

SUBDIVISION ORDINANCE UPDATE

Important Goals

County staff have identified the following goals as the most important for updating the County's 1992 Subdivision Ordinance:

- 1) Identify how to better implement County General Plan land use and circulation policies and the County's Local Coastal Program, such as creating more flexibility to achieve affordable housing and other community goals.
- 2) Incorporate Subdivision Map Act changes and relevant case law since 1992, including provisions for environmental subdivisions.
- 3) Refine existing provisions for lot line adjustments and address the lack of recordation.
- 4) Clarify provisions and streamline procedures for Certificates of Compliance.
- 5) Create provisions that clarify and regulate remainder parcels.
- 6) Update the content of legal findings required for disposing of subdivision applications.
- 7) Create a methodology for gauging the development potential of proposed lots.
- 8) Add provisions for vertical, mixed-use, small lot, and co-housing subdivisions.
- 9) Develop policies for implementing low impact development.
- 10) Utilize language, format, graphics, and modern means of application submittal for better end-user convenience.