

Subdivision

Policies from previous housing element:

| <i>Policy</i> | <i>Jurisdiction</i> | <i>Notes</i> |
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| Program 1-B3 Assist the private sector in the normal housing development process in Hillsborough. The prompt processing of subdivision and design review applications and building permits has resulted in average construction rates consistent with projected demand for housing in Hillsborough. The Town will continue to assist in the housing development process. | Hillsborough | □ |
| Policy 2-A Allow subdivision of existing vacant lots larger than one acre. | Hillsborough | □ |
| Program 2-A1 Modify the subdivision ordinance to permit subdivision of vacant parcels that are large enough to accommodate two or more half-acre lots, but which cannot meet street frontage or lot width requirements. See HE for more information. | Hillsborough | □ |
| Policy 2-B Use a density bonus to encourage the creation of affordable housing in future subdivisions. | Hillsborough | □ |
| H-B-3-b Increased Energy Conservation. The City will continue to enforce Title 24 Energy requirements and will review its development ordinances to determine if zoning, building, subdivision and others discourage the use of energy conservation measures (placement of solar panels, energy conserving architectural designs, building orientation, etc.). Target: Ongoing. Responsible Agency: Community Development Department. | Foster City | □ |
| (1.6) Variances and Lot Divisions. Consider existing neighborhood character in terms of dwelling size, height, setbacks and lot size and configuration in reviewing variances and lot division proposals. | San Mateo | □ |
| (1.335A) Proposed residential subdivisions, as well as proposals to replace existing homes, shall have Maintenance of existing neighborhood environments shall be promoted by the design of the subdivision and subdivision improvements. Designs shall be visually harmonious and compatible with neighborhood character. | Atherton | □ |
| (1.335B) Proposed residential subdivisions, as well as proposals to replace existing homes, shall have Adequate drainage and off-street parking shall be provided. Street lighting shall be kept to a minimum. Temporary or guest on-street parking areas shall be minimized. | Atherton | □ |
| (1.335C) Proposed residential subdivisions, as well as proposals to replace existing homes, shall have uniformity of lot design should be avoided by using such techniques as meandering streets. | Atherton | □ |
| (1.335D) Proposed residential subdivisions, as well as proposals to replace existing homes, will preserve trees to the maximum extent feasible while allowing for construction within established parameters for setbacks and lot coverage | Atherton | □ |

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| (1.335E) Proposed residential subdivisions, as well as proposals to replace existing homes, shall have residential land uses designed in accordance with the density, floor area ratio, height, bulk and other standards established by the Town. | Atherton | □ |
| (1.335F) Proposed residential subdivisions, as well as proposals to replace existing homes, shall have all utilities installed in conjunction with new subdivisions and shall be placed underground. | Atherton | □ |
| (1.335G) Proposed residential subdivisions, as well as proposals to replace existing homes, shall have residential land uses consistent with the goals, objectives and policies of the Atherton General Plan housing Element. | Atherton | □ |
| (1.335H) Proposed residential subdivisions, as well as proposals to replace existing homes will adhere to the design standards. Second residential units are permitted when consistent with adopted standards. | Atherton | □ |
| (1.335I) Proposed residential subdivisions, as well as proposals to replace existing homes will adhere to the design standards. Privacy is a factor which shall be incorporated into the subdivision, subdivision improvements and home design. | Atherton | □ |
| (1.335J) Proposed residential subdivisions, as well as proposals to replace existing homes, shall allows minimum lot size subdivisions only where such minimum lot sizes do not significantly degrade established levels of privacy, wooded areas, and/or the open space environment. | Atherton | □ |
| (14.24) Provide Infrastructure Adequate to Support Housing Development. Provide infrastructure adequate to serve existing and new housing in urban areas, rural service centers, and rural residential subdivisions consistent with the County General Plan and Local Coastal Program. | San Mateo County | □ |