

## RESOLUTION NO. .

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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### RESOLUTION ADOPTING A GENERAL PLAN AMENDMENT:

- A. AMENDING THE GENERAL PLAN CHAPTER 7 (GENERAL LAND USE), AND CHAPTER 8 (URBAN LAND USE), TO ADD A NEW TRANSIT-SUPPORTIVE MIXED-USE LAND USE DESIGNATION; AND
- B. AMENDING THE COUNTY GENERAL PLAN LAND USE MAPS TO APPLY THE NEW TRANSIT-SUPPORTIVE MIXED-USE LAND USE DESIGNATION TO VARIOUS PARCELS; AND
- C. REPEALING AND REPLACING THE COLMA BART STATION AREA PLAN AND COLMA BART STATION AREA PLAN MAPS

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**RESOLVED**, by the Board of Supervisors of the County of San Mateo, State of California, that

**WHEREAS**, on [DATE TBD], the San Mateo County Board of Supervisors adopted the 2023-2031 Housing Element of the County General Plan (Housing Element), which identifies the County's housing need and incorporates policies and programs to meet that need; and

**WHEREAS**, as required by State law, the Housing Element identifies available sites for development and redevelopment to meet the County's Regional Housing Needs Allocation (RHNA), its quantified share of regional housing need; and

**WHEREAS**, the Housing Element establishes that existing developable and redevelopable sites for housing are insufficient to meet the County's RHNA and therefore, by law, must also identify sufficient sites to be rezoned to provide additional housing capacity; and

**WHEREAS**, the Housing Element includes such sites for rezoning in Housing Element **Program** HE 11.2 (the “Rezoning Program”); and

**WHEREAS**, the Rezoning Program establishes two phases of rezoning to address the County’s unmet housing need, including an initial rezoning of all identified sites outside of the County’s Coastal Zone (in the Broadmoor, Harbor Industrial, and unincorporated Colma areas) and a subsequent distinct phase of rezoning, to be adopted separately, for sites within the County’s Coastal Zone; and

**WHEREAS**, State law requires that the Housing Element be submitted to the California **Department** of Housing and Community Development (HCD) for review of compliance with State law; and

**WHEREAS**, as required by State law, the Housing Element was submitted to the California Department of Housing and Community Development (HCD) for review of compliance with State law; and

**WHEREAS**, after review, HCD determined that, on adoption, the Housing Element, including the Rezoning Program, would be consistent with State law; and

**WHEREAS**, in order to achieve full compliance with State law, the County must also adopt the zoning and other land use amendments necessary to implement the Rezoning Program; and

**WHEREAS**, implementation of the Rezoning Program requires adoption of new high-density residential and mixed-use General Plan Land Use designations and amendments to the General Plan Land Use maps to apply these Land Use designations

on parcels identified in the Rezoning Program in the Harbor Industrial, Broadmoor, and unincorporated Colma area; and

**WHEREAS**, implementation of the Rezoning Program in the unincorporated Colma area also requires amendments to the text and maps of the Colma BART Station Area Plan, a subsection of the County General Plan that applies land use designations and standards specific to the unincorporated Colma BART Station Area, to apply new high-density residential and mixed-use land use designations to parcels identified in the Rezoning Program in the Colma BART Station Area Plan area, as well as making various text amendments to the Colma BART Station Area Plan for consistency with the new land use designations, and to make minor textual amendments to background and contextual information in the Colma BART Station Area Plan; and

**WHEREAS**, the proposed amendment has been reviewed for consistency with the other elements of the General Plan, including Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Mineral Resources; Visual Quality; Historical and Archaeological Resources; Park and Recreation Resources; General Land Use; Urban Land Use; Rural Land Use; Water Supply; Wastewater; Transportation; Solid Waste; Housing; Natural and Man-made Hazards; Air Resources; and the Climate Element, and are consistent with all other elements of the General Plan; and

**WHEREAS**, the proposed amendment has been reviewed for consistency with the following area plans for specific unincorporated communities: North Fair Oaks Community Plan, Emerald Lake Hills Community Plan, Montara-Moss Beach-El Granada Community Plan, San Bruno Mountain General Plan Amendment, Skyline Area General Plan Amendment, and the Colma BART Station Area Plan, and, with

adoption of the proposed amendment to the Colma BART Station Area Plan, are consistent with each of these area plans; and

**WHEREAS**, the adoption of the proposed amendment will not exceed the annual limit on amendments specified by Government Code Section 65358(b) because it constitutes the second amendment to the General Plan in 2026; and

**WHEREAS**, on April 8, 2026, the Planning Commission considered the proposed amendment at a regularly scheduled and duly noticed public hearing and recommended that the Board of Supervisors adopt the amendment to the General Plan and Colma BART Station Area Plan text and maps; and

**WHEREAS**, the proposed amendment is necessary to implement the Rezoning Program, an action contained in the County's approved Housing Element pursuant to Government Code Section 65583(c); and

**WHEREAS**, the proposed amendment to the General Plan text and maps and Colma BART Station Area Plan text and maps is statutorily exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21080.085; and

**WHEREAS**, the San Mateo County Board of Supervisors considered the proposed amendment at its regularly scheduled and duly noticed public hearing on April 21, 2026.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the Board of Supervisors adopts the text and map amendment to the General Plan text and

maps included as Attachments A and B, incorporated herein by this reference, and repeals and replaces the Colma BART Station Area Plan text and maps with the Colma BART Station Area Plan text and maps included as Attachment C, incorporated herein by this reference.

**BE IT FURTHER RESOLVED** that this resolution shall become effective immediately upon its passage and adoption.

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