



# SAN MATEO COUNTY BOARD OF SUPERVISORS

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Board of Supervisors Chambers  
500 County Center, Redwood City

## ITEM 6

Owner: ..... N/A

Applicant: ..... **Planning and Building Department**

File Number: ..... N/A

Location: ..... **Unincorporated County**

APN: ..... N/A

Project Description:

**Housing Element Rezoning Program Implementation, Phase I: Bayside Rezoning**



# HOUSING ELEMENT REZONING PROGRAM





## SITES INVENTORY AND REZONING PROGRAM

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- Housing Element must assess capacity of available sites for residential development or redevelopment to meet the County's share of regional housing need
- If insufficient capacity, Housing Element must identify sites for rezoning
  - County does not have sufficient capacity
  - County rezoning sites are identified in the Rezoning Program (HE 11.2)



## ADOPTION AND LEGAL COMPLIANCE

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- County Board of Supervisors adopted the Housing Element in March 2025
- HCD determined that the adopted Housing is consistent with State law
- However, until Rezoning Program is complete, Housing Element cannot be certified as consistent with State law



## REZONING PROGRAM PHASE I - IMPLEMENTATION

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- Adoption of General Plan map and text amendments, Colma BART Station Area Plan map and text amendments, and Zoning Code map and text amendments implementing Phase I (Bayside) of the Housing Element Rezoning Program, HE 11.2



## REZONING PROGRAM PHASE I

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- Bayside Rezoning Program parcels:
  - Harbor Industrial, Broadmoor, Unincorporated Colma areas
- High density residential and residential mixed-use by right, with streamlined approvals and objective design and development standards
- Broadly similar standards across areas, with minor locational variations to address character of surrounding community and existing development



# NECESSARY AMENDMENTS

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## General Plan Text Amendments

- A new General Plan land use designation, allowing high-density transit-oriented residential development in appropriate locations
- Colma BART Station Area Plan land use designation amendments, also allowing high-density TOD in and around the BART Station
- Three new zoning chapters, implementing design and development standards appropriate to new high-density TOD uses in the rezoning areas



# NECESSARY AMENDMENTS

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## Map Amendments

- Application of new General Plan land use designation to parcels in Broadmoor, Harbor Industrial, and unincorporated Colma outside the BART Station Area Plan area
- Application of new Colma Plan land use designations to parcels within BART Station Area Plan area
- Application of new zoning designations to, variously, parcels in Broadmoor, Harbor Industrial, and unincorporated Colma areas



## GENERAL PLAN TEXT AMENDMENTS

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### Transit-Supportive Mixed-Use land use designation

- Allows a mix of primarily high-density residential uses with compatible non-residential uses in areas with accessible major transit
- Residential densities between 70 and 150 units per acre
- Designation added to both General Plan Chapter 7, General Land Use, and Chapter 8, Urban Land Use
- Minor edits to policies in Urban Neighborhoods, Special Urban Areas, and Residential Land Use sections of Chapters 7 and 8 also made for consistency with new land use designation



## COLMA PLAN TEXT AMENDMENTS

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### Residential Opportunity land use designation

- High density residential adjacent to BART

### Mixed-Use Opportunity land use designation

- High density residential and residential mixed-use adjacent to BART
- No more than 25% non-residential development in mixed-use projects

70-150 units/acre

75-foot height limit

Other transit-appropriate standards consistent with Colma Plan



## **COLMA PLAN TEXT AMENDMENTS**

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Various amendments throughout Colma Plan to address changed conditions, update references, correct errors, and make other non-substantive changes to bring Plan current



# ZONING TEXT AMENDMENTS

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Three new zoning chapters:

- PC-HD (Planned Colma High Density)
- R3-MD (Multifamily Residential Mixed Density)
- TS-MU (Transit Supportive Mixed Use)



## ZONING TEXT AMENDMENTS

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PC-HD (Planned Colma High Density)- applicable in unincorporated Colma

- PC-HD:RES subdistrict
- PC-HD:MU subdistrict



## PC-HD DISTRICT

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### PC-HD:RES subdistrict

- High-density multifamily by right; all other uses require use permit
- Maximum 75-foot height; maximum 200-foot building length
- Maximum 15-foot front setback; minimum 15-foot rear setback
- Minimum 80 square feet open space per/unit
- No minimum lot size for attached ownership multifamily residential
- No residential floor area ratio limit (limited by density)
- One parking space/unit



## PC-HD DISTRICT

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### PC-HD:MU subdistrict

- High-density multifamily by right
- Residential mixed-use by right with no more than 25% of non-residential floor area by right
- Maximum 15-foot front setback; minimum 10-foot rear setbacks



## R3-MD DISTRICT

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R3-MD (Multifamily Residential Mixed Density) – new general purpose high-density residential district

- Residential multifamily by right; all other uses require use permit
- 75-foot height limit; maximum 200-foot building length
- No residential FAR or minimum lot size for attached ownership MFR
- Maximum 20-foot front setbacks
- Minimum 15-foot rear setback
- One parking space per unit



## TS-MU DISTRICT

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TS-MU (Transit Supportive Mixed Use) – applicable in transit-rich areas

- Similar to County's existing R3 and PC zoning districts
- Residential multifamily development by-right; all other uses require use permit
- 75-foot height limit; maximum 300-foot building length
- No residential FAR or minimum lot size for attached ownership MFR
- Maximum residential front setback 10-15 feet; max non-residential 10 feet
- 10-foot minimum rear setback
- ½ parking space per unit



## MAP AMENDMENTS

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- Apply the new General Plan land use designations to the General Plan land use maps
- Apply the new Colma BART Station Area Plan land use designations to the Colma Plan maps, by resolution
- Apply the new zoning designations to the County Zoning maps



# **GENERAL PLAN AND COLMA PLAN LAND USE MAP AMENDMENTS**



# BROADMOOR GENERAL PLAN AMENDMENT

SAN MATEO COUNTY REZONING PROGRAM

### Legend

-  Transit-Supportive Mixed-Use
-  Unincorporated Areas

Permitted for viewing under San Mateo County's Unincorporated Area Reporting Program  
Source: San Mateo County Department of Public Works, Transportation and Planning (DPW) parcel data, downloaded March 2024; San Mateo County Open Data (SMCOpen) unincorporated community boundaries. Map prepared by M&M, March 2024.



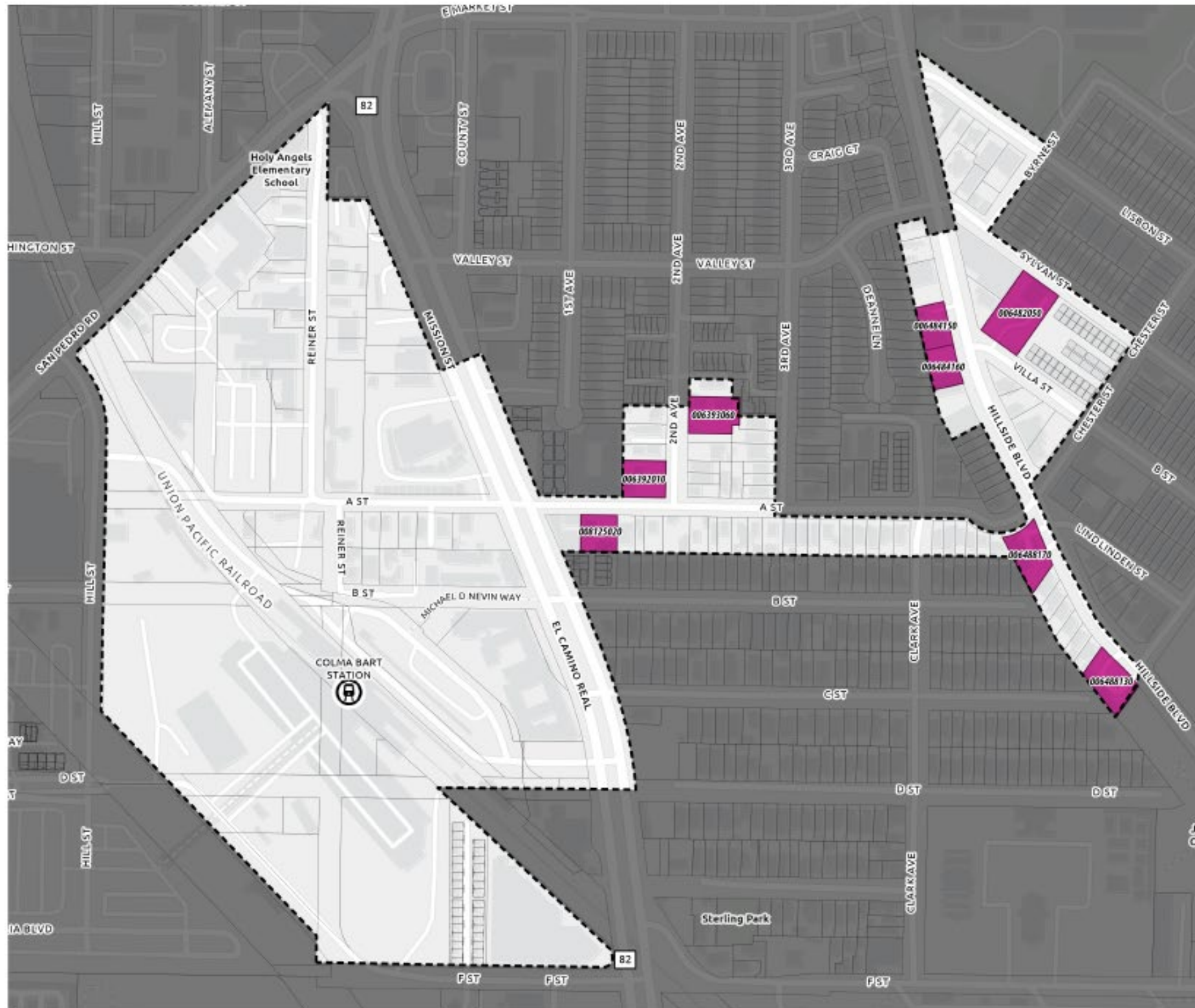


# COLMA GENERAL PLAN AMENDMENT

SAN MATEO COUNTY REZONING PROGRAM

## Legend

-  Transit-Supportive Mixed-Use
-  Unincorporated Areas



Parcels proposed for rezoning under San Mateo County's Unincorporated Areas Rezoning Program, shown for the Colma, Broadmoor, and Harbor/Industrial study areas. Data source: San Mateo County Department of Public Works, Transportation and Planning (2025) parcel data, downloaded March 2025; San Mateo County Open Data (SMCMaps) unincorporated community boundaries. Map prepared by WGL, Inc., March 2025.



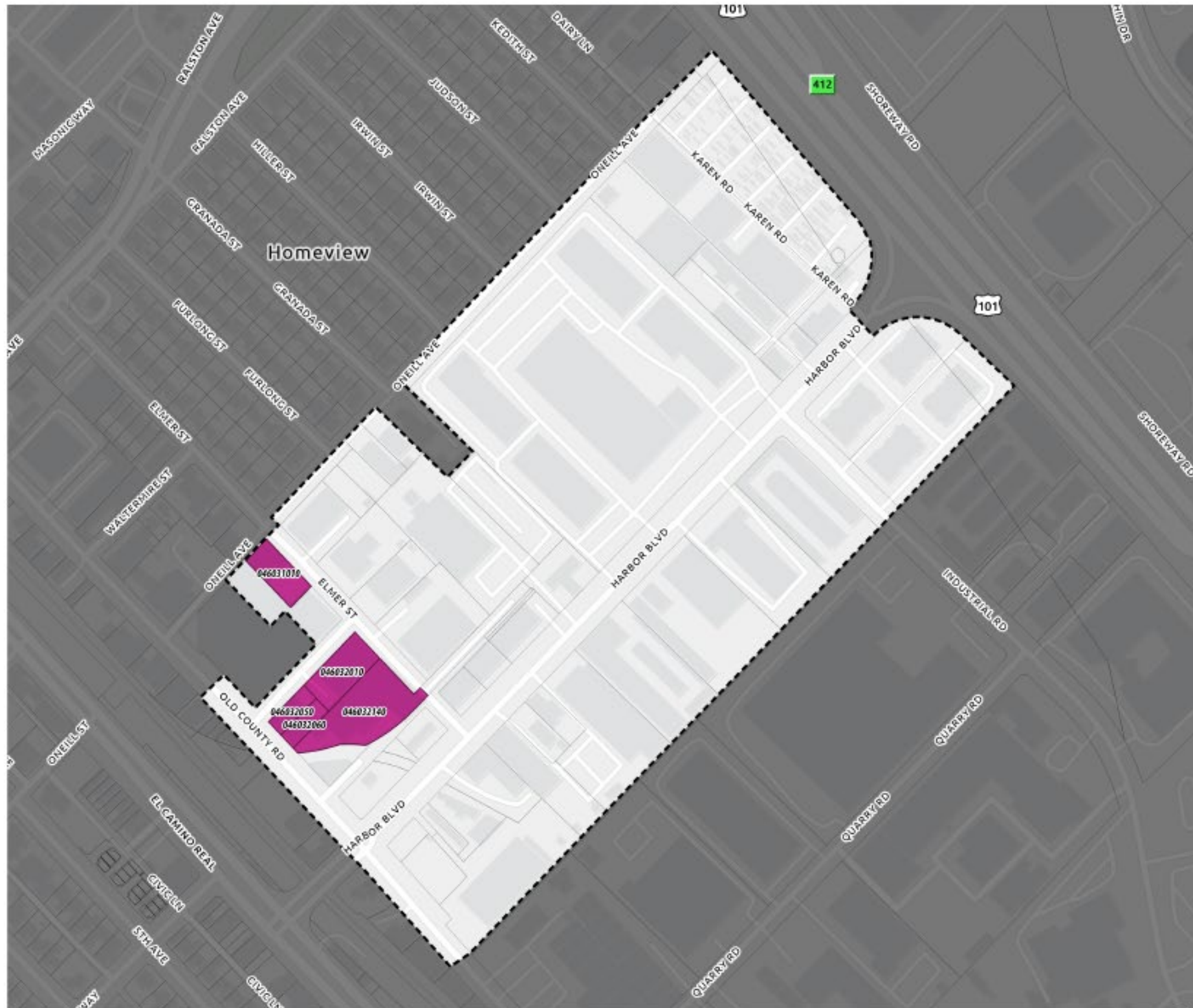


# HARBOR/INDUSTRIAL GENERAL PLAN AMENDMENT

SAN MATEO COUNTY REZONING PROGRAM

## Legend

-  Transit-Supportive Mixed-Use
-  Unincorporated Areas



Parcels proposed for rezoning under San Mateo County's Unincorporated Areas Rezoning Program, shown for the Colma, Broadmoor, and Harbor/Industrial study areas. Data sources: San Mateo County Department of Public Works, Transportation and Planning (2025) parcel data, downloaded March 2025; San Mateo County Open Data (SMCMaps) unincorporated community boundaries. Map prepared by MRS, Inc., March 2025.

0 250 500 Feet












# COLMA BART STATION AREA PLAN AMENDMENT

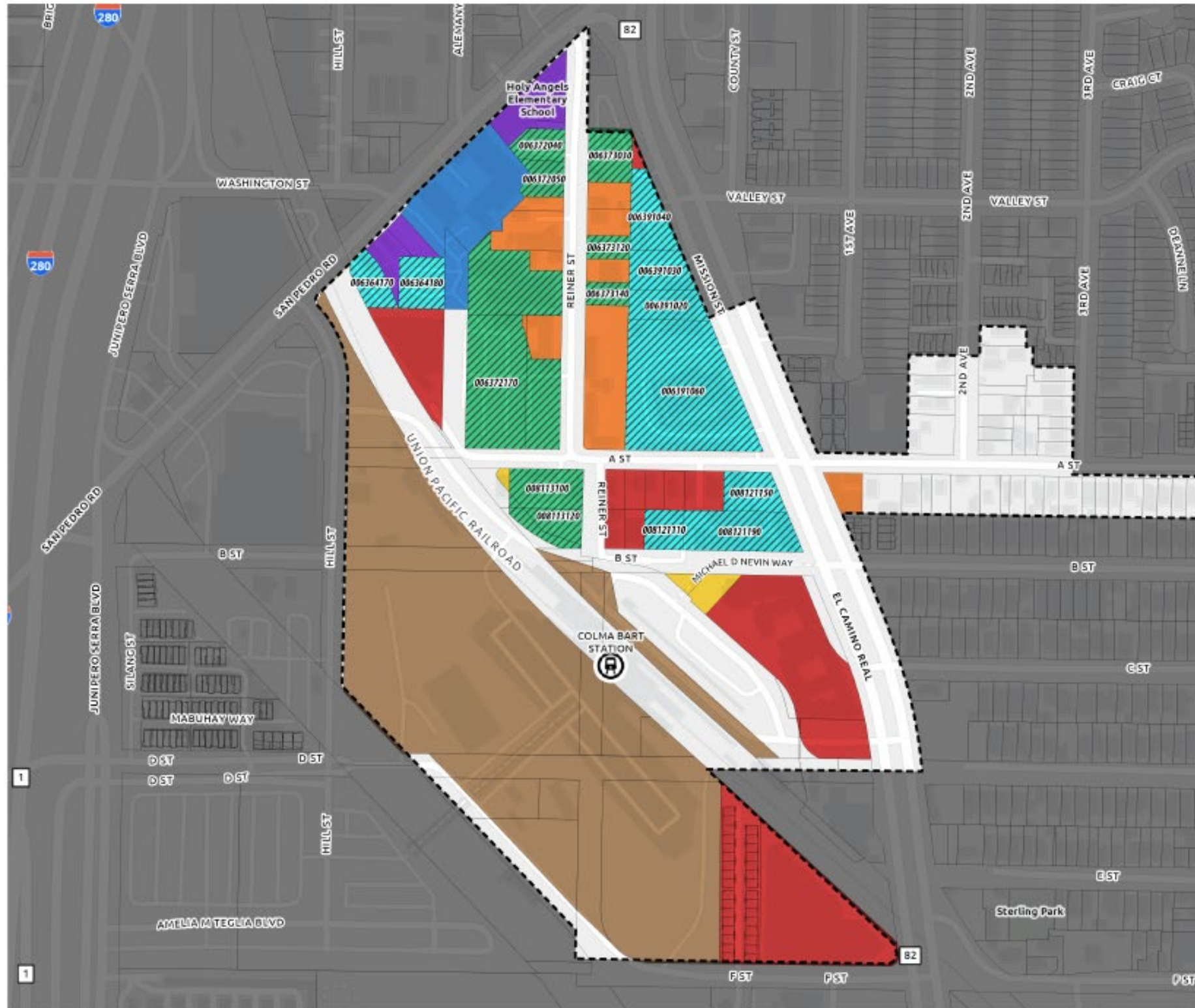
SAN MATEO COUNTY REZONING PROGRAM

## Proposed New Land Use Designations

-  Residential Opportunity
-  Mixed-Use Opportunity

## Existing Land Use Designations

-  High Density Residential
-  Medium High Density Residential
-  Low Density Residential
-  Neighborhood Commercial
-  Institutional
-  Transportation Facilities
-  Unincorporated Areas



Parcels proposed for rezoning under San Mateo County's Unincorporated Areas Rezoning Program, shown for the Colma, Broadmoor, and Harbor/Industrial study areas. Data sources: San Mateo County Department of Public Works, Transportation and Planning (2025) parcel data, downloaded March 2026; San Mateo County Open Data (SMCMaps) unincorporated community boundaries. Map prepared by MFG, Inc., March 2026.







# ZONING MAP AMENDMENTS



# BROADMOOR ZONING AMENDMENT

SAN MATEO COUNTY REZONING PROGRAM

## Legend

-  Transit-Supportive Mixed-Use (TS-MU)
-  Unincorporated Areas



Parcels proposed for rezoning under San Mateo County's Unincorporated Areas Rezoning Program, shown for the Colma, Broadmoor, and Harbor/Industrial study areas. Data source: San Mateo County Department of Public Works, Transportation and Planning (2025) parcel data, downloaded March 2025; San Mateo County Open Data (SMCMaps) unincorporated community boundaries. Map prepared by WQ, Inc., March 2025.

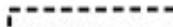


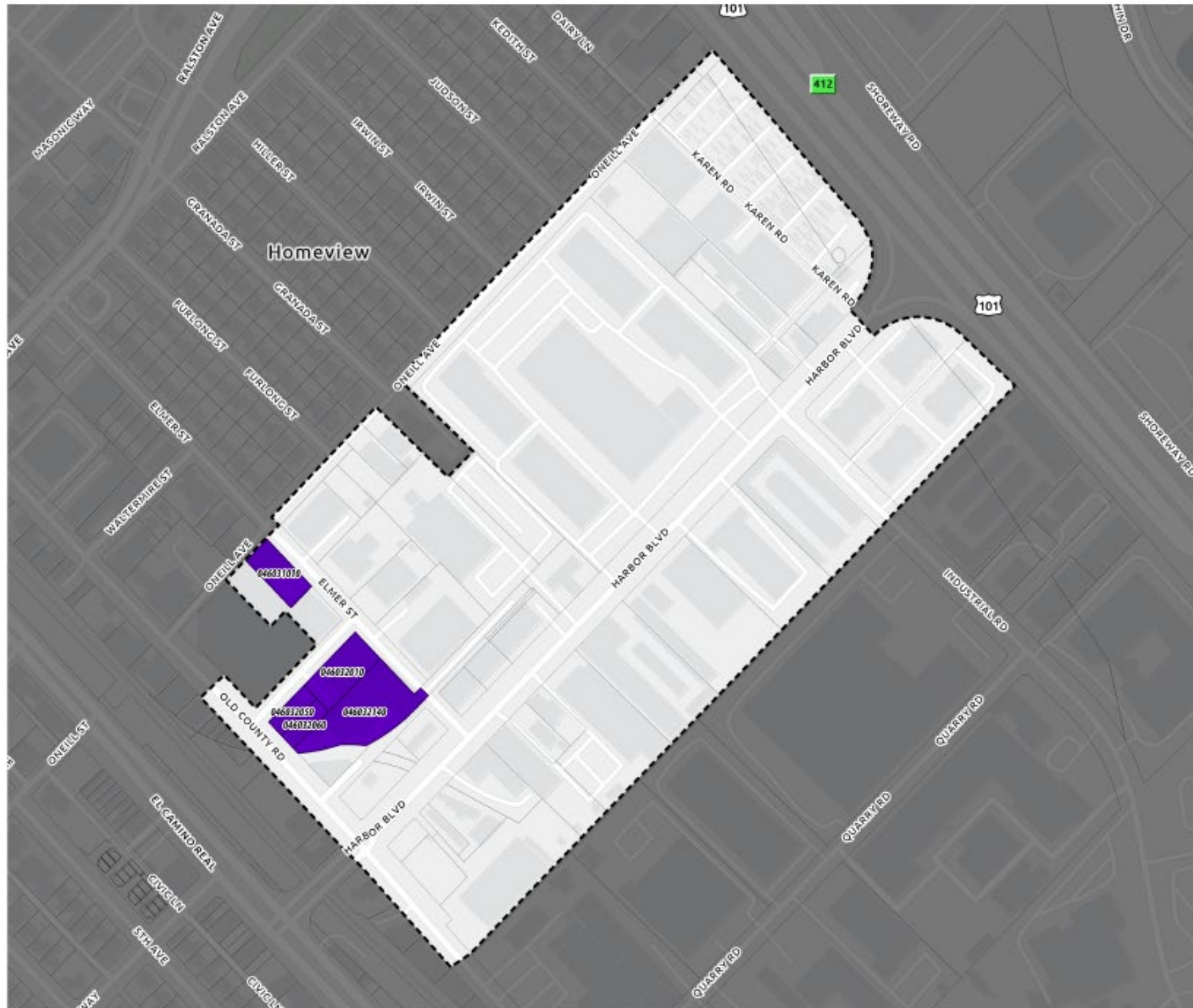


# HARBOR/INDUSTRIAL ZONING AMENDMENT

SAN MATEO COUNTY REZONING PROGRAM

## Legend

-  Transit-Supportive Mixed-Use (TS-MU)
-  Unincorporated Areas



Parcels proposed for rezoning under San Mateo County's Unincorporated Areas Rezoning Program, shown for the Colma, Broadmoor, and Harbor/Industrial study areas. Data sources: San Mateo County Department of Public Works, Transportation and Planning (2025) parcel data, downloaded March 2026; San Mateo County Open Data (SMCMaps) unincorporated community boundaries. Map prepared by M&G, Inc., March 2026.

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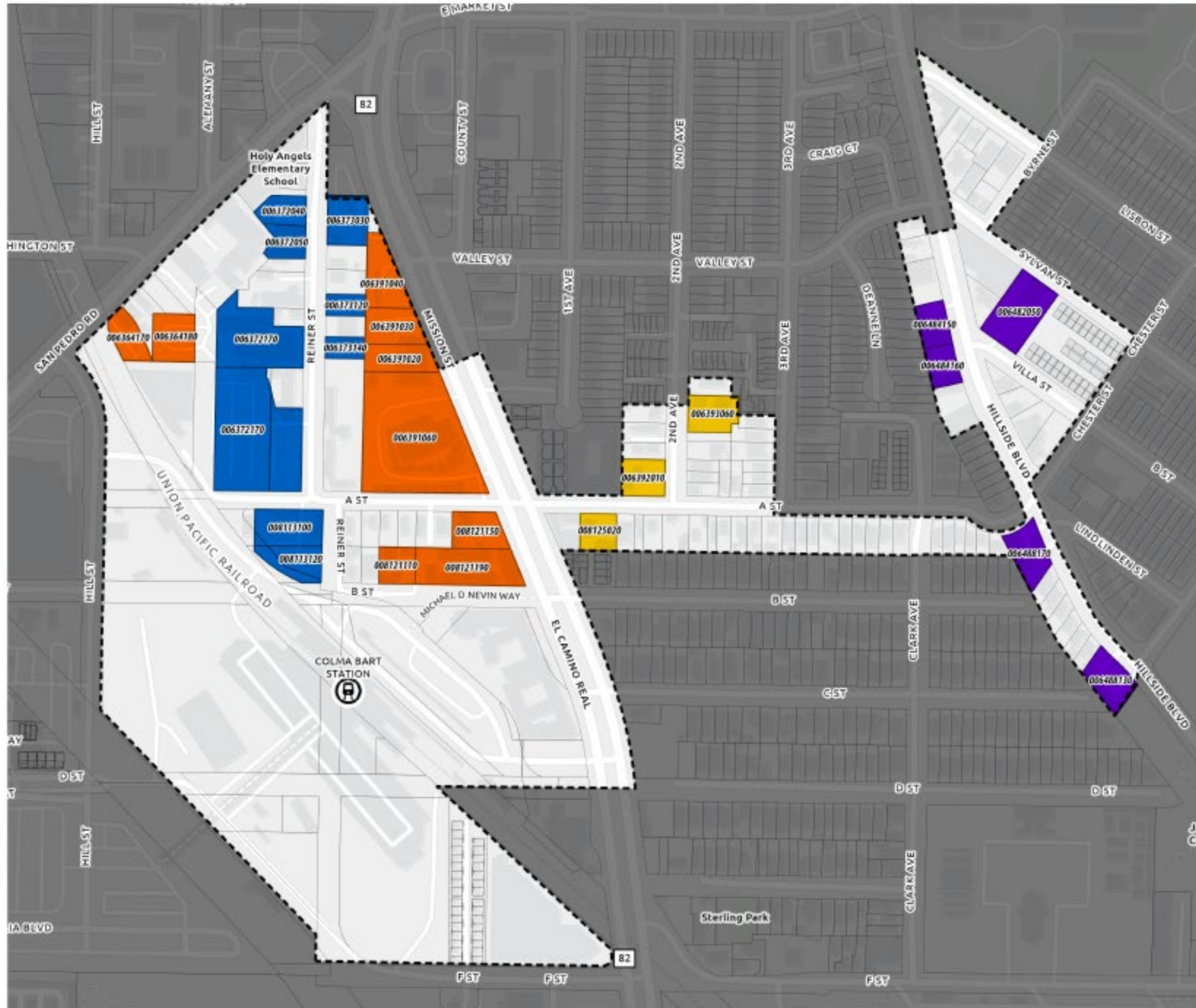


# COLMA ZONING AMENDMENT

SAN MATEO COUNTY REZONING PROGRAM

## Legend

- Planned Colma, High Density: Residential (PC-HD:RES)
- Planned Colma, High Density: Mixed Use (PC-HD:MU)
- Multifamily Residential, Mixed Density (R-3-MD)
- Transit-Supportive Mixed-Use (TS-MU)
- Unincorporated Areas



Parcels proposed for rezoning under San Mateo County's Unincorporated Areas Rezoning Program, shown for the Colma, Broadmoor, and Harbor/Industrial study areas. Data sources: San Mateo County Department of Public Works, Transportation and Planning (2025) parcel data, downloaded March 2025; San Mateo County Open Data (SMCMaps) unincorporated community boundaries. Map prepared by MRG, Inc., March 2025.





## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission considered the proposed amendments at its regularly scheduled hearing on April 8, 2026, and voted to recommend that the Board of Supervisors adopt the proposed amendments



## **PUBLIC NOTICE, ORDINANCE**

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- Zoning amendments and associated proposed changes were circulated for 20 days prior to the Planning Commission hearing, per State law
- No comments were received prior to the Planning Commission or Board of Supervisors hearings
- Planning Commission hearing constituted first reading of ordinance



## **ENVIRONMENTAL REVIEW**

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Adoption of amendments implementing the Rezoning Program of an approved Housing Element are statutorily exempt from environmental review pursuant to Section 21080.085 of the California Environmental Quality Act



## RECOMMENDATION

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That the Board of Supervisors adopt:

An ordinance amending the County Ordinance Code, title 8, article 1 (zoning Districts, Overlay, and Combining Districts) to add Chapters 8.29 (R3-MU Zoning District), 8.115 (PC-HD Zoning District), 8.116 (TS-MU Zoning District); and amending County Ordinance Code section 8.08.060 (Sectional district maps) to apply the new zoning designations to various parcels; and



## RECOMMENDATION

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That the Board of Supervisors adopt:

A resolution 1) adopting a General Plan amendment (1) 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; (2) amending the County General Plan Land Use Maps to apply the new Transit-Supportive Mixed-use Land Use designation to various parcels; and (3) repealing and replacing the Colma Bart Station Area Plan and Colma Bart Station Area Plan maps



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