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.

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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

SHAPE SSF 2040 GENERAL PLAN

STRIVE SAN MATEO GENERAL PLAN

SAN CARLOS GENERAL PLAN

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

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.

<table>
<thead>
<tr>
<th>What it is</th>
<th>What it isn’t</th>
</tr>
</thead>
<tbody>
<tr>
<td>Voluntary guidance</td>
<td>Mandatory regulations</td>
</tr>
<tr>
<td>Actionable template</td>
<td>A reference document only</td>
</tr>
<tr>
<td>Focused on new/substantial private development</td>
<td>Focused on existing or public development</td>
</tr>
<tr>
<td>Evolving</td>
<td>Static</td>
</tr>
</tbody>
</table>
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
  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
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 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.
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