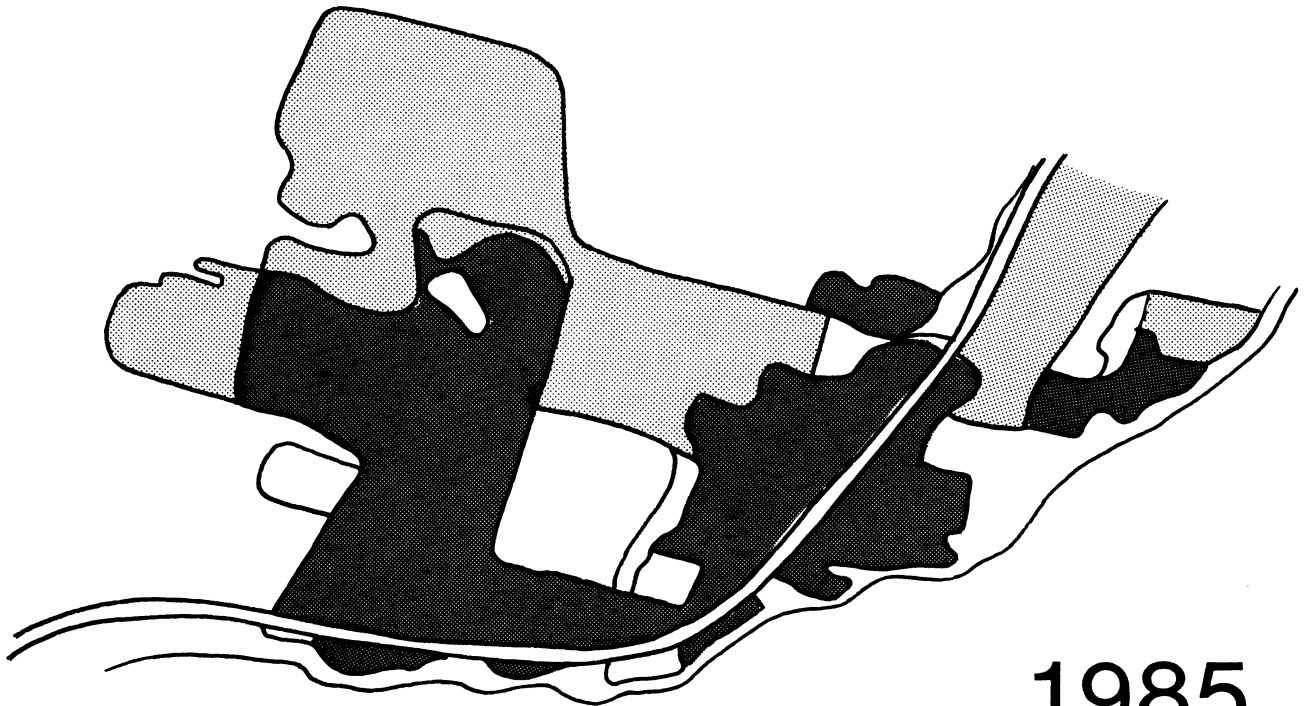


FIVE DOLLARS

AREA PLANS SUMMARY



1985

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
PLANNING AND DEVELOPMENT DIVISION • SAN MATEO COUNTY • CALIFORNIA

AREA PLANS SUMMARY

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AREA PLANS SUMMARY

INTRODUCTION

A. PURPOSE AND ORGANIZATION OF THE REPORT

Between 1976 and 1983, the Planning Commission and the Board of Supervisors adopted plans to address and resolve the local issues and unique physical and land use situations found in the following areas: San Bruno Mountain, Emerald Lake Hills, Montara-Moss Beach-El Granada, North Fair Oaks, the Coastal Zone, and Skyline. This report presents, in chronological order of adoption, summaries of these six individual plans. For each plan these summaries: (1) highlight the area's historical background and major issues considered during plan preparation, and (2) list significant plan development milestones.

The report also presents the land use maps, some tables and the policies of each plan as adopted by the Planning Commission and the Board of Supervisors. The report, however, does not contain all the maps, tables and figures published in many of the original plans. These are available for review at the Planning Division offices and should be consulted for more detailed background information or issue analysis.

The policies of each plan have been reorganized into basic categories dealing with land use, infrastructure, housing, and parks, although other categories appear where necessary. The policies have also been titled and numbered. The new numbering system follows the approach used in the updated General Plan. The first number before the decimal is the category number; the second is the number of the policy in that category, e.g., 1.1, 1.2, 1.3, etc. Because in many cases, especially with the older area plans, this numbering differs from the original, the prior numbers along with the policy source have been included in parentheses. Table 1 explains the policy abbreviations.

B. RELATION TO GENERAL PLAN

Area plans, also known as community or neighborhood plans, serve to guide decisions about the physical development of a given community or district. These plans allow for specific, local application of the more broad based policies contained in the County General Plan. Because the Government Code (Secion 65301(b)) allows for the adoption of the General Plan as either a single document or a group of documents relating to geographic segments of the planning area, area plans are considered part of the General Plan. Adoption of these plans follows the same process and legal procedures used with any other element or chapter. Also, area plans must be internally consistent and use, to the maximum extent possible, consistent land use categories, terminology and diagram legends.

TABLE 1

POLICY SOURCE KEY

SAN BRUNO MOUNTAIN

<u>Symbol</u>	<u>Area Plan Element</u>
GEN. GOAL	- General Goals and Objectives
LU/HSG	- General Land Use and Housing
P/COS	- Park, Open Space and Conservation
CIR/TRAN	- Circulation and Transportation
FAC/SER	- Facilities and Services
S/D	- Scenic and Design
DEV/IMP	- Development Implementation and Plan Amendment Policies
GPA/POLICY	- General Plan Amendment Policies

EMERALD LAKE HILLS COMMUNITY PLAN

<u>Symbol</u>	<u>Area Plan Element</u>
GEN. GOAL	- General Goals
LU	- Land Use
RPT	- Roads-Parking-Trails
WW	- Wastewater Management System
W	- Water System
F	- Fire Protection
COS	- Conservation-Open Space

TABLE 1 (Cont.)

MONTARA-MOSS BEACH-EL GRANADA COMMUNITY PLAN

<u>Symbol</u>	<u>Area Plan Element</u>
RES	- Residential Land Use
COM	- Commercial Land Use
IND	- Industrial Land Use
COS	- Conservation and Open Space
CIR	- Circulation
TR	- Trails
PF	- Public Facilities
W	- Water
WW	- Wastewater
PR	- Parks and Recreation

NORTH FAIR OAKS COMMUNITY PLAN

<u>Symbol</u>	<u>Area Plan Element</u>
LU	- Land Use
HSG	- Housing
CIR	- Circulation
OS/R	- Open Space/Recreation
ED	- Economic Development
GO	- Government Organization