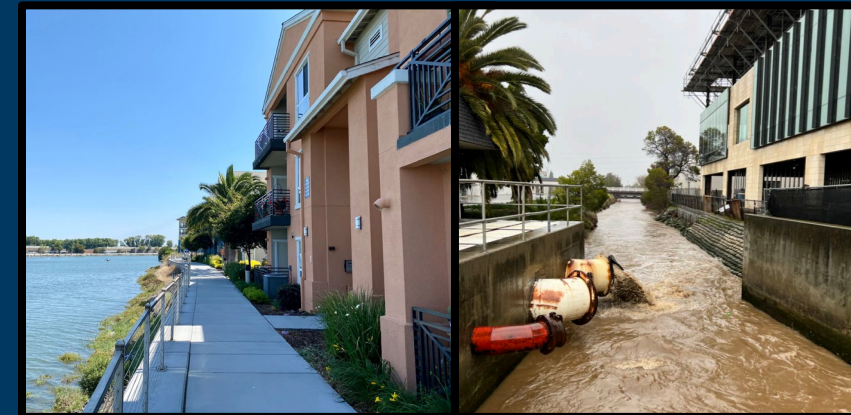
- Introductory Presentation:

- **Why? What? Who?**
- **Background**
- **Implementation**
- **Next Steps**

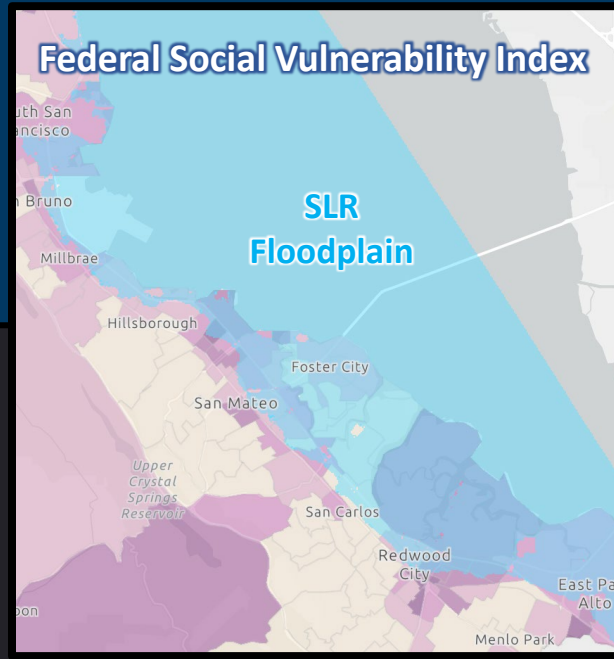
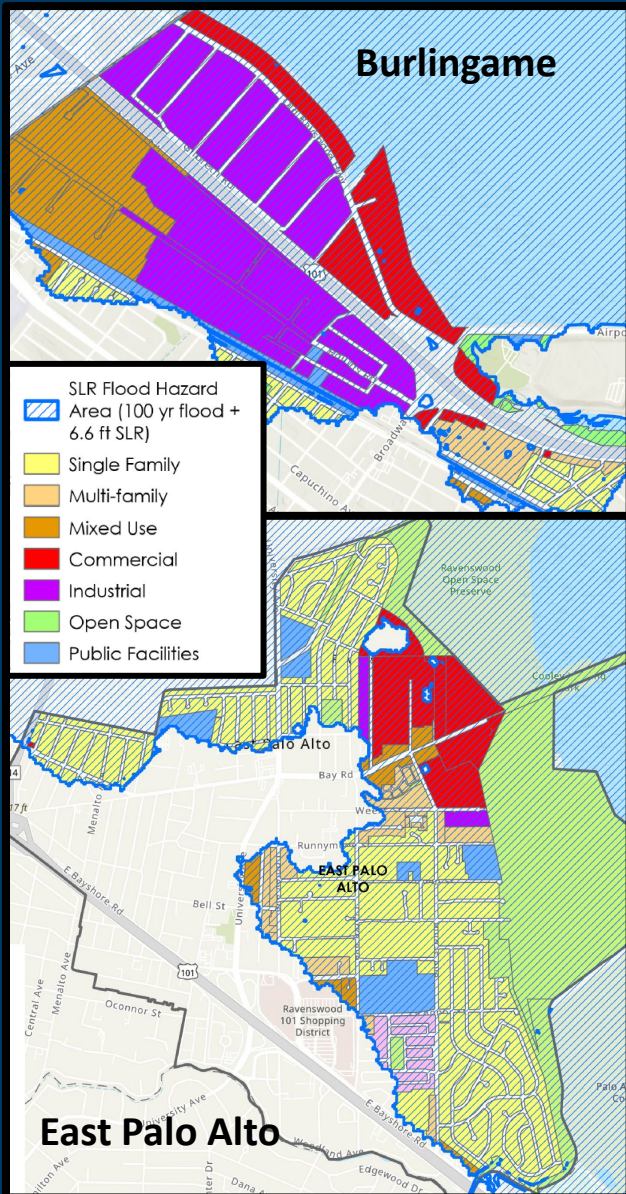
- Q&A

Why develop a Planning Guidance Policy? Why now?

- Our climate has already changed, and the pace of that change is not slowing.
 - Since OneShoreline was established, CA had the 3 driest years on record followed by the 3 wettest weeks on record. This was no different in San Mateo County, where this “new normal” will increase flooding, particularly in low-lying areas near SF Bay affected by continued sea level rise.
- The core planning documents of local jurisdictions – a general plan, specific plan, and zoning ordinance – guide where and how development should occur, but do not yet account for this new normal.
- If that doesn't change, new developments intended to function for decades will not be resilient to future conditions and will need to be retrofitted to protect those assets and enable regional resilience.
- This is pressing as there are many proposed large Bayside developments.

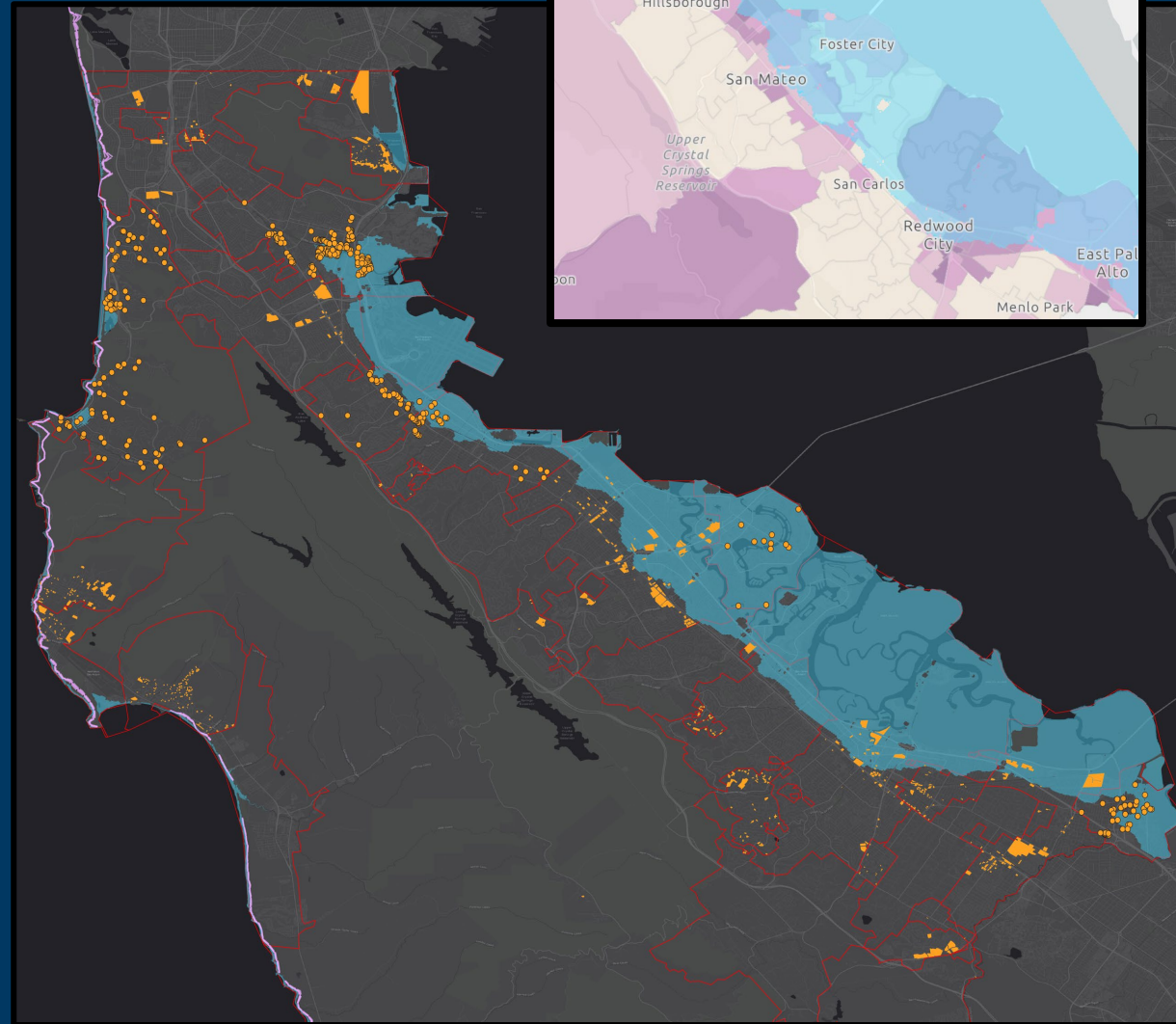


Why develop a Planning Guidance Policy?



Proposals by San Mateo County and 12 of the cities within it to comply with State RHNA requirements.

- 43% proposed units are in the current or future floodplain or coastal erosion zone.
- 38% of proposed affordable units are in these areas.
- Jurisdictions face significant pressures to build housing, so it's not whether you build but whether you build in climate resilience.



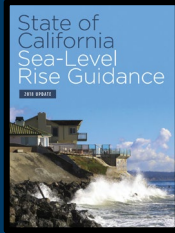
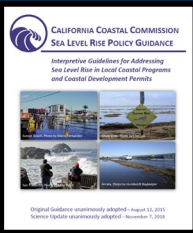
The Road to the Planning Guidance Policy

2021  **Adaptation Clearinghouse**
POWERED BY THE GEORGETOWN CLIMATE CENTER AND USERS LIKE YOU

**Policy Approaches for
Bayfront Resilience in San
Mateo County**

December 6, 2021

**Boston, Broward Co,
Kauai, Norfolk, NYC,
Rhode Island**






2022 & early 2023



BURLINGAME ZONING ORDINANCE

"Burlingame Municipal Code Title 25"



Planning Guidance Policy
To Protect and Enhance
Bay Shoreline Areas of San Mateo County
April 19, 2023 Public Draft

SAN MATEO COUNTY FLOOD AND SEA LEVEL RISE RESILIENCY DISTRICT
OneShoreline.org 1700 S. El Camino Real, Suite 502, San Mateo, CA 94402

[OneShoreline.org/planning-guidance](https://Oneshoreline.org/planning-guidance)

What is the Planning Guidance Policy?

A standardized, evolving resource for jurisdictions to account for climate-driven future conditions in general plans, specific plans, and zoning ordinances, and review of new private developments.

It is also intended to be a resource for individuals and organizations that follow land use planning and development in the Bay shoreline area of San Mateo County. And, we hope it can serve as a model for other jurisdictions with similar challenges.

What it is

- Voluntary guidance
- Actionable template
- Focused on new/substantial private development
- Evolving

What it isn't

- Mandatory regulations
- A reference document only
- Focused on existing or public development
- Static

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How to use this document and introduction of the Bay Protection Standard

Implementation: OneShoreline's proposed role in technical assistance and local development review

Template language for General/Specific Plans

Template language for Zoning Amendments:

- Applicability – exemptions for low-density housing
- Creek and Bay Buffer Zones
- Shoreline Protection
- Elevating Development
- Stormwater Drainage
- Shallow Groundwater Rise
- Exceptions

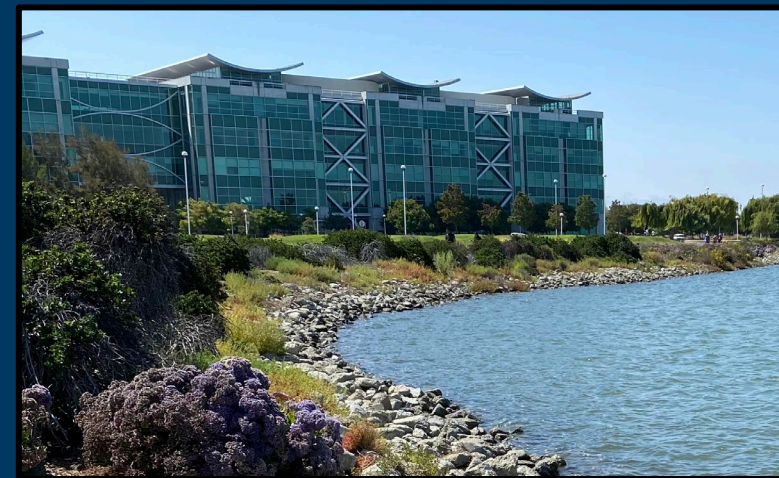
Template language for approvals of specific development projects

OneShoreline's Bay Protection Standard

- The Bay Protection Standard is OneShoreline's desired elevation at the top of new FEMA-accredited shoreline protection infrastructure = FEMA Base Flood Elevation + 6 feet
- OneShoreline recommends that new private development projects fronting the Bay:
 1. Include shoreline infrastructure built to the Bay Protection Standard

OR

 2. Provide space (within buffer zone) and land rights to enable a City, the County, or OneShoreline to build to the Bay Protection Standard later



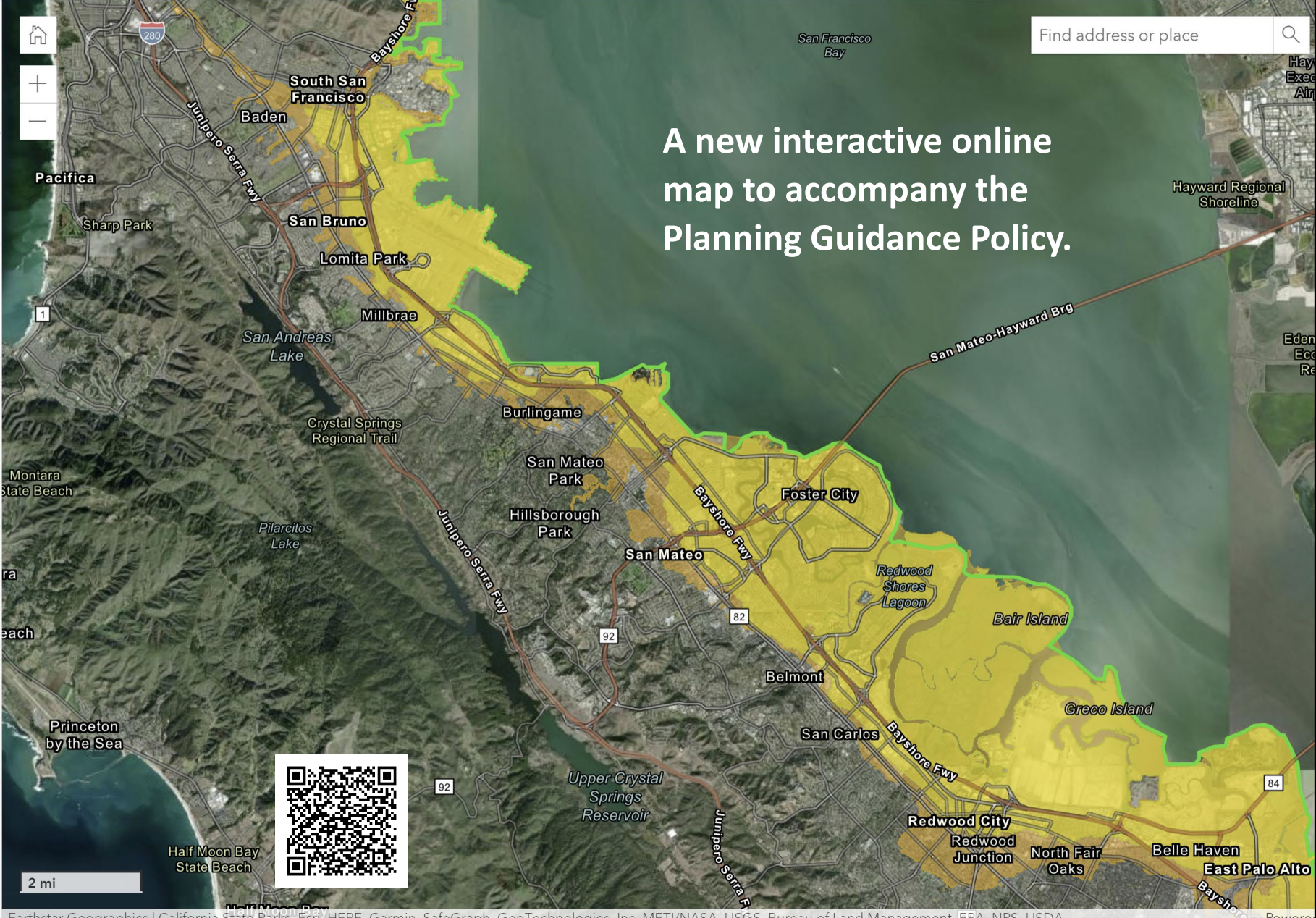
OneShoreline Bayside Map of Future Conditions

OneShoreline's Bay Protection Standard

- SFO Shoreline
- All Other Areas of County Shoreline

Sea Level Rise Overlay District

Shallow Groundwater Rise Overlay District



A new interactive online map to accompany the Planning Guidance Policy.

Document Development Process

- **Local Agency Outreach**

- **Public Review Draft incorporates over 300 comments received from 10 Shoreline cities, San Mateo County, BCDC, C/CAG, the San Francisco Estuary Institute, and two consulting firms as technical reviewers**

- **Comment themes:**

- **Applicability Thresholds**

- **Capital Project Planning**

- **Existing Development**

- **Equity**

- **Low-density Residential Development**

- **Buffer Zone and Overlay- Affected Areas**

- **Site Grading and Integration of Elevated Sites**

- **Natural Infrastructure and Habitat Protection**

- **Public Access**

- **OneShoreline Protection Standard vs SLR BFE**

- **Stormwater**

- **Implementation**

Recommended Implementation Process for Jurisdictions

- **Local jurisdictions review Planning Guidance Policy**
- **Study local extents of SLR and Groundwater Rise Overlay Districts to understand context**
- **Conduct community outreach**
- **Integrate template policies into general plans and zoning text amendments into zoning ordinances**
- **Receive feedback from local decision-making bodies: City Council, County Board of Supervisors, Planning Commissions, etc.**
- **Adopt local resilience policies and regulations as a stand-alone initiative, or in concert with planned general plan and zoning code updates if those updates are imminent**

OneShoreline's Recommended Role in Technical Assistance and Local Development Review

OneShoreline can provide cities and the County with technical assistance, including:

- presenting to governing bodies and commissions;
- providing data regarding vulnerabilities and vulnerable areas; and
- reviewing and providing comments on long-range planning initiatives, capital projects, and proposals for private projects in the entitlement process.

As with all aspects of the Planning Guidance Policy, including OneShoreline in planning processes and project review is voluntary.

Goals, Policies, and Actions

Climate Change Resilience

Goal CSS-8 A community that is resilient against changing climate conditions.

Policy CSS-8.1 Ensure that new structures and substantial retrofits are planned and designed Plan and design new structures to accommodate increases in extreme precipitation, extreme heat, and severe wind events, extreme storms and sea level rise.

Policy CSS-8.2 SupportFacilitate retrofitting existing structures to accommodate increases in extreme precipitation, extreme heat, and severe wind events, extreme storms, and sea level rise.

Policy CSS-8.3 Ensure consistent climate change resilience strategies between City of San Carlos' plans and across , City of San Carlos department s' implementation programs,, other public agencies,, and through local and regional partnerships.

Policy CSS-8.4 Continuously improve resilience planning and stay up to date on best practices, including outreach efforts, emphasizing outreach to non-English speaking, lower-income populations, and other vulnerable populations.

Policy CSS-8.5 Facilitate Support emergency service providers and critical facilities' operations and adequate response times as should hazard events increase in frequency and severity.

Actions:

Action CSS-8.1a Evaluate and amend if necessary Amend City of San Carlos building codes, zoning ordinance, and other development standardsdocuments to ensure -that site planning, new development's site planning, building design, and

Next Steps

- **May 19: Public Comment period ends**
- **May 22 Board meeting:**
Will provide an overview of comments received over public comment period and solicit any additional Board input
- **June 26 Board meeting:**
Bring the final draft Planning Guidance Policy to the Board for approval

Q&A