

Policy H1.7	Update Zoning Code Standards <u>to Support Housing Production</u>	Planning Division	N/A	<u>Update</u> Zoning Code development standards that apply to multi-family residential projects to reduce or eliminate constraints, incentivize production of additional housing units and support development of a variety of housing types.	<p>a) Evaluate the standards and requirements in all zone districts that allow for multi-family residential and amend the Zoning Code as needed to reduce or eliminate constraints to housing construction. Specifically: 1) exclude covered parking and other elements as needed from Floor Area Ratio (FAR) calculation for housing projects with affordable units, 2) specify where Single-Room Occupancy (SRO) units are permitted consistent with government Code 65583(c)(1), and 3) specify that Manufactured Homes that are built on a permanent foundation are subject to the same zoning requirements and development standards as single-family homes.</p> <p>b) <u>Amend the Zoning Code to reduce off-street parking requirements for residential units</u> (SMMC Chapter 27.64) <u>as follows: Studio and 1 Bedroom units to 1 space, 2 Bedrooms and above to 1.5 spaces; and for projects within ½ mile of transit, consistent with AB2097, no off-street parking shall be required. As part of this amendment, staff will review all other parking related requirements and make recommendations to reduce or eliminate any other parking related requirements identified as a constraint.</u></p> <p>c) Amend the Zoning Code to make residential uses, which currently require a special use permit, a permitted use in the <u>C1</u>, C2, C3, E1 and E2 districts for non-R Overlay areas.</p> <p>d) <u>Rezone sites with quasi-public uses such as schools, churches, and other facilities of an educational, religious, charitable, or philanthropic nature, to “Quasi-Public,” following completion of the General Plan Update and allow for a variety of housing types such as</u></p>	<p>a) 2025</p> <p>b) <u>2025</u></p> <p>c) 2024</p> <p>d) <u>2025</u></p> <p>e) <u>2026</u></p>	New New <u>New</u> <u>New</u>
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Number	Policy	Lead Dept./Division	Funding Source(s)	Program Measure(s)	Implementation Action(s)	Target Timeline	New/Existing Program
					<u>duplexes to multi-family as permitted uses in this zone district.</u> e) <u>Evaluate the feasibility of an affordable housing quasi-public overlay or code amendment to support the production of affordable housing on quasi-public sites, such as religious or educational institutions.</u>		
Policy H1.8	Adopt Objective Design Standards	Planning Division	N/A	Adopt Objective Design Standards to expedite production of housing.	Adopt Objective Design Standards for multi-family residential projects and mixed-use projects with a residential component.	2023	New
Policy H1.9	Establish Minimum Densities for Mixed-Use Projects	Planning Division	N/A	Create minimum residential density requirements to ensure mixed-use development will contain an appropriate amount of housing in commercial/office developments.	a) Amend the Zoning Code to require that properties designated for mixed-uses, in the Sites Inventory List, allow 100 percent residential use and require that residential use occupy 50 percent or more of the total floor area of a mixed-use project consistent with Government Code Section 65583(h), and establish a minimum residential density for mixed-use projects elsewhere in the City that include a residential component. b) Study and present to City Council options for requiring a residential component in all mixed-use projects in certain zones or areas.	a) 2024 b) 2024	New New
Policy H1.10	Establish By-Right Housing Designation for Prior Housing Sites	Planning Division	N/A	Designate housing sites that have carried over from the prior Housing Element to allow housing development by-right.	Amend the Zoning Code to establish a By-Right designation for housing sites reused from prior Housing Elements for housing projects that propose a minimum of 20% affordable units. Zoning for these sites must be at least 30 units/acre to meet default density requirements for lower-income households per Gov. Code Section 65583.2(c).	2024 (must be completed within <u>one</u> year of <u>statutory deadline of the Housing Element update</u> )	New

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Policy H1.11	Implement the SB 9 Ordinance	Planning Division	N/A	Implement the Zoning Code to allow duplexes and lot splits on appropriate single-family sites.	<u>Continue to implement Zoning Code Chapter 27.21 (Two-Unit Development Residential Overlay District), adopted in September 2022, which facilitates the provisions of SB 9 in single-family districts (R1).</u> <u>Geographic Target: high or highest resource and RCAA areas and areas of lower density.</u> <u>Outcome: Facilitate at least 5-10 SB 9 applications, resulting in 10-30 units developed over the planning period</u>	2023 – 2031 (ongoing)	New
Policy H1.12	Encourage Development of Missing Middle Housing	Planning Division	N/A	Support small infill residential construction (Missing Middle, 4-10 units) through policy updates and Zoning Code amendments.	a) Evaluate residential zoning districts that have sites with potential for Missing Middle Housing (R2, R3 and R4 zones) and identify development standards that create barriers for small-scale development, including minimum lot size, setbacks, floor area ratio, parking, and open space requirements, and amend the Zoning Code to <u>remove any constraints, maximize developable area, and increase capacity.</u> b) Research and evaluate policies and code amendments to allow for Missing Middle housing under SB 10 and schedule for City Council consideration and adoption. <u>Geographic Target: high and highest resource areas, RCAA areas, and lower density neighborhoods.</u> <u>Outcome: approximately 50 units of “missing middle”, workforce housing is developed in multi-family housing zones.</u>	a) 2026 b) 2026	New New

Number	Policy	Lead Dept./Division	Funding Source(s)	Program Measure(s)	Implementation Action(s)	Target Timeline	New/Existing Program
Policy H1.20	Adopt San Mateo General Plan 2040	Community Development Department	N/A	Adopt a General Plan Update that provides sufficient development capacity to meet the City's housing needs through 2040.	<p>a) Complete the General Plan 2040 Update (GPU) process and present to the City Council for adoption. The City is committed to adopting a General Plan that will create capacity for at least 10,000 new housing units and will increase the base densities in the 10 Study Areas by at least 25 du/ac and height limits by at least two stories.</p> <p>b) Commence with rezoning Citywide, in phases, to implement the land use map following GPU adoption.</p> <p>c) The GPU public outreach and engagement process will include information on Measure Y and how it creates a constraint on housing production.</p> <p>d) The City will place an updated Measure Y ballot initiative to allow for the increased heights and densities in the adopted General Plan on the November 2024 election.</p> <p>e) If the Measure Y ballot initiative does not pass in November 2024, present alternative plans within six months to the City Council, including a plan for rezoning, to address the housing production constraint of Measure Y with an emphasis on higher densities in high and highest resource areas and to add at least 1,700 units of new capacity around the City, thereby increasing the City's RHNA buffer by at least 25%.</p>	<p>a) 2024</p> <p>b) 2025-2026</p> <p>c) 2023 - 2024</p> <p>d) November 2024</p> <p>e) May 2025, if needed</p>	<p>a) Existing</p> <p>b) New</p> <p>c) New</p> <p>d) New</p>

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Policy H3.4	Expand Tenant Protections	Community Development Department	N/A	Expand tenant protections in local ordinance to extend measures of AB1482 related to relocation, documentation, and right to return policy in eviction cases.	<ul style="list-style-type: none"> <li>a) Extend AB1482 provisions to require tenant relocation payments for No Fault evictions for those with tenure less than one year.</li> <li>b) Make recommendations to the City Council for establishing tenant protection policies that include the requirement of documentation from landlords who use the substantial remodel exemption to evict tenants and a Right to Return policy for tenants displaced from homes due to demolition or substantial remodels.</li> <li>c) Amend the Code to strengthen enforcement penalty structure to aid in protecting tenants from unsafe or substandard units.</li> <li>d) Conduct outreach to the community on a biannual basis.</li> </ul> <p>This item is connected to Policy H5.4.1.</p>	<ul style="list-style-type: none"> <li>a) 2024</li> <li>b) 2026</li> <li>c) 2024</li> <li>d) 2023 – 2031 (biannually)</li> </ul>	<ul style="list-style-type: none"> <li>New</li> <li>New</li> <li>New</li> <li>New</li> </ul>
Policy H3.5	Study the Creation of Below Market Rate Set Asides	Community Development Department	N/A	Examine the feasibility of establishing priority allocation for households with special needs, <u>extremely low-income households</u> and large families in City-assisted and private development projects with BMR units.	Conduct a best practices research on prioritization of households with special needs, <u>extremely low-income households</u> and large families. Analyze the data, conduct community outreach and make recommendations to the City Council. Proceed as directed by Council.	2026	New
Policy H3.6	<u>Monitor Rental Rates and Displacement.</u>	Community Development Department	N/A	<u>Monitor</u> rents, evictions, <u>and tenant displacement</u> citywide.	<ul style="list-style-type: none"> <li>a) Research options and best practices for a rental registry list, including determining necessary financial and human resources needed to establish such a program. Make recommendations to City Council.</li> <li>b) <u>Collaborate with regional partners, such as 21 Elements or ABAG, to develop ways to monitor rental rates, evictions and displacement citywide and countywide to track trends and use the information to guide policy priorities.</u></li> </ul>	<ul style="list-style-type: none"> <li>a) 2024</li> <li>b) <u>2024-2031 (ongoing)</u></li> </ul>	<ul style="list-style-type: none"> <li>a) <u>New</u></li> <li>b) <u>New</u></li> </ul>
Policy H3.7	Evaluate Opportunities for Expanding Homeless Shelters	Community Development Department	N/A	Examine best practices and policies to expand shelter capacity for individuals experiencing homelessness. Study feasibility of new shelter programs and collaborate with the County to end homelessness.	<ul style="list-style-type: none"> <li>a) Study best practices for expansion of homeless shelter sites. <u>Analyze the data, conduct community outreach and recommendations to City Council. Proceed as directed by Council.</u></li> <li>b) Regularly evaluate zoning to ensure enough sites are available to accommodate the capacity for emergency shelters, based on the countywide Point in Time Homeless Count.</li> <li>c) Review and amend the zoning code to allow emergency shelters in C2, C3, and other zones as needed to ensure there is sufficient capacity on available sites to accommodate the need for emergency shelter as identified in the most recent point-in-time count conducted before the start of the planning period, <u>and to amend the definition of emergency shelters,</u> in compliance with Government Code 65583.</li> <li>d) Review and amend the zoning code as needed to comply with Government Code 65583 including to remove the 300 feet buffer from a single-family dwelling, clarify that emergency shelters are not required to be more than 300 feet apart and adopt objective development standards, such as parking for shelters in compliance with Government Code Section 65583(a)(4)(A)(ii).</li> <li>e) Review and amend the zoning code as needed to comply with requirements of AB 101 (2019) to allow Low Barrier Navigation Centers (LBNC) as a permitted use by right in areas zoned for mixed use and nonresidential zones permitting (by right or through a Special Use Permit) multifamily uses if it meets specific requirements in Government Code sections 65660 – 65668.</li> </ul>	<ul style="list-style-type: none"> <li>a) 2023 – 2031 (Ongoing)</li> <li>b) 2023 – 2031 (Ongoing)</li> <li>c) 2023-2031 (Ongoing)</li> <li>d) 2025</li> <li>e) 2025</li> </ul>	<ul style="list-style-type: none"> <li>New</li> <li>New</li> <li>New</li> <li>New</li> <li>New</li> </ul>