



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT A**

## **CHAPTER 2: LAND USE DESIGNATIONS**

### **SECTION 2.3, POLICY 1E (COMMUNITY FACILITIES)**

#### Revise Policy 1E to read:

“Encourage all new commercial, institutional, industrial, and mixed-use development to provide space for or contributes to the creation of community-oriented facilities (i.e., pocket parks, community gardens, plazas, gathering spaces, and other facilities).:

### **TABLES 2.1, 2.2, & 2.3 (SETBACKS, STEPBACKS, PARKING RATES, FLOOR AREA RATIOS)**

#### Revise Table 2.1: Neighborhood Mixed-Use:

Delete rows named “Front Setbacks,” “Stepback,” and “Parking.”

Delete footnote 4.

Add a new footnote number 4: “For Mixed-Use projects, FAR applies only to the non-residential portions of the project.”

#### Revise Table 2.2: Commercial Mixed-Use and Table 2.3: Commercial Mixed-Use (within ¼ mile of Potential Multi-Modal Transit Hub).

Delete rows named “Front Setbacks,” “Stepback,” and “Parking.”

Delete footnote 6 and footnote 7.

Add a new footnote number 6: “For Mixed-Use projects, FAR applies only to the non-residential portions of the project.”

### **GOAL 2.6, POLICY 6A & SECTION 2.5 (INCENTIVES & EXCEPTIONS FOR COMMUNITY BENEFITS)**

#### Delete Goal 2.6, Policy 6A, and Section 2.5

## **CHAPTER 6: HOUSING**

### **POLICY 2A.3**

(INCENTIVES & EXCEPTIONS FOR AFFORDABLE HOUSING)

Redact Policy 2A.34

## **CHAPTER 7: DESIGN STANDARDS AND GUIDELINES**

### **INTRODUCTION LAST PARAGRAPH**

(RELATIONSHIP TO ZONING REGULATIONS)

Revise the last paragraph of Chapter 7's introduction as follows:

“The standards and guidelines in this chapter describe intended outcomes for development and serve as guidance for San Mateo County Zoning Regulations.”

### **STANDARD/GUIDELINE D1-7**

(GREEN BUILDING PROVISIONS)

Remove Standard/Guideline D1-7:

Remove Standard/Guideline D6-5

### **STANDARD/GUIDELINE D5-3**

(SIDE SETBACK AT STREET CORNERS)

Remove Standard/Guideline D5-3

### **SECTION D10**

(PASSIVE COOLING)

Insert between D10 Passive Cooling (heading) and D10-1 (standards/guideline):

“The following guidance is offered to encourage buildings that are energy efficient and offer occupants protection from heat extremes.”