

## RESOLUTION NO. .

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

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**RESOLUTION ADOPTING A GENERAL PLAN AMENDMENT TO REPEAL THE  
2023-2031 SAN MATEO COUNTY HOUSING ELEMENT OF THE GENERAL PLAN  
AND ADOPT THE AMENDED 2023-2031 SAN MATEO COUNTY HOUSING  
ELEMENT OF THE GENERAL PLAN, IN COMPLIANCE WITH STATE LAW**

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

**WHEREAS**, in Government Code Section 65589.5, the California Legislature declared that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives;” and

**WHEREAS**, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the San Mateo County Board of Supervisors adopt a Housing Element for the 2023-2031 period to accommodate San Mateo County’s regional housing need allocation (RHNA) of 2,833 housing units, comprised of 811 very-low income units, 468 low-income units, 433 moderate-income units, and 1,121 above moderate-income units; and

**WHEREAS**, to comply with State Housing Element Law, San Mateo County has prepared the 2023-2031 Housing Element (the Housing Element) in compliance with State Housing Element Law and has identified sites that can accommodate housing units meeting the San Mateo County's RHNA; and

**WHEREAS**, as provided in Government Code Section 65350 et seq., adoption of the Housing Element constitutes a General Plan amendment; and

**WHEREAS**, as provided in Government Code Sections 65352 – 65352.5, San Mateo County mailed public notice to all California Native American tribes provided by the Native American Heritage Commission and to other entities listed in the statute; and

**WHEREAS**, no California Native American tribe requested consultation; and

**WHEREAS**, in accordance with Government Code Section 65585(b), on November 17, 2022 San Mateo County posted the draft Housing Element and requested public comment for a 30-day review period, and on January 20, 2023 after responding to public comments, the County submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

**WHEREAS**, on April 20, 2023 San Mateo County received a letter from HCD providing its findings regarding the draft Housing Element and requesting changes to the Housing Element to comply with State law; and

**WHEREAS**, on March 26, 2024 San Mateo County published a revised draft Housing Element responding to HCD's findings and requested public comment on the draft; and

**WHEREAS**, on April 24, 2024 the San Mateo County Board of Supervisors adopted an amended Housing Element and submitted the adopted Housing Element to HCD for further review for compliance with State law; and

**WHEREAS**, after review, HCD responded with a letter asserting that upon adoption, the amended Housing Element would be consistent with State law; and

**WHEREAS**, the adopted Housing Element contains a Rezoning Program, Program HE 11.2, which identifies a number of sites for rezoning to higher residential densities, in order to meet the County's shortage of available sites for residential development in order to meet the County's quantified housing need over the 2023-2031 period of the Housing Element cycle; and

**WHEREAS**, the County now desires to further amend the Rezoning Program of the Housing Element, Program 11.2, to raise the maximum residential densities allowed on identified rezoning sites in the unincorporated areas of Broadmoor, the Harbor Industrial Area, and unincorporated Colma, in order to address the County's housing needs and more rapidly comply with State law; and;

**WHEREAS**, the proposed amendments have been circulated for public review from March 11, 2026 to March 19, 2026 as required by Government Code Section 65585(b)(1)(A); and

**WHEREAS**, after public review, the proposed amendments were submitted to HCD for review of compliance with State law; and

**WHEREAS**, after review, HCD responded with a letter asserting that upon adoption, the amended Housing Element would be consistent with and deemed approved per State law; and

**WHEREAS**, on its regularly scheduled hearing on April 8, 2026, the County Planning Commission reviewed the proposed amendments, and recommended that the Board of Supervisors adopt the amendments; and

**WHEREAS**, the amended Housing Element 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 Energy and Climate Change element, and is consistent with all other elements of the General Plan; and

**WHEREAS**, the amended Housing Element 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-EI Granada Community Plan, San Bruno Mountain General Plan Amendment, Skyline Area General Plan Amendment, and the Colma BART Station Area Plan, and is consistent with each of these area plans; and

**WHEREAS**, the County prepared an Initial Study and Negative Declaration for the Housing Element, in compliance with CEQA; and

**WHEREAS**, the Initial Study and Negative Declaration determined that, as a programmatic document that does not directly impact the environment absent subsequent implementation actions which will require evaluation independently pursuant to CEQA as they are implemented, adoption of the Housing Element would result in no potential environmental impacts; and

**WHEREAS**, on April 24, 2024, the Board of Supervisors adopted the Negative Declaration; and

**WHEREAS**, subsequent amendments to the Housing Element have not added any programs or actions that have environmental impacts absent further action that would require independent review for compliance with CEQA, and the subsequent amendments do not alter the scope or determination of the Initial Study and Negative Declaration, and no additional environmental review is required; and

**WHEREAS**, on April 21, 2026 this Board of Supervisors conducted a duly and properly noticed public hearing to take public testimony and consider this resolution regarding the proposed Housing Element, reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, San Mateo County's response to HCD's findings, the Board memorandum, and all attachments, and oral and written public comments.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the Board of Supervisors finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.

2. The adoption of the proposed General Plan amendment will not cause the General Plan to become internally inconsistent, in violation of Government Code Section 35300.5, for the reasons set forth in this resolution.
3. The adoption of the proposed General Plan amendment is in the public interest, as required by Government Code Section 65358(a) because the Housing Element includes several policies and programs that are in the public interest and will add to the housing stock and help alleviate the housing shortage.
4. The adoption of the proposed General Plan amendment will not exceed the annual limit on amendments specified by Government Code Section 65358(b) because adoption of the Housing Element is the first amendment of the element in 2026.
5. The Housing Element substantially complies with Housing Element Law, as provided in Government Code 65580 et seq., and contains all provisions required by State Housing Element Law, as shown in Attachment C to the Board memorandum accompanying this resolution.
6. Based on substantial evidence in the record, including extensive analysis of site conditions and characteristics, comparable recently completed residential development and redevelopment both within the unincorporated County and in incorporated areas throughout San Mateo County, and extensive analysis of proposed and ongoing development and redevelopment projects both within the unincorporated County and in incorporated areas throughout San Mateo County, as demonstrated in detail in Appendix E of the Housing Element, the existing uses on the non-

vacant sites identified in the site inventory to accommodate the RHNA are likely to be discontinued during the planning period and therefore do not constitute an impediment to planned residential development on such sites during the planning period.

7. As required by Government Code Section 65585(e), the San Mateo County Board of Supervisors has considered the findings made by HCD included in HCD's various letters to San Mateo County throughout the Housing Element update and adoption process, including the most recent letter dated (March 30, 2026), consistent with Government Code Section 65585(f), and as described in Attachment C to the Board memorandum accompanying this resolution, incorporated herein, the Housing Element is consistent with the findings of HCD and substantially complies with the requirements of State Housing Element Law as interpreted by State Department of Housing and Community Development.
8. The 2023-2031 San Mateo County Housing Element of the General Plan is hereby repealed in its entirety, and the amended 2023-2031 Housing Element, attached as Exhibit A to this resolution, and incorporated herein by reference, is adopted.
9. This resolution shall become effective upon adoption by the Board of Supervisors.
10. The Director of Planning and Building is hereby authorized to complete further technical or clerical revisions to the Housing Element as may be necessary to achieve obtain a finding of substantial compliance from the Department of Housing and Community Development.

11. The Director of Planning and Building or designee is hereby directed to distribute copies of the Housing Element in the manner provided in Government Code Sections 65357 and 65589.7

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