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2. Ordinance 2024-4 - Housing Opportunities Overlay
   Online/searchable version can be accessed here:
   https://law.cityofsanmateo.org/us/ca/cities/san-mateo/ordinances/2024/4

3. Ordinance 2025-03 - Housing Element zoning amendments
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4. Current Development Projects webpage
   Online project information can be accessed here:
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AFFIDAVIT OF PUBLICATION
SAN MATEO DAILY JOURNAL

STATE OF CALIFORNIA
County of San Mateo

The undersigned declares: That at all times hereinafter mentioned, affiant was a permanent resident of the United States, over the age of eighteen years old, and was at and during all said times. The Office Manager of the San Mateo Daily Journal, a newspaper published daily in the County of San Mateo, State of California. The notice mentioned was set in type no smaller than nonpareil and was preceded with words printed in black face type not smaller than size 6, describing and expressing in general terms, the purpose and character of the notice intended to be given; that the

PUBLIC NOTICE

CITY OF SAN MATEO

Of which the annexed is a printed copy was published and printed in said newspaper on the 14th Day of December 2023.

I declare under penalty of perjury that the foregoing is true and correct.

JP Uganiza

Dated at San Mateo, California,
This 14th day of DEC. 2023.

CITY OF SAN MATEO
ORDINANCE NO. 2023-12

AMENDING TITLE 27, ZONING, RELATED TO OBJCTIVE DESIGN STANDARDS AND REVIEW PROCESS FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL PROJECTS, AND ALIGN FENCE HEIGHT STANDARDS FOR PLANNING APPLICATIONS WITH BUILDING CODE STANDARDS

The purpose of this ordinance is to amend the Zoning Code (Title 27) related to ODS and review processes for multi-family and residential mixed-use projects and align the fence height standards to match building code standards.

I hereby certify this to be the correct summary of Ordinance 2023-12 introduced on November 20, 2023, and adopted by the City Council of the City of San Mateo, State of California on the 4th day of December 2023, by the following vote:

AYES: Council Members Diaz Nash, Hedges, Loraine and Newsom
NOES: None
ABSENT: Council Member Lee

Ordinance No. 2023-12 shall become effective 30 days after the date of adoption The full text of this ordinance is posted in the City Clerk's Office and a copy of the full text of the ordinance is published on the City's website www.cityofsanmateo.org under the link to the City Council agenda for the meeting of December 4, 2023.

/s/ PATRICE M. OLDS, City Clerk

Date Published: December 14, 2023

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CITY OF SAN MATEO
ORDINANCE 2023-12

Amending Title 27, Zoning, Related to Objective Design Standards and Review Process for Multi-Family and Mixed-Use Residential Projects, and Align Fence Height Standard for Planning Applications with Building Code Standards.

WHEREAS, under the Housing Accountability Act, housing development projects, as defined, are subject to design review standards and criteria provided that they are objective in nature and not subjective; and

WHEREAS, the City of San Mateo (City) desires to update its existing design standards for multi-family residential and residential mixed-use developments to offer objective design criteria for streamlined review of projects; and

WHEREAS, the City's draft 2023-2031 Housing Element identifies programs to further streamline processing for projects, including the adoption of objective design standards and the increase of Zoning Administrator approval authority to include projects with 6 to 25 residential dwelling units; and

WHEREAS, the City has conducted extensive community outreach over the last three years regarding objective design standards, including three public outreach meetings and two Planning Commission study sessions; and

WHEREAS, in accordance with California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3), adoption of this ordinance is covered by the "common sense exemption" in that CEQA applies only to projects which have the potential to cause a significant effect on the environment. Here, it can be seen with certainty that the proposed amendments to create objective design standards and a streamlined review process for small projects up to twenty-five (25) residential dwelling units subject to objective design standards would not cause a physical change in the environment and therefore would not have a significant effect on the environment. Proposals for multi-family or residential mixed-use development will be considered as individual projects and will be evaluated pursuant to CEQA at the time of application submittal; and

WHEREAS, on October 24, 2023, the Planning Commission held a duly noticed public hearing, received all written and oral public comments, and recommended that the City Council approve the proposed ordinance.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF SAN MATEO ORDAINS AS FOLLOWS:

Section 1. Legislative Findings.

At a duly noticed public hearing, the City Council of the City of San Mateo reviewed and considered the accompanying staff report and attachments thereto, the exemption from environmental review, together with comments received during the public review process, and hereby finds and determines that the proposed ordinance is consistent with the adopted General Plan in that it supports

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successful completion of projects that implement and achieve the General Plan's stated goals and policies.

Section 2. Section 27.06.020 of the San Mateo Municipal Code is amended as follows:

27.06.020 ZONING ADMINISTRATOR—POWERS AND DUTIES.

The Zoning Administrator shall enforce the provisions of this Title, and shall:

(a) Conduct such inspections of buildings, structures, and use of land as are necessary to determine compliance with the terms of this Title;

(b) Establish, with the approval of the Council, and administer rules for the conduct of the Zoning Administrator's office;

(c) Maintain permanent and current records of documents and proceedings under this Title;

(d) Provide and maintain a continuing program of education and public information on zoning matters;

(e) Recommend abatement of violations of this Title and aid in prosecution thereof;

(f) Receive, file, and transmit to the appropriate approval body all planning applications and all appeals which the designated approval body is authorized to review or to take final action upon under the provisions of this Title;

(g) Interpret provisions of the zoning ordinance, subject to appeal of the decision to the Planning Commission;

(h) Have the authority to review and approve, conditionally approve, or disapprove the following types of projects, provided that the projects do not result in any significant impacts pursuant to the California Environmental Quality Act (CEQA), subject to public notice and to appeal of the final action to the Planning Commission:

(1) Site plan and architectural review for projects that incorporate:

(A) Up to twenty-five (25) residential dwelling units that meet objective design standards as adopted by resolution of the City Council; or

(B) Up to five (5) residential dwelling units that do not meet objective design standards as adopted by resolution of the City Council; or

(C) Up to 10,000 square feet of non- residential development; or

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(D) Other minor site improvements including but not limited to parking lots, landscaping, recreation facilities, accessory structures, recycling collection areas, circular driveways in R1, R2 districts;

(E) Fences over seven (7) feet and those over three (3) feet when located in a front yard and/or street side yard setback or within forty-five (45) feet of a street intersection line, authorized by Chapter 27.84.

(F) Freestanding signs.

(2) Site development permits for removal of major vegetation required for the construction of projects that require Zoning Administrator review and approval, or grading of five thousand (5,000) cubic yards or less under Chapter 23.40.

(3) Variances as authorized by Chapter 27.78, for single-family, accessory dwelling units, duplex dwellings, or residential projects with up to six (6) residential dwelling units.

(4) Temporary use permits authorized by Chapter 27.74.

(5) Modifications authorized by Chapter 27.08.

(6) Special permits to allow the following:

(A) Recycling facilities subject to regulations established in Chapter 27.69;

(B) Plumbing in detached accessory buildings in the R-1 zone, as authorized under Chapter 27.18

(C) Substantial removal of existing residences in an R-1 zoning district;

(D) Temporary real estate sales offices, as authorized under Chapters 26.04 and 27.18;

(E) Swimming pools, hot tubs, and spas located in required front or street side yards, as authorized under Chapter 27.18; and

(F) Additional floor area ratio in the R-3 District, as authorized under Chapter 27.22.

(7) Concurrent development of two or more contiguous lots or parcels of real property in R-1 and R-2 districts.

(8) Parcel Maps without exceptions as authorized by Title 26 (Subdivision).

(9) Single-Family Dwelling Design Review (SFDDR) Applications.

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(10) City projects that meet the following criteria:

(A) The project was conceptually approved as part of, or approved concurrent with, a Master Plan, program document, or project planning document that is in effect and has been previously approved by the City Council; and

(B) The project does not propose major changes from previous City Council approval; and

(C) The project would not result in a significant environmental impact pursuant to the California Environmental Quality Act (CEQA).

(i) Notwithstanding the above, the Zoning Administrator may refer the application to the Planning Commission for hearing and action when it is unclear whether the necessary findings for project approval can be made.

Section 3. Section 27.06.040 of the San Mateo Municipal Code is amended as follows:

27.06.040 PLANNING COMMISSION—JURISDICTION.

(a) The Commission shall review and take final action, subject to appeal to the Council, upon all applications for:

(1) Appeals from the decisions of the Zoning Administrator;

(2) Special use permits other than for high rise buildings, or those identified under Section 27.06.020(h)(6);

(3) Site Plan and Architectural Review for projects that incorporate:

(A) Twenty-six (26) or more residential dwelling units that meet objective design standards as adopted by resolution of the City Council; or

(B) Six (6) or more residential dwelling units that do not meet objective design standards as adopted by resolution of the City Council; or

(C) Over 10,000 square feet of non-residential development.

(4) Site Development Planning Applications involving grading of more than five thousand (5,000) cubic yards under Section 23.40;

(5) Tentative Maps and Parcel Maps with exceptions under Title 26 (Subdivisions);

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(6) Applications which are accompanied by environmental impact reports, other than reclassifications, planned developments, special use permits for high rise buildings, and general plan amendments;

(7) Release of conditions or easements recorded by the City under Section 27.08.045.

(8) Modifications under Section 27.08.080(b).

(9) Variances as authorized in Section 27.78.040 for planning applications for structures other than single-family and duplex.

(10) Planned signing districts and freestanding signs over eight (8) feet in height.

(b) The Commission shall review and make recommendations to the Council upon all applications for reclassifications, planned developments, site plan and architectural review for buildings exceeding 55 feet in height, General Plan amendments, projects which are fully or partially funded by the City and otherwise require Planning Commission review, and projects which include as part of the site any parcel of land which is in whole or in part subject to the tidelands trust provisions of State law.

(c) The Commission may, on its own initiative, recommend to the Council that proceedings be initiated for an amendment, supplement, change or repeal of the whole or any portion of this Title, provided that public hearings thereon shall be held in the manner prescribed in this Title. The Commission shall periodically initiate a comprehensive review of the provisions of this Title and make a report of its findings to the Council.

Section 4. Section 27.08.030 of the San Mateo Municipal Code is amended as follows:

27.08.030 SITE PLAN AND ARCHITECTURAL REVIEW (SPAR).

(a) The following projects, as well as other projects that may be designated in this code, require a site plan and architectural review and no such project shall commence until the approval body has approved a planning application for site plan and architectural review: any building, new parking lot, fence over seven (7) feet in height, or an extension, alteration, or addition of or to an existing building or parking lot; historic buildings within the Downtown Specific Plan area as specified in Chapter 27.66. Single family and accessory buildings that conform to the standards contained in Chapter 27.18, or minor facade modifications as defined in Section 27.04.313, and which conform with Section 27.08.031, are exempt from this requirement, unless they are specifically designated by this section as requiring review. In making its review, the Zoning Administrator, Development Review Board, and Planning Commission shall be guided by the standards adopted by the Planning Commission and City Council. The application shall be approved if the Zoning Administrator or Commission finds all of the following to exist:

(1) The structures, site plan, and landscaping are in scale and harmonious with the character of the neighborhood;

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(2) The development will not be detrimental to the harmonious and orderly growth of the City;

(3) The development will not impair the desirability of investment or occupation in the vicinity, and otherwise is in the best interests of the public health, safety, or welfare;

(4) The development meets all applicable standards as adopted by the Planning Commission and City Council, conforms with the General Plan, and will correct any violations of the zoning ordinance, building code, or other municipal codes that exist on the site;

(5) The development will not adversely affect matters regarding police protection, crime prevention, and security.

(b) All buildings, structures, landscaping, and other establishments shall be constructed in accordance with the approved drawings.

(c) The City Council shall review and make the final determination on all buildings exceeding fifty-five (55) feet in height or where required by express General Plan provisions.

Section 5. Section 27.21.030 of the San Mateo Municipal Code is amended as follows:

27.21.030 Rules of Procedure

Except as otherwise outlined below, the applicable rules of procedure contained in Chapter 27.08 shall apply to all SB 9 planning applications. Where there is a conflict, standards in this Chapter shall prevail.

(a) Planning Application Submittal. An SB 9 planning application, on the form(s) prescribed by the Department, for either an attached or detached unit(s) and/or urban lot splits, shall be submitted for all development pursuant to the provisions of this Chapter.

(1) An applicant may file concurrent planning applications under this Chapter for one or two-unit development and an urban lot split.

(2) Processing of Applications. Unless an SB 9 application is submitted pursuant to Section 27.21.045 of this Chapter, SB 9 application(s) shall be processed as prescribed in Section 27.08.040 of the San Mateo Municipal Code, except that these applications shall be considered ministerially with no public hearing.

(b) Informational Notice. Upon receipt of an SB 9 planning application, and once the project is deemed complete, the City shall provide an informational notice that an SB 9 application has been filed with the City to all property owners and tenants within a 500-foot radius of the subject parcel and to the applicable neighborhood association(s) in accordance with the noticing procedures adopted by the Department.

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(c) Ministerial Permit Approval. If an SB 9 planning application complies with the provisions of this Chapter, a ministerial, non-discretionary permit shall be issued. Notwithstanding anything contrary in this code, the issuance of a ministerial SB 9 Two-Unit Development permit and/or a SB 9 Urban Lot Split permit is not appealable.

(d) Submittal Requirements. In addition to the requirements of Section 27.08.010(c), each application shall be accompanied by all of the following:

(1) Application Forms. Completed SB 9 planning application forms as prescribed by the Department;

(2) Property Ownership. Verification of property ownership in the form of a preliminary title report that is no more than a year old, showing the current owners of the property, the names of record owners of the land, and all existing easements and other reservations, restrictions, or covenants; and

(3) Legal Description. An accurate legal description of the property and any resultant lots in the case of an urban lot split application; and

(4) Plans. Scaled and accurate plans to include required applicable information as outlined in the Planning Application and/or Urban Lot Split Submittal Requirements checklists; and

(5) Affidavit. A completed property owner tenant disclosure affidavit and acknowledgement that the application meets SB 9 eligibility requirements.

(6) Findings. Findings of Approval. An SB 9 application not submitted pursuant to Section 27.21.045 of this Chapter shall be approved ministerially if the Zoning Administrator or designee makes all the following findings:

(A) The parcel is within the Two-Unit Overlay District and meets all qualifying criteria as outlined in this Chapter;

(B) The development meets all applicable objective standards contained in and required by the General Plan, San Mateo Municipal Code or other City adopted plans, policies, or standards;

(C) The development does not adversely affect matters regarding police protection, crime prevention, and security because it adheres to the objective standards of Chapter 23.54;

(D) The proposed SB 9 unit(s) is consistent with all applicable SB 9 objective design standards of the Two-Unit Overlay District

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(7) Findings of Denial. An SB 9 application shall be denied if the Building Official makes written findings, based upon a preponderance of evidence, that:

(A) The proposed housing development would have a specific adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, as amended, of the Government Code, upon public health and safety or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact(s).

Section 6. Section 27.39.120 of the San Mateo Municipal Code is amended as follows:

27.39.120 RESIDENTIAL DEVELOPMENT STANDARDS.

In this district, residential uses shall be permitted as part of mixed-use developments, subject to the City's Objective Design Standards as adopted by resolution of the City Council and requirements of Section 27.38.130.

Section 7. Environmental Determination. In accordance with California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3), adoption of these ordinance amendments is covered by the "common sense exemption" in that CEQA applies only to projects which have the potential to cause a significant effect on the environment. Here, it can be seen with certainty that the proposed amendments create objective design standards and a streamlined review process for small projects up to twenty-five (25) residential dwelling units subject to objective design standards would not cause a physical change in the environment and therefore would not have a significant effect on the environment. Proposals for multi-family or residential mixed-use development will be considered as individual projects and will be evaluated pursuant to CEQA at the time of application submittal.

Section 8. Severability. In the event any section, clause or provision of this ordinance shall be determined invalid or unconstitutional, such section, clause or provision shall be deemed severable and all other sections or portions hereof shall remain in full force and effect.

Section 9. Publication. This Ordinance shall be published in summary in a newspaper of general circulation, posted in the City Clerk's Office, and posted on the City's website, all in accord with Section 2.15 of the City Charter.

Section 10. Legislative History and Effective Date. This ordinance was introduced on November 20, 2023, and adopted on December 4, 2023, and shall be effective 30 days after its adoption.

DocuSign Envelope ID: AAE547A6-626D-4BD4-AF70-13329F6D598F

The foregoing ordinance was adopted by the City Council of the City of San Mateo, State of California by the following vote:

AYES: Council Members Diaz Nash, Hedges, Loraine and Newsom

NOES: None

ABSENT: Council Member Lee

ATTEST:

Patrice M. Olds, City Clerk

Lisa Diaz Nash, Mayor

Docusign Envelope ID: 4CB82E73-5473-4688-AB32-80228F4FBA0B

CITY OF SAN MATEO
ORDINANCE 2024-4

Adding Chapter 27.94, Housing (H) Opportunities Overlay District, to Title 27, Zoning, of the San Mateo Municipal Code and Amending the Zoning Map of the City of San Mateo to Establish the Housing Opportunities Overlay District (H)

WHEREAS, the State Housing Element Law (Government Code Section 65580 *et seq.*) requires that the City Council adopt a Housing Element for the eight-year period of 2023-2031 to accommodate the City of San Mateo ("City") regional housing need allocation (RHNA) of 7,015 housing units; and

WHEREAS, on May 20, 2024, the City Council adopted a resolution to adopt the revised Housing Element of the General Plan for the period of 2023-2031 (Housing Element); and

WHEREAS, Government Code Section 65583.2(c) requires nonvacant sites identified in a prior housing element and vacant sites that have been included in two or more consecutive planning periods that were not approved to develop a portion of the City's assigned RHNA to be rezoned to allow for residential use by-right for housing developments in which at least 20 percent of the units are affordable to lower income households; and

WHEREAS, pursuant to Government Code Section 65583.2(c), Policy H 1.10 of the 2023-2031 Housing Element requires amending the Zoning Code to establish a by-right zoning designation for housing sites reused from prior Housing Elements for housing projects that propose a minimum of 20 percent affordable units for lower income households and allows a minimum of 30 dwelling units per acre; and

WHEREAS, the Housing Element has identified sites that can accommodate sufficient housing units to meet the City's RHNA plus a buffer, and includes 35 nonvacant sites that were identified in the prior housing element and five (5) vacant sites that have been included in two or more consecutive planning periods and were not approved for development; and

WHEREAS, the zoning designation for by-right residential uses allowing 30 dwelling units per acre is within the density limits of the land use designations of the San Mateo General Plan 2040; and

WHEREAS, the Environmental Impact Report (EIR) for the San Mateo General Plan 2040 analyzed new residential development of up to 19,764 new housing units and growth around the City through 2040; and

WHEREAS, on March 18, 2024, at a duly noticed public hearing, the City Council certified the EIR for the San Mateo General Plan 2040, pursuant to the California Environmental Quality Act of 1970, together with related State implementation guidelines promulgated thereunder (CEQA); and

WHEREAS, on May 28, 2024, the Planning Commission held a duly noticed public hearing, received all written and oral public comments, and recommended that the City Council approve the proposed ordinance establishing the Housing Opportunity Overlay District (H) and amending the zoning map to reclassify parcels on housing sites used in previous Housing Elements with the Housing Opportunity Overlay District (H).

NOW, THEREFORE, THE COUNCIL OF THE CITY OF SAN MATEO ORDAINS AS FOLLOWS:

SECTION 1. Legislative Findings. At a duly noticed public hearing on June 17, 2024, the City Council of the City of San Mateo reviewed and considered the accompanying staff report and attachments thereto, the exemption from environmental review, together with comments received during the public review process, and hereby finds and determines that the proposed ordinance is consistent with the adopted General Plan in that it supports the development of housing and achieves the General Plan's stated goals and policies.

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SECTION 2. Chapter 27.94 is added to Title 27 of the San Mateo Municipal Code as follows:

Chapter 27.94 Housing Opportunities Overlay District (H)

27.94.005 Purpose

The purpose of the Housing Opportunities Overlay District (H) is to establish by-right residential uses on sites identified to accommodate a portion of the housing need for lower income housing in the General Plan Housing Element, pursuant to Government Code Sections 65583.2(c) and (i). This chapter establishes minimum development requirements and procedures for reviewing and approval of the by-right residential development uses.

27.94.010 By-Right Residential Use Eligibility

The following housing development projects are eligible for by-right approval. Housing development projects that are ineligible for by-right approval shall be subject to the requirements for residential development in the underlying zoning district.

(a) Pursuant to Government Code Section 65583.2(c) and (h), housing development projects in which at least 20 percent of the units proposed are affordable to lower income households, as defined in Health and Safety Code Section 50079.5, and is a household whose income is equal to or less than eighty percent of the area median income, as published by the California Department of Housing and Community Development. The housing development project shall be allowed at the density allowed in the underlying zoning district and shall be allowed a minimum density of at least 30 dwelling units per acre. A "housing development project" shall have the same meaning as defined in Government Code Section 65589.5(h)(2).

27.94.020 By-Right Residential Use Requirements

(a) Site plan and architectural review approval is required under Chapter 27.08, Rules of Procedure. The Zoning Administrator shall be the approval authority for projects proposed pursuant to this chapter that comply with the City's Municipal Code and Objective Design Standards. The Zoning Administrator shall not exercise any discretion in the review process for such projects and their decision shall be final.

(b) The site plan and architectural review shall not constitute a "project" for the purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

(c) Any subdivision of the site shall be subject to all laws, including, but not limited to Title 26 of the City of San Mateo Municipal Code (Subdivisions).

(d) Notwithstanding Section 27.94.010, the following objective development standards shall apply to housing development projects built pursuant to this chapter:

(1) Development standards set forth in the underlying zoning district.

(2) For a project within another overlay district, the development standards of the overlay district.

(3) For development projects within an E2 Zoning District without an overlay district, the R4 development standards.

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(4) For development projects within a Specific Plan or within the TOD zoning district, the applicable development standards of the Specific Plan or TOD zoning district.

(5) Objective Design Standards for multi-family and residential mixed-use projects as adopted by City Council resolution.

(6) Applicable standard conditions of approval.

SECTION 3. Environmental Determination. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183, the zoning amendment to establish a by-right residential overlay district and reclassify parcels with the overlay district ("project") is exempt from further environmental review because the Project is consistent with the land use designation for the sites adopted as part of the General Plan 2040 for which an Environmental Impact Report (EIR) was certified by the City Council on March 18, 2024 and the allowed residential development density is also consistent with the development density established by zoning or general plan policies. There are no project specific effects that are peculiar to the project or the sites; there are no project specific impacts that the General Plan Update EIR failed to analyze as significant effects; there are no potentially significant off-site and cumulative impacts that the general plan EIR failed to evaluate; and there is no substantial new information which results in more severe impacts than anticipated by the general plan EIR, all as further explained in the CEQA memorandum attached to the staff report. Furthermore, any future development of the sites pursuant to these code amendments would not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code pursuant to Government Code Section 65583.2(i).

SECTION 4. Zoning Map. The Zoning Map of the City of San Mateo is hereby amended to add the Housing Opportunities Overlay District (H) on the 39 properties listed in Exhibit A and depicted in Exhibit B, attached hereto and incorporated by reference. The Zoning Map shall be amended to reflect this amendment.

SECTION 5. Severability. In the event any section, clause or provision of this ordinance shall be determined invalid or unconstitutional, such section, clause or provision shall be deemed severable and all other sections or portions hereof shall remain in full force and effect.

SECTION 6. Publication. This ordinance shall be published in summary in a newspaper of general circulation, posted in the City Clerk's Office, and posted on the City's website, all in accord with Section 2.15 of the City Charter.

SECTION 7. Legislative History And Effective Date. This ordinance was introduced on June 17, 2024, and adopted on July 15, 2024, and shall be effective 30 days after its adoption.

Docusign Envelope ID: 4CB82E73-5473-4688-AB32-80228F4FBA0B

The foregoing ordinance was adopted by the City Council of the City of San Mateo, State of California by the following vote:

AYES: Council Members Diaz Nash, Newsom, Loraine, Hedges and Lee

NOES: None

ABSENT: None

ATTEST:

Martin McTaggart, City Clerk

Lisa Diaz Nash, Mayor

Docusign Envelope ID: 4CB82E73-5473-4688-AB32-80228F4FBA0B

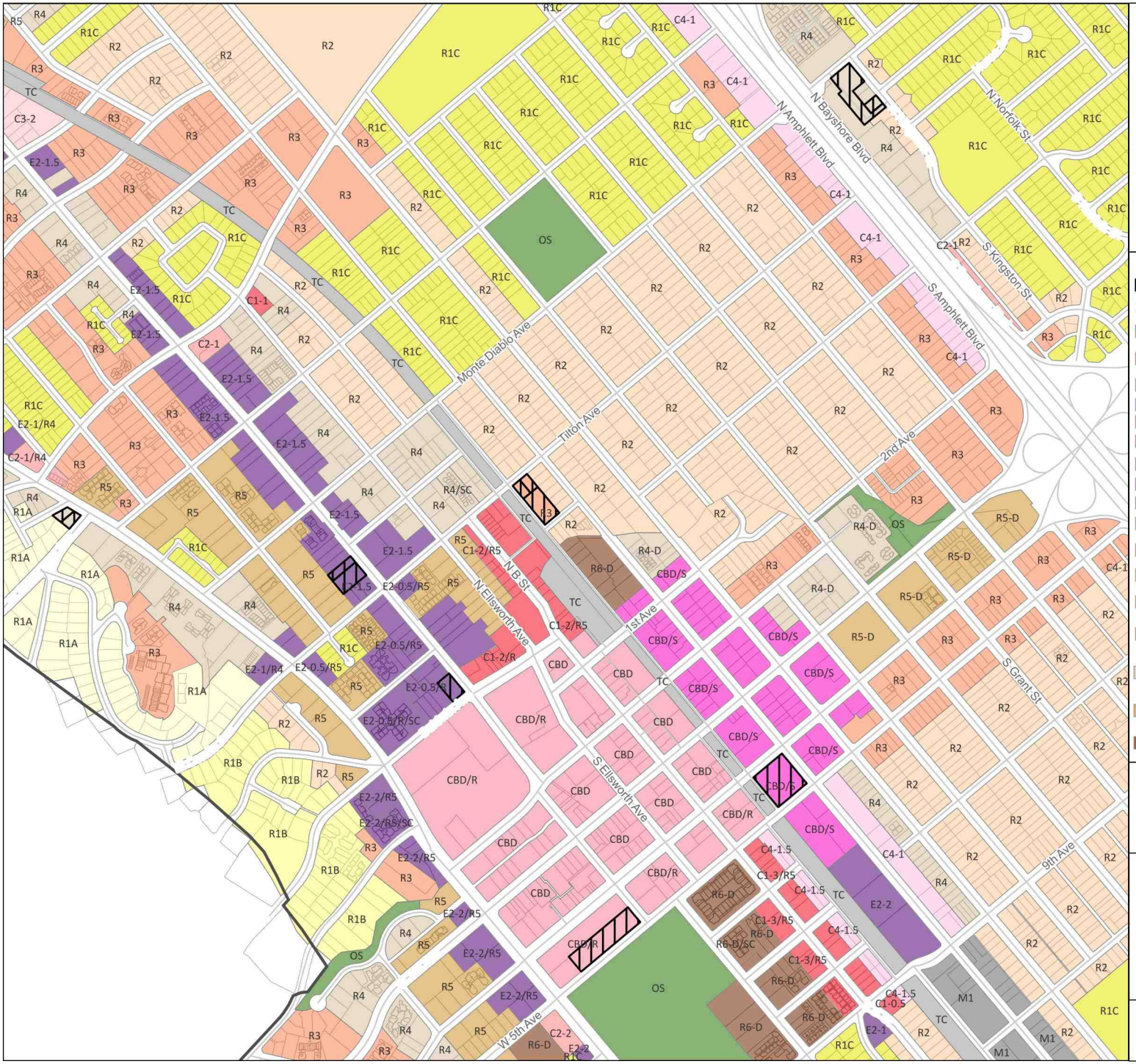
EXHIBIT A

Site Address	Assessor Parcel Number	Current Zoning Designation	Amended Zoning Designation
4 W Santa Inez Ave	032-075-010	R4	R4/H
1 Engle Rd	032-075-100	R4	R4/H
121 N San Mateo Dr	032-292-070	E2-1.5	E2-1.5/H
117 N San Mateo Dr	032-292-080	E2-1.5	E2-1.5/H
5 N San Mateo Dr	032-312-250	E2-0.5/R5	E2-0.5/R5/H
402 Tilton Ave	032-331-010	R3	R3/H
406 Tilton Ave	032-331-020	R3	R3/H
20 N Railroad	032-331-150	R3	R3/H
131 N Kingston	033-171-060	R4	R4/H
1218 Monte Diablo	033-171-180	R4	R4/H
E 5th Ave/San Mateo Dr	034-144-240	CBD/R	CBD/R/H
480 E 4th Ave	034-183-060	CBD/S	CBD/S/H
1620 S Delaware St	035-200-070	TOD	TOD/H
1731 Leslie St	035-215-060	TOD	TOD/H
1741 Leslie St	035-221-010	TOD	TOD/H
1753 Leslie St	035-221-020	TOD	TOD/H
678 Concar Dr	035-242-090	TOD	TOD/H
666 Concar Dr	035-242-140	TOD	TOD/H
1855 S Delaware St	035-242-160	TOD	TOD/H
1880 S Grant St	035-242-170	TOD	TOD/H
690 Concar Dr	035-242-190	TOD	TOD/H
1820 S Grant St	035-242-200	TOD	TOD/H
640 Concar Dr	035-242-210	TOD	TOD/H
Concar Dr/S Delaware St	035-242-220	TOD	TOD/H
229 W 20th Ave	039-052-350	R3	R3/H
205 W 20th Ave	039-060-010	E1-1/R4	E1-1/R4/H
2050 Pioneer Ct	039-060-060	E1-1/R4	E1-1/R4/H
2070 Pioneer Ct	039-060-070	E1-1/R4	E1-1/R4/H
2055 Pioneer Ct	039-060-090	E1-1/R4	E1-1/R4/H
2745 S El Camino Real	039-351-070	TOD	TOD/H
2825 S El Camino Real	039-351-110	TOD	TOD/H
2833 S El Camino Real	039-351-120	TOD	TOD/H
2837 S El Camino Real	039-351-130	TOD	TOD/H
2841 S El Camino Real	039-351-999	TOD	TOD/H
3111 S El Camino Real	039-360-070	TOD	TOD/H
3101 S El Camino Real	039-360-160	TOD	TOD/H

Docusign Envelope ID: 4CB82E73-5473-4688-AB32-80228F4FBA0B

Site Address	Assessor Parcel Number	Current Zoning Designation	Amended Zoning Designation
3069 W Kyne St (BMSP - RES 6)	040-031-040	BMSP	BMSP/H
36th Ave/Colegrove St	042-121-060	C3-1/R4	C3-1/R4/H
4300 S El Camino Real	042-245-120	C1-1.5/R4	C1-1.5/R4/H

Docusign Envelope ID: 4CB82E73-5473-4688-AB32-80228F4FBA0B



City of San Mateo H-Overlay

Legend

H Overlay

Zoning

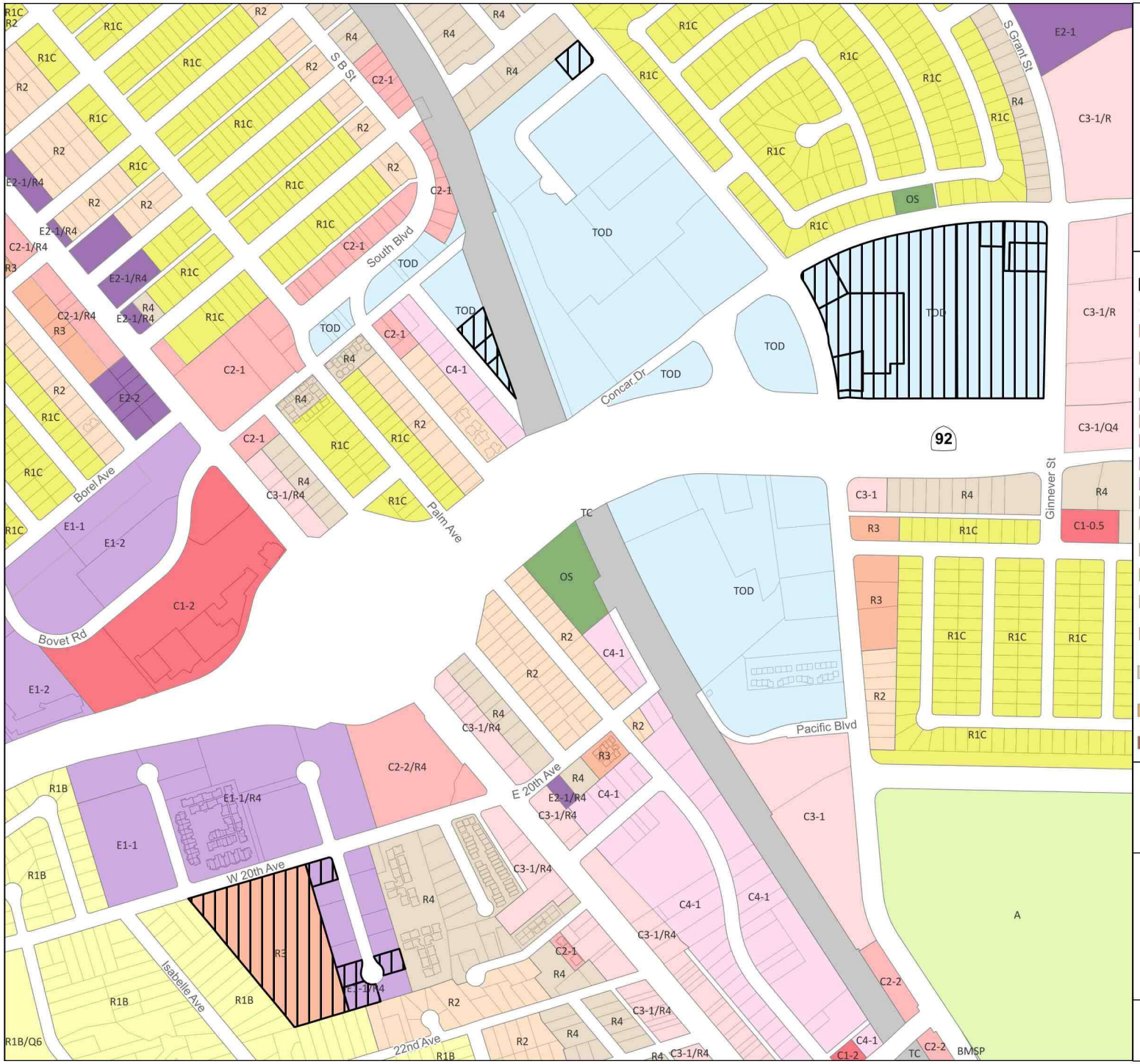
- C1 - Neighborhood Commerical
- C2 - Regional/ Community Commercial
- C3 - Regional/ Community Commercial
- C4 - Service Commercial
- CBD - Centeral Business
- CBD/S - CBD - Centeral Business Support
- E1 - Executive Park
- E2 - Executive Offices
- M1 - Manufacturing
- R1A - One Family Dwelling "A"
- R1B - One Family Dwelling "B"
- R1C - One Family Dwelling "C"
- R2 - Two Family Dwellings
- R3 - Multi-Family Dwellings (Med. Density)
- R4 - Multi-Family Dwellings (High Density)
- R5 - Multi-Family Dwellings (High Density)
- R6-D - Multi-Family Dwellings (Downtown)
- OS - Open Space
- A - Agricultural
- S - Shoreline
- BMSP - Bay Meadows Specific Plan
- TC - Transportation Corridor
- TOD - transit Oriented Development

PREPARED BY PLANNING DIVISION

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Source: ESRI, 2024; City of San Mateo, 2024.

Docusign Envelope ID: 4CB82E73-5473-4688-AB32-80228F4FBA0B



City of San Mateo H-Overlay

Legend

H Overlay

Zoning

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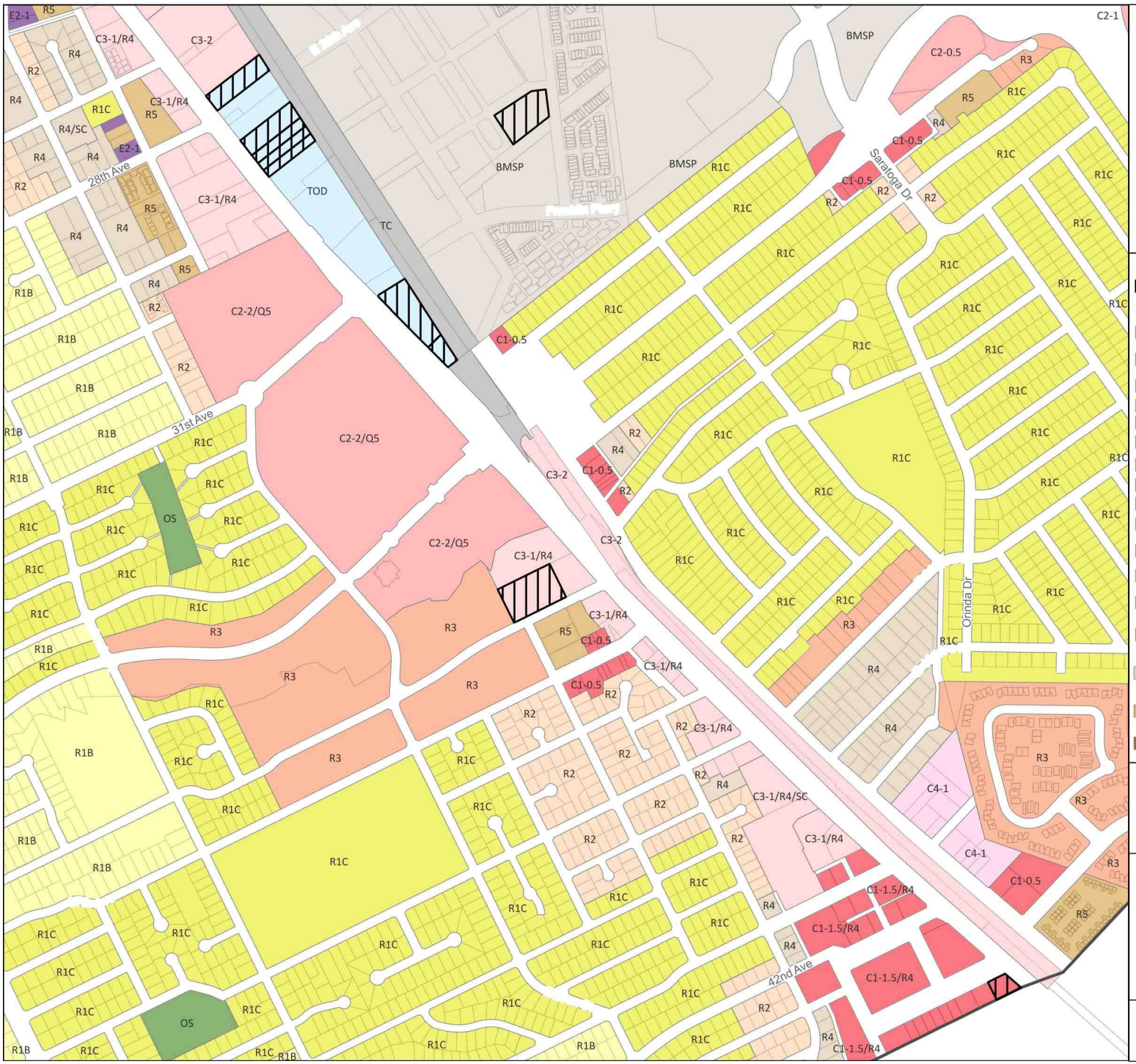
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City of San Mateo H-Overlay

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Zoning

- C1 - Neighborhood Commerical
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PREPARED BY
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Source: ESRI, 2024; City of San Mateo, 2024.

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CITY OF SAN MATEO
ORDINANCE NO. 2025-03

Amending Several Chapters of Title 27, Zoning, of the San Mateo Municipal Code to Implement the 2023-2031 San Mateo Housing Element (Sixth Housing Cycle)

WHEREAS, the State Housing Element Law (Government Code Section 65580 et seq.) requires that the City Council adopt a Housing Element for the 2023-2031 period to accommodate the City of San Mateo ("City") regional housing need allocation (RHNA) of 7,015 housing units; and

WHEREAS, on May 20, 2024, the City Council adopted a resolution to adopt the revised Housing Element of the General Plan for the period of 2023-2031 (Housing Element); and

WHEREAS, under Housing Element Goal 1 – Production and the Policies H1.7, H1.13, H1.14, H1.15, and H1.16, the City commits to reviewing and amending the City's Zoning Code to increase affordable housing production, update standards to support housing production, and address special needs groups and supportive housing requirements; and

WHEREAS, under Housing Element Goal 3 – Protection, the City commits to facilitating and supporting protection of current residents to prevent displacement. Policy H3.7 requires the City to evaluate opportunities for expanding homeless shelters; and

WHEREAS, the Environmental Impact Report (EIR) for the San Mateo General Plan 2040 analyzed new residential development of up to 19,764 new housing units and growth around the City through 2040; and

WHEREAS, on March 18, 2024, at a duly noticed public hearing, the City Council certified the EIR for the San Mateo General Plan 2040, pursuant to the California Environmental Quality Act of 1970, together with related State implementation guidelines promulgated thereunder (CEQA); and

WHEREAS, on February 11, 2025, the Planning Commission held a duly noticed public hearing, received all written and oral public comments, and recommended that the City Council approve the proposed ordinance to amend several Chapters of Title 27, Zoning, of the San Mateo Municipal Code to Implement the 2023-2031 San Mateo Housing Element (Sixth Housing Cycle), except for the 50-unit threshold for Zoning Administrator approval of housing development projects consistent with the City's Objective Design Standards, where the Commission instead recommended a threshold of 150 units, or, in the alternative, no threshold at all for such projects.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF SAN MATEO ORDAINS AS FOLLOWS:

Section 1. Legislative Findings. At a duly noticed public hearing on March 17, 2025, the City Council of the City of San Mateo reviewed and considered the accompanying staff report and attachments thereto, the exemption from environmental review, together with comments received during the public review process, and hereby finds and determines that the proposed ordinance is consistent with the adopted General Plan in that it supports the development of housing and achieves the General Plan's stated goals and policies.

Section 2. Section 27.04.130 of the San Mateo Municipal Code is amended as follows:

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27.04.130 COMMUNITY CARE FACILITY.

A "community care facility" means any place or building which is maintained and operated to provide 24-hour non-medical residential care, or day care services for children, adults, or both, limited to the following:

(a) Residential Care Facility. A residential care facility means a family home, group home, residential care facility for the elderly, foster home, intermediate care facility or similar facility, for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual;

(b) Day Care Center. A day care facility means any facility which provides non-medical care to persons (adults and/or children) in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis;

(c) Family Day Care Home. A family day care home means a facility which provides care, protection, and supervision of no more than 14 children in the caregiver's own home, for periods of less than 24 hours per day, while the parents or guardians are away.

Section 3. Section 27.04.165 of the San Mateo Municipal Code is amended as follows:

27.04.165 DWELLING.

"Dwelling" means a building or portion thereof, designed or used exclusively for residential occupancy, including a one-family dwelling unit, an accessory dwelling unit, a junior accessory dwelling unit, a two-family dwelling unit, a multiple-family dwelling unit, or a single room occupancy but does not include a hotel, motel, boarding or lodging houses or other lodging facilities, or a vessel or boat, or a house trailer.

(a) "Accessory dwelling unit" means an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons, is accessory to the primary residential dwelling unit or units, and includes permanent provisions for living, sleeping, eating, cooking facilities and sanitation on the same parcel as the primary residential dwelling unit.

(b) "Studio unit" means a dwelling unit consisting of one principal room used for living and sleeping purposes, plus cooking facilities, and a bathroom.

(c) "Junior accessory dwelling unit" means an additional, independent living unit constructed within the walls of a proposed or legally existing single-family residence, including attached garages.

(d) "Multiple-family dwelling" means a building or portion thereof, designed or altered for occupancy by three or more families living independently of each other.

(e) "One-family dwelling" means a building containing one cooking facility only and designed exclusively for use and occupancy by one family, including the provision of interior access to all bedrooms, and may include a junior accessory dwelling unit within the principal dwelling.

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(f) "Primary residential dwelling unit" means a building or separate portion thereof designated and/or customarily used as a residence by not more than one family and typically situated on a parcel or lot on which no other primary dwelling is located. Each dwelling unit within a multiple-family or two-family dwelling is also considered a primary residential dwelling unit (does not apply to junior accessories dwelling units or attached accessory dwelling units). The primary residential dwelling unit shall be larger, in terms of floor area, than any other residential unit situated on the same parcel or lot.

(g) "Single Room Occupancy" (SRO) means housing composed of individual efficiency dwelling units, where each unit has a minimum floor area of 150 square feet and a maximum size of 500 square feet. To qualify as an SRO development, no more than 10% of the units in a development may contain individual kitchens and bathrooms. Any unit not developed with an individual kitchen or bathroom must have access to common areas containing kitchen and bathroom facilities. SROs must be leased for a minimum of 30 consecutive days and also include apartment hotels. SROs are not required to provide any residential care or supportive services.

(h) "Two-family dwelling" means a building(s) designed or altered to provide attached (duplex) or detached dwelling units for occupancy by two families living independently of each other.

Section 4. Section 27.04.170 of the San Mateo Municipal Code is amended as follows:

27.04.170 DWELLING UNIT

"Dwelling unit" means one or more rooms in a structure which are arranged or designed for use by one family, which includes provisions for living, sleeping, eating, cooking and sanitation, and if located on multiple levels/stories, the unit provides interior connections from a common living area (including but not limited to a living room, family room, dining room, kitchen, or other common living areas as determined by the Zoning Administrator).

Section 5. Section 27.04.177 of the San Mateo Municipal Code is amended as follows:

27.04.177 EMERGENCY SHELTER.

"Emergency shelter" means overnight emergency housing typically operated by a governmental or nonprofit agency. It serves as the principal shelter of the inhabitants for a temporary period and may include services like food, sanitation, laundry, health and childcare, transportation, and social services. Emergency shelters include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

Emergency shelters are subject to the following: (a) The shelter must maintain a documented management plan that outlines strategies for staff training, community outreach, security measures, resident intake, and, when relevant, programs like job training or counseling; (b) each emergency shelter is restricted to a maximum of one hundred (100) beds, serving no more than one hundred (100) people at one time; (c) individuals or families may reside at the shelter for up to 180 days consecutively, except when longer stays are part of ongoing training or rehabilitation efforts outlined in the management plan; (d) the shelter may provide

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one or more common facilities, such as central cooking and dining rooms, recreation rooms, counseling centers, childcare centers, or other support services, exclusively for residents; (e) the shelter must have designated staff on-premises during all operational hours;(f) no more than one (1) emergency shelter shall be allowed within a radius of three hundred (300) feet from another such facility, measured from the nearest property lines; (g) the interior on-site waiting and intake area must be at least two hundred (200) square feet; and (h) minimum on-site parking requirement of two off-street parking spaces plus one additional off-street parking space for each 10 beds and one additional parking space per each employee on site.

Section 6. Section 27.04.222 of the San Mateo Municipal Code is added to Chapter 27.04 as follows:

27.04.222 GROUP HOME

"Group home" means a one-family dwelling providing 24-hour residential care for a wide variety of persons with special needs, including but not limited to licensed group homes, unlicensed group homes, and recovery residences or sober living homes. Residents may share cooking, dining, and living areas, and may, in some group homes, participate in cooking, housekeeping, and other communal living activities.

Section 7. Section 27.04.250 of the San Mateo Municipal Code is repealed.

Section 8. Section 27.04.306 of the San Mateo Municipal Code is added to Chapter 27.04 as follows:

27.04.306 LOW-BARRIER NAVIGATION CENTER

"Low-barrier navigation center" means a temporary shelter that provides services for individuals experiencing homelessness, as defined by California Government Code Section 65660. Low-barrier navigation centers are subject to the following: (a) It offers services to connect people to permanent housing through a services plan that identifies services staffing; (b) It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals; (c) It complies with Welfare and Institutions Code Section 8255 et seq; and (d) It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

Section 9. Section 27.04.308 of the San Mateo Municipal Code is added to Chapter 27.04 as follows:

27.04.308 MANUFACTURED HOME

(a) "Manufactured home" shall mean a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or forty (40) feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling installed on a permanent foundation when connected to the required utilities, and the plumbing, heating, air

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conditioning, and electrical systems are contained within the structure. "Manufactured home" shall also include any structure which meets all the requirements of this subsection except the size requirements and to which the manufacturer voluntarily has filed a certification and complies with the standards established by the Health and Safety Code. "Manufactured home" shall also include a mobilehome subject to the National Manufactured Housing Construction and Safety Act of 1974. "Manufactured home" shall include only those structures that contain two or less dwelling units, and that conform to the applicable requirements of the laws of the State of California or United States.

Section 10. Section 27.04.313.1 of the San Mateo Municipal Code is added to Chapter 27.04 as follows:

27.04.313.1 MOBILEHOME PARK

"Mobilehome park" means any area or tract of land where two or more lots are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes, mobilehomes, or recreational vehicles used for human habitation as defined in Section 18214 of the Health and Safety Code, as amended from time to time. The rent paid for a manufactured home, a mobilehome, or a recreational vehicle shall be deemed to include rent for the lot it occupies. "Mobilehome park" also means a mobilehome development constructed according to the requirements of Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code, and intended for use and sale as a mobilehome condominium or cooperative park, or as a mobilehome planned unit development.

Section 11. Section 27.04.203 of the San Mateo Municipal Code is added to Chapter 27.04 as follows:

27.04.203 FOUNDATION

"Permanent foundation" shall mean assembly of materials constructed below, or partially below grade, not intended to be removed from its installation site, which is designed to support a manufactured home structure and engineered to resist the imposition of external natural forces, as defined by the Health and Safety Code or the Building Code, whichever is more restrictive.

Section 12. Section 27.04.467 of the San Mateo Municipal Code is added to Chapter 27.04 as follows:

27.04.467 SUPPORTIVE HOUSING

(a) "Supportive Housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. Supportive housing shall only be subject to those restrictions that apply to other residential dwellings of the same type in the same zone

(b) "Target Population" means persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are

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"homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 12957 of the Government Code as may be amended from time to time.

Section 13. Section 27.04.486 of the San Mateo Municipal Code is added to Chapter 27.04 as follows:

27.04.486 TRANSITIONAL HOUSING

"Transitional housing" and "transitional housing development" means buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing shall only be subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

Section 14. Subsection (h)(1)(A) of Section 27.06.020 of the San Mateo Municipal Code is amended as follows:

27.06.020 ZONING ADMINISTRATOR - POWERS AND DUTIES.

The Zoning Administrator shall enforce the provisions of this Title, and shall:

(h) Have the authority to review and approve, conditionally approve, or disapprove the following types of projects, provided that the projects do not result in any significant impacts pursuant to the California Environmental Quality Act (CEQA), subject to public notice and to appeal of the final action to the Planning Commission:

(1) Site plan and architectural review for projects that incorporate:

(A) Up to ninety-nine (99) residential dwelling units that meet objective design standards as adopted by resolution of the City Council; or

Section 15. Subsection (a)(3)(A) of Section 27.06.040 of the San Mateo Municipal Code is amended as follows:

27.06.040 PLANNING COMMISSION—JURISDICTION.

(a) The Commission shall review and take final action, subject to appeal to the Council, upon all applications for:

(3) Site plan and architectural review for projects that incorporate:

(A) One hundred (100) or more residential dwelling units that meet objective design standards as adopted by resolution of the City Council; or

Section 16. Chapter 27.17 of the San Mateo Municipal Code is repealed.

Section 17. Section 27.18.020 of the San Mateo Municipal Code is amended as follows:

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27.18.020 PERMITTED USES.

The following uses are permitted:

(a) One-family detached dwellings, including manufactured homes on permanent foundations;

(b) Accessory dwelling units and junior accessory dwelling units subject to the provisions of Chapter 27.19;

(c) Accessory uses and structures;

(d) Detached accessory structures containing no more than two (2) plumbing fixtures or waste lines;

(e) Home occupations, subject to provisions of Section 27.16.040;

(f) Community care facilities as follows:

(1) Unlicensed group homes subject to the objective development standards that apply to other residential uses of the same type in the same zone;

(2) Licensed residential care facilities including group homes with six (6) or fewer residents, in addition to the caregiver's family, subject to the objective development standards that apply to other residential uses of the same type in the same zone. Certain licensed group homes shall be subject to separation requirements pursuant to Health and Safety Code Section 1267.9, as amended from time to time; and

(3) Family day care for fourteen (14) or fewer occupants, in addition to the caregiver's family, when managed in the caregiver's residence and in accordance with State law.

(g) Temporary buildings for construction purposes for a period not to exceed the duration of such construction;

(h) Transitional housing and supportive housing subject to the objective development standards that apply to other residential uses of the same type in the same zone.

Section 18. Section 27.18.030 of the San Mateo Municipal Code is amended as follows:

27.18.030 SPECIAL USES.

The following uses may also be allowed if a special use permit is approved:

(a) Detached accessory structures, other than accessory dwelling units, containing more than two (2) plumbing fixtures or waste lines;

(b) Swimming pools, hot tubs and spas located in required front yard or street side yard;

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(c) Cemeteries, mausoleums, and columbaria, subject to the provisions of the Section 27.18.120;

(d) Churches, convents, parish houses, and monasteries, including as a permitted accessory use emergency shelters subject to the requirements in a residential zone;

(e) Community services including but not limited to libraries, parks, playgrounds, and community centers;

(f) Group homes that provide licensed services to seven (7) or more residents without disabilities, in addition to the caregiver's family, subject to the objective development standards that apply to other residential uses of the same type in the same zone. Certain licensed group homes shall be subject to separation requirements pursuant to Health and Safety Code Section 1267.9;

(g) Public and private educational facilities;

(h) Day care centers when located within a public or quasi-public structure such as a school, recreation center, church, temple or similar facility;

(i) Philanthropic and eleemosynary uses;

(j) Public utility facilities; and

(k) Temporary real estate sales offices for a period not to exceed the duration of the construction and sale of homes within the subdivision wherein the sales office is to be located.

Section 19. Section 27.20.010 of the San Mateo Municipal Code is amended as follows:

27.20.010 PERMITTED USES.

No building or land in the R2 district shall be used and no building shall be hereafter erected, structurally altered or enlarged, unless otherwise provided in this title, except for the following:

(a) Any use permitted in the R1 districts, subject to the same regulations and exceptions;

(b) Two family dwellings;

(c) Accessory uses which are necessary to the above-mentioned buildings and uses.

Section 20. Section 27.20.020 of the San Mateo Municipal Code is amended as follows:

27.20.020 SPECIAL USES.

(a) Special uses in the R2 districts shall be any special uses permitted in the R1 district, subject to the same regulations and exceptions;

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(b) Mobilehome parks.

Section 21. Section 27.22.010 of the San Mateo Municipal Code is amended as follows:

27.22.010 PERMITTED USES.

Use of buildings or land in this district and buildings hereafter erected, structurally altered or enlarged, shall be limited to the following:

(a) Any use permitted in the R1 and R2 districts;

(b) Multiple family dwellings, as defined in this title;

(c) One family row dwellings, as defined in this title;

(d) Supportive housing in compliance with Government Code Sections 65650 - 65656, shall be considered a use by-right use. “Use by right” shall have the same meaning as defined in Government Code Section 65583.2(i). Supportive housing shall also be in compliance with Section 27.94.020 By-Right Residential Use Requirements and subject only to those objective development standards and policies that apply to other multifamily development within the same zone.

(e) Accessory uses which are necessary to the above-mentioned buildings and uses.

Section 22. Section 27.22.020 of the San Mateo Municipal Code is amended as follows:

27.22.020 SPECIAL USES.

Unless otherwise provided, the following uses may be allowed if a special use permit is approved:

(a) Any special use permitted in the R1 and R2 districts;

(b) Bed and breakfast inns;

(c) Boarding and lodging houses with a five (5) resident limitation;

(d) Residential care facility (excluding group homes) with seven (7) or more residents in addition to the caregiver. Certain licensed care facilities shall be subject to separation requirements pursuant to Health and Safety Code Section 1267.9;

(e) Day care centers.

Section 23. Section 27.24.010 of the San Mateo Municipal Code is amended as follows:

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27.24.010 PERMITTED USES.

Use of buildings or land in this district and buildings hereafter erected, structurally altered or enlarged, shall be limited to the following:

(a) Any use permitted in the R1, R2, or R3 districts;

(b) Single Room Occupancy Units;

(c) Accessory uses which are necessary to the above-mentioned buildings and uses.

Section 24. Chapter 27.27 of the San Mateo Municipal Code is repealed.

Section 25. Section 27.30.010 of the San Mateo Municipal Code is amended as follows:

27.30.010 PERMITTED USES.

The following uses are permitted provided that the use limitations contained in Section 27.30.025, "Permitted and special uses—Twenty-Fifth Avenue Improvement Area," shall apply to properties in the Twenty-Fifth Avenue Improvement Area and the use limitations contained in Section 27.30.027, "Permitted and special uses—Hillsdale Station Area Plan Active Zone," shall apply to properties in the Hillsdale Station Area Plan Active Zone:

(a) Animal grooming, provided no overnight boarding occurs on the site;

(b) Bakeries;

(c) Barber shops and hair salons;

(d) Delicatessens;

(e) Dry cleaners, with customer service areas;

(f) Financial institutions, provided the ground floor area devoted to this use does not exceed 2,500 square feet per establishment;

(g) Health studios and spas;

(h) Laundromats;

(i) Libraries;

(j) Low Barrier Navigation Center above the ground floor in compliance with Government Code Sections 65660-65668 shall be considered a use by-right. “Use by right” shall have the same meaning as defined in subdivision (i) of Section 65583.2. Supportive housing shall also be in compliance with Section 27.94.020 By-

Docusign Envelope ID: 78BE5091-2CDA-4C79-AB0F-77E608C504F3

Right Residential Use Requirements and subject only to those objective development standards and policies that apply to other multifamily development within the same zone.

(k) Newspaper publishing;

(l) Offices, provided the ground floor area devoted to this use does not exceed 2,500 square feet per establishment;

(m) Photo processing;

(n) Picture framing;

(o) Real estate establishments;

(p) Residential units above the ground floor, subject to R3 district "Minimum Development Standards" in Section 27.22.040 and affordable housing requirements as adopted by City Council resolution, unless otherwise specified in Chapter 27.29;

(q) Restaurants and accessory outdoor dining areas, without drive-through facilities;

(r) Retail uses, such as, but not limited to, the following uses, subject to a maximum of 15,000 square feet of floor area per establishment except for supermarkets and drug stores:

(1) Antique shops,

(2) Apparel sales, tailoring and repair stores,

(3) Drug stores,

(4) Hardware and garden supply stores,

(5) Household furnishings,

(6) Pet shops,

(7) Supermarkets and grocery stores;

(s) Reverse vending machines, subject to regulations established in Chapter 27.69;

(t) Schools and day care facilities;

(u) Travel agencies;

(v) Accessory uses to principle uses permitted; and

(w) Other compatible uses as determined by the zoning administrator.

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Section 26. Section 27.30.020 of the San Mateo Municipal Code is amended as follows:

27.30.020 SPECIAL USES.

The following uses may also be permitted subject to approval of a special use permit, provided that the use limitations contained in Section 27.30.025, "Permitted and special uses—Twenty-Fifth Avenue Improvement Area," shall apply to properties in the Twenty-Fifth Avenue improvement Area and the use limitations contained in Section 27.30.027, "Permitted and special uses—Hillsdale Station Area Plan Active Zone," shall apply to properties in the Hillsdale Station Area Plan Active Zone:

(a) Accessory buildings containing plumbing;

(b) Alternative financial services subject to the following requirements:

(1) A maximum of four alternative financial services may be located in the City of San Mateo.

(2) No alternative financial service may be located within a radius of 1,000 feet from the nearest existing alternative financial service.

(3) Any alternative financial service seeking to begin operations after the effective date of the ordinance codified in this section shall meet the following minimum standards of performance, which shall be included as conditions of approval for such uses:

(A) A lighting plan shall be reviewed and approved by the Police Department and the Building Division for conformance with the City's security ordinance prior to the issuance of building permits.

(B) Storefronts shall have glass or transparent glazing in the windows and doors. No more than 10% of any window or door area shall be covered by signs, banners, or opaque coverings of any kind.

(C) Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m.

(D) At least one uniformed security guard will be on duty at all times the business is open. The security guard shall patrol the interior and all exterior portions of the property under the control of the owner or operator of the alternative financial service, including, but not limited to, parking lots and any open public spaces such as lobbies.

(c) Automobile gasoline service stations;

(d) Boarding, lodging, or rooming houses;

(e) Community care facilities serving seven or more persons in addition to the caregiver. Certain licensed care facilities shall be subject to separation requirements pursuant to Health and Safety Code Section 1267.9 ;

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(f) Convalescent homes, rest homes, nursing homes, limited to the housing of not more than six persons in addition to the owner or manager, and family;

(g) Drive-through facilities for financial institutions and for pharmacies dispensing only prescriptions or medicinal goods at the drive-through facility. Drive-through facilities for pharmacies shall be subject to the parking requirements for financial institution drive-through uses, as enumerated in Section 27.64.160(7)(a).

(h) Fast food establishments without drive-through facilities;

(i) Financial institutions, exceeding 2,500 square feet of ground floor area per establishment up to a maximum of 15,000 square feet of floor area;

(j) Offices exceeding 2,500 square feet of ground floor area per establishment up to a maximum of 15,000 square feet of floor area;

(k) Parking facilities, as a principal use;

(l) Public utility and public service uses;

(m) Recreational vehicle storage, subject to regulations established in Section 27.64.267, and only on those parcels designated for such use in Section 27.60.180;

(n) Recycling facilities subject to regulations established in Chapter 27.69;

(o) Religious institutions;

(p) Businesses selling or renting firearms as defined by Penal Code Section 12001(b); and

(q) Other compatible uses as determined by the zoning administrator subject to the granting of a special use permit.

Section 27. Section 27.32.010 of the San Mateo Municipal Code is amended as follows:

27.32.010 PERMITTED USES.

The following uses are permitted:

(a) Permitted uses in the C1 district;

(b) Art galleries;

(c) Automotive accessory stores, excluding on-site service and repair of vehicles;

(d) Boarding, lodging, or rooming houses;

(e) Catering services;

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(f) Hotels and motels, including restaurant and meeting rooms;

(g) Laundries;

(h) Medical and dental clinics, including laboratories;

(i) Offices;

(j) Parking facilities;

(k) Printing, lithographing, or publishing establishments for newspaper, business cards, and other similar uses;

(l) Radio and television broadcasting stations;

(m) Reproduction services;

(n) Residential units, subject to R4 district "Minimum Development Standards" in Section 27.24.040 and affordable housing requirements as adopted by City Council resolution, except as otherwise specified in Chapter 27.29;

(o) Retail uses, including incidental rental and repair;

(p) Emergency Shelters ;

(q) Accessory uses to principle uses permitted; and

(r) Other compatible uses as determined by the zoning administrator.

Section 28. Section 27.32.020 of the San Mateo Municipal Code is amended as follows:

27.32.020 SPECIAL USES.

The following uses may also be permitted, subject to approval of a special use permit:

(a) Special uses permitted in the residential and C1 districts, except increases in floor area ratios;

(b) Clubs, lodges, and fraternal organizations;

(c) Commercial recreation uses;

(d) Hospitals;

(e) Mortuaries;

(f) Public transportation facilities and terminals; and other similar uses;

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(g) Recreational vehicle storage, subject to the provisions of Section 27.64.267 of this Title;

(h) Theaters, excluding drive-in theaters; and

(i) Other compatible uses as determined by the zoning administrator subject to the granting of a special permit.

Section 29. Section 27.34.010 of the San Mateo Municipal Code is amended as follows:

27.34.010 PERMITTED USES.

The following uses are permitted:

(a) Permitted uses in the C1 and C2 districts provided that residential uses are subject to R4 district "Minimum Development Standards" in Chapter 27.24 and affordable housing requirements as adopted by City Council resolution, except as otherwise specified in Chapter 27.29;

(b) Ambulance service;

(c) Automobile, boat, and truck sales and rental, including service and repair as accessory to the primary sales use, sales may occur on open lot;

(d) Automobile service, parts, and repairs, classified as minor motor vehicle repair in Section 27.04.325;

(e) Car wash and detailing facilities, may not occur on open lot;

(f) Laboratories, research, experimental, and testing, provided no production or manufacturing of products occurs on the premises;

(g) Accessory uses to principle uses permitted; and

(h) Other compatible uses as determined by the Zoning Administrator.

Section 30. Section 27.36.010 of the San Mateo Municipal Code is amended as follows:

27.36.010 PERMITTED USES.

The following uses are permitted:

(a) Permitted uses in the C1, C2, and C3 districts, except that residential uses, low barrier navigation centers, office uses on the properties along Palm Avenue between Twentieth and Twenty-fifth Avenues, and emergency shelters are prohibited;

Section 31. Section 27.38.020 of the San Mateo Municipal Code is amended as follows:

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27.38.020 PERMITTED USES.

Unless otherwise provided in this title, uses of building or land in this district and buildings hereafter erected, structurally altered or enlarged shall be limited to the following uses:

(a) Any use permitted in the C2 District, except an animal hospital and emergency shelters; provided that the use limitations contained in Section 27.38.110, Required Retail Frontage, shall apply to properties located within the required retail frontage area, as shown in the Downtown Plan.

(b) Multiple-family dwellings, when part of a mixed use development, subject to CBD residential development standards and affordable housing requirements as adopted by City Council resolution;

(c) Name plates and signs, as classified and regulated in Title 25.

Section 32. Section 27.44.020 of the San Mateo Municipal Code is amended as follows:

27.44.020 PERMITTED USES.

The following uses shall be permitted:

(a) Administrative, executive, and professional offices, provided that the professional offices are limited to those professions listed in Section 5.24.160, and including similar professional occupations, and provided that no office of a veterinarian shall include an animal hospital or kennel.

(b) Accessory uses; including, but not limited to:

(1) Sale of personal goods and services, when provided in the principal building, including, but not limited to, the following:

(A) Flower, food, and news vending;

(B) Printing and photocopying;

(C) Travel agencies;

(D) Ticket outlets;

(2) Other services which are customary appurtenant uses.

(c) Health and recreation facilities.

(d) Public utility and service uses.

(e) Financial and business offices and related facilities.

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(f) Research laboratories (experimental and testing), provided no production or manufacturing occurs, and provided that all activities conform with the performance standards established for the M1 district.

(g) Residential units, subject to R3 district "Minimum Development Standards" in Section 27.22.040 and affordable housing requirements as adopted by City Council resolution, unless otherwise specified in Chapter 27.29.

(h) Restaurants without drive-through facilities.

(i) Schools and day care facilities.

(j) Warehousing, storage, and distribution facilities as accessory uses but not exceeding 10,000 square feet per establishment or not more than 60% of gross floor area per establishment.

(k) Other compatible uses as determined by the Zoning Administrator.

Section 33. Section 27.44.030 of the San Mateo Municipal Code is amended as follows:

27.44.030 SPECIAL USES.

The following uses may also be permitted subject to approval of a special use permit:

(a) Alternative financial services, subject to the restrictions set forth in Section 27.30.020;

(b) Automobile gasoline service station;

(c) Clubs, lodges, and fraternal organizations;

(d) Hotels;

(e) Parking facilities, as a principle use;

(f) Religious institutions; and

(g) Other compatible uses as determined by the Zoning Administrator subject to the granting of a special use permit.

Section 34. Section 27.48.020 of the San Mateo Municipal Code is amended as follows:

27.48.020 PERMITTED USES.

The following uses are permitted:

(a) Permitted uses in the E1 district

Section 35. Section 27.48.030 of the San Mateo Municipal Code is amended as follows:

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27.48.030 SPECIAL USES.

Reserved.

Section 36. Section 27.60.020 of the San Mateo Municipal Code is added to Chapter 27.60 as follows:

27.060.020 DEFINITIONS

The following definitions apply to this chapter.

(a) "Farmworker housing" means an agricultural employee housing development that satisfies all of the following:

(1) The agricultural employee housing does not contain dormitory-style housing

(2) The development consists of no more than 36 units or spaces designed for use by a single family or household

(3) Except as otherwise provided in subparagraph (2), the agricultural employee housing will be maintained and operated by a qualified affordable housing organization that has been certified pursuant to Government Code Section 17030.10 or operated by a local public housing agency or a multicounty, state, or multistate agency that has been certified as a qualified affordable housing organization

(4) An affordability covenant is recorded on the property to ensure the affordability of the proposed agricultural employee housing for agricultural employees for not less than 55 years.

Section 37. Section 27.60.030 of the San Mateo Municipal Code is amended as follows:

27.60.030 PERMITTED USES.

Permitted uses shall be as follows:

(a) All uses commonly classed as agriculture, horticulture or forestry, including crop and tree farming, and nursery operation.

(b) Horse racetracks and related uses, including, but not limited to, veterinary facilities, feed storage facilities, stables, offices, restaurants, sleeping quarters, plant nurseries and equipment storage facilities.

(c) One-family detached dwelling and accessory buildings provided the property (or zoning plot) upon which the dwelling is located has as its principal use one of the agricultural uses permitted above.

(d) Accessory dwelling units, when a primary dwelling is located on the site.

(e) Parks, forest preserves and recreational areas, when publicly owned and operated.

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(f) Golf courses, regulation size, but not including "par 3" golf courses, commercially operated driving ranges or miniature golf courses; and provided, that no clubhouse or accessory building shall be located nearer than five feet to any dwelling.

(g) Signs, advertising the sale or rental of the property upon which the sign is located.

(h) Public utility facilities.

(i) Farmworker housing consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household.

Section 38. Section 27.60.040 of the San Mateo Municipal Code is amended as follows:

27.60.040 SPECIAL USES.

The following uses may also be permitted if their site locations and proposed development plans are first approved, as provided for in Chapters 27.06 through 27.12, 27.62, 27.74, 27.78 and 27.80:

(a) Mining, dredging, loading, and hauling of sand, shells, salt, dirt, gravel or other aggregate, but not including equipment, buildings or structures for screening, refining, crushing, mixing, washing or storage.

(b) Railroad Rights-of-Way and Trackage. Airports or aircraft landing fields. Radio and television towers, commercial.

(c) Filling of lowland with noncombustible material free from refuse and food wastes.

(d) Sanitary land fill, when operated or supervised by the City.

(e) Kennels, commercial, and animal hospitals.

(f) Public service uses:

(g) Filtration plant, pumping station, and water reservoir;

(h) Sewage treatment plant;

(i) Other governmental uses.

(j) Temporary farmworker housing consisting of more than 36 beds in group quarters or more than 12 units or spaces designed for use by a single family or household.

Section 39. Section 27.60.050 of the San Mateo Municipal Code is amended as follows:

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27.60.050 CONDITIONS OF USE.

No horses, cattle, or other domestic animals shall be bred, raised, or maintained within 500 feet of any residential district as established in this zoning title.

Section 40. Section 27.60.090 of the San Mateo Municipal Code is amended as follows

27.60.090 SPECIAL USES.

The following uses may also be allowed if a special use permit is approved:

(a) Detached accessory structures, containing more than two plumbing fixtures or waste lines;

(b) Swimming pools, hot tubs and spas located in required front yard or street side yard;

(c) Cemeteries and mausoleums;

(d) Churches, convents, parish houses, and monasteries;

(e) Community services, including, but not limited to, libraries, parks, playgrounds, and community centers;

(f) Public and private educational facilities;

(g) Day care centers serving more than six persons or family day care centers serving more than 14 children;

(h) Philanthropic and eleemosynary uses;

(i) Public utility facilities; and

(j) Temporary real estate sales offices for a period not to exceed the duration of the construction and sale of homes within the subdivision wherein the sales office is to be located.

Section 41. Environmental Determination. In accordance with California Environmental Quality Act (CEQA) Guidelines, section 15183, this zoning amendment to establish a by-right residential overlay district and reclassify parcels with the overlay district ("project") is exempt from further environmental review because the Project which generally allows for more housing types to be permitted uses in specific zoning districts and remove regulatory barriers from the zoning code is consistent with the anticipated land uses under the land use designations for the sites adopted as part of the General Plan 2040 for which an EIR was certified by the City Council on March 18, 2024. Also, there are no specific proposed changes to residential development densities and is consistent with the development density established by the General Plan. The Project is also consistent with the implementation policies of the adopted and certified Housing Element and pursuant to certain mandates in state law. There are no project specific effects that are peculiar to the project or the sites; there are no project specific impacts that the General Plan Update EIR failed to analyze as significant effects; there are

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no potentially significant off-site and cumulative impacts that the general plan EIR failed to evaluate; and there is no substantial new information which results in more severe impacts than anticipated by the general plan EIR.

Section 42. Severability. In the event any section, clause or provision of this ordinance shall be determined invalid or unconstitutional, such section, clause or provision shall be deemed severable and all other sections or portions hereof shall remain in full force and effect.

Section 43. Publication. This Ordinance shall be published in summary in a newspaper of general circulation, posted in the City Clerk's Office, and posted on the City's website, all in accord with Section 2.15 of the City Charter.

Section 44. Legislative History and Effective Date. This ordinance was introduced on March 17, 2025, and adopted on April 7, 2025, and shall be effective 30 days after its adoption.

The foregoing Ordinance was adopted by the City Council of the City of San Mateo, State of California by the following vote:

AYES: Council Members Newsom, Loraine, Fernandez, Cwirko-Godycki and Diaz Nash

NOES: None

ABSENT: None

ATTEST:

Martin McTaggart, City Clerk

Robert Newsom Jr., Mayor