



SAN MATEO COUNTY BOARD OF SUPERVISORS

Board of Supervisors Chambers
500 County Center, Redwood City

ITEM 5

Owner: N/A

Applicant: **Planning and Building Department**

File Number: N/A

Location: **Unincorporated County**

APN: N/A

Project Description:

Consideration of a recommendation to the Board of Supervisors regarding adoption of a resolution to adopt amendments to the County's 2023-2031 Housing Element of the General Plan



HOUSING ELEMENT DRAFT AMENDMENT April 2026





HOUSING ELEMENT OVERVIEW

A plan for the housing needed in a jurisdiction/community

- Part of the County's General Plan
- Required by state law
- Assesses current and future housing needs
- Includes Housing policies and programs
- Must be updated every 8 years
- County Housing Element is for unincorporated County only
- Must be submitted to the State for review of compliance with state law



SITES INVENTORY AND REZONING PROGRAM

- 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)



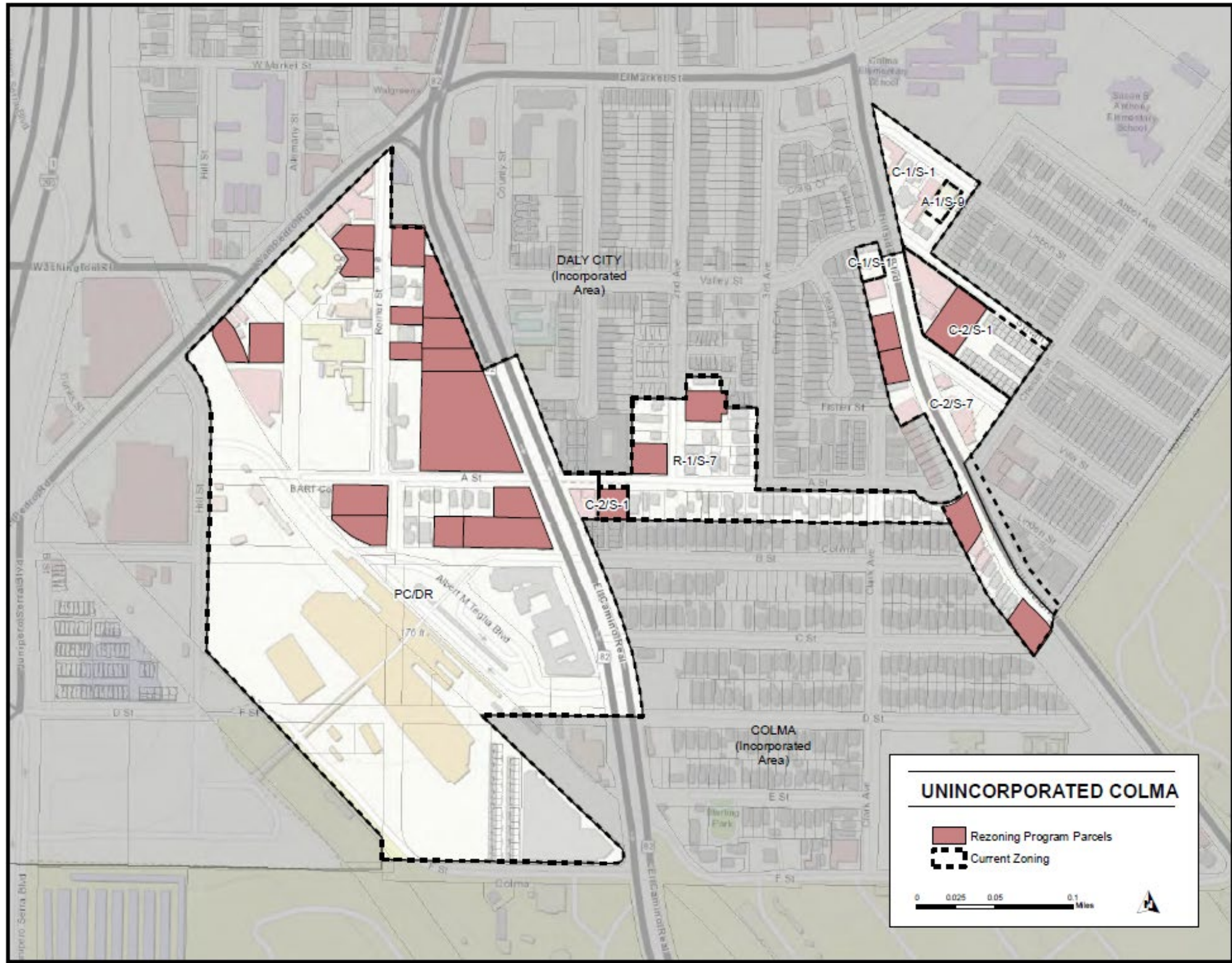
ADOPTION AND LEGAL COMPLIANCE

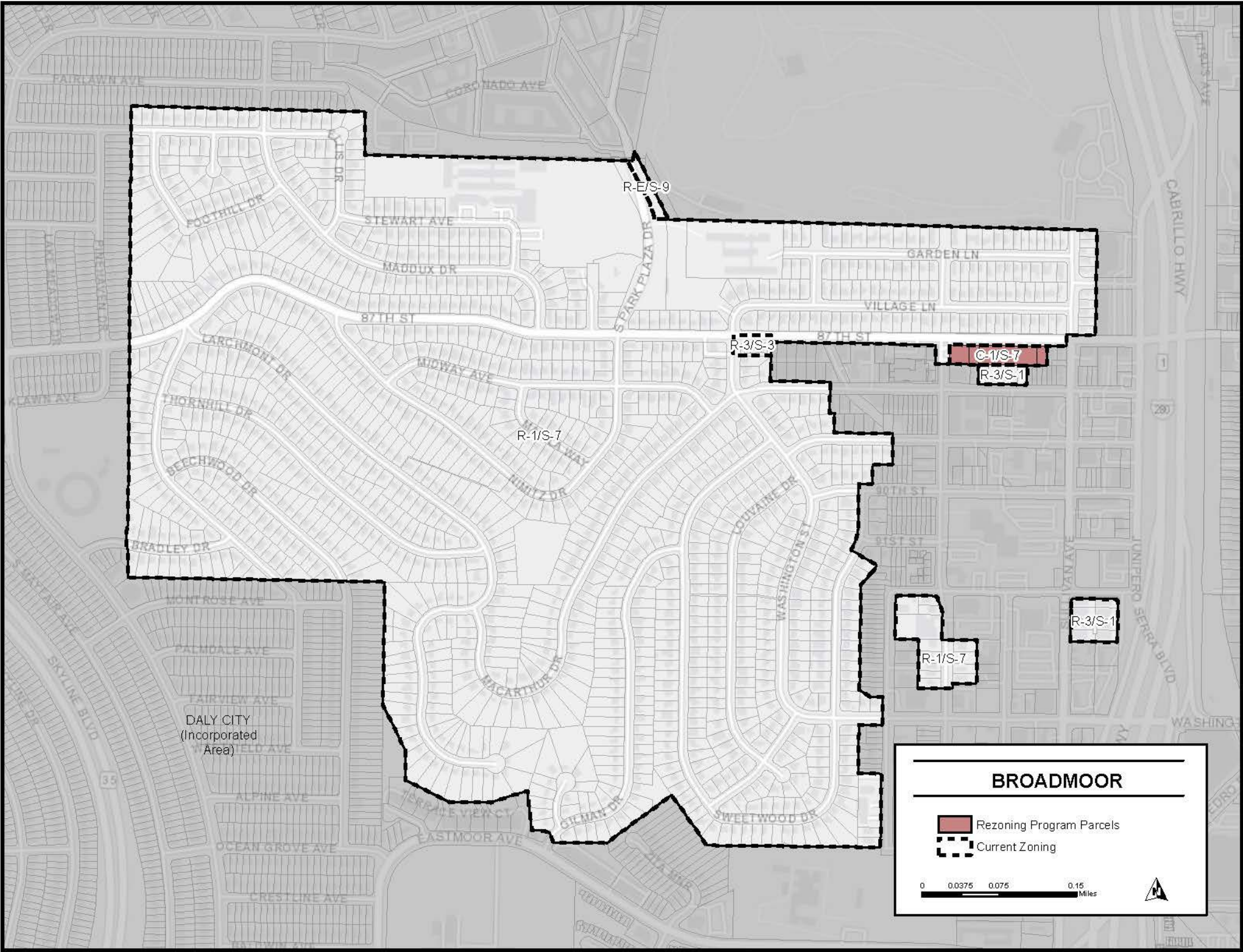
- County Board of Supervisors adopted the Housing Element in March 2025
- HCD determined that the adopted Housing is consistent with State law
- However, until Rezoning Program is complete, Housing Element cannot be certified as consistent with State law

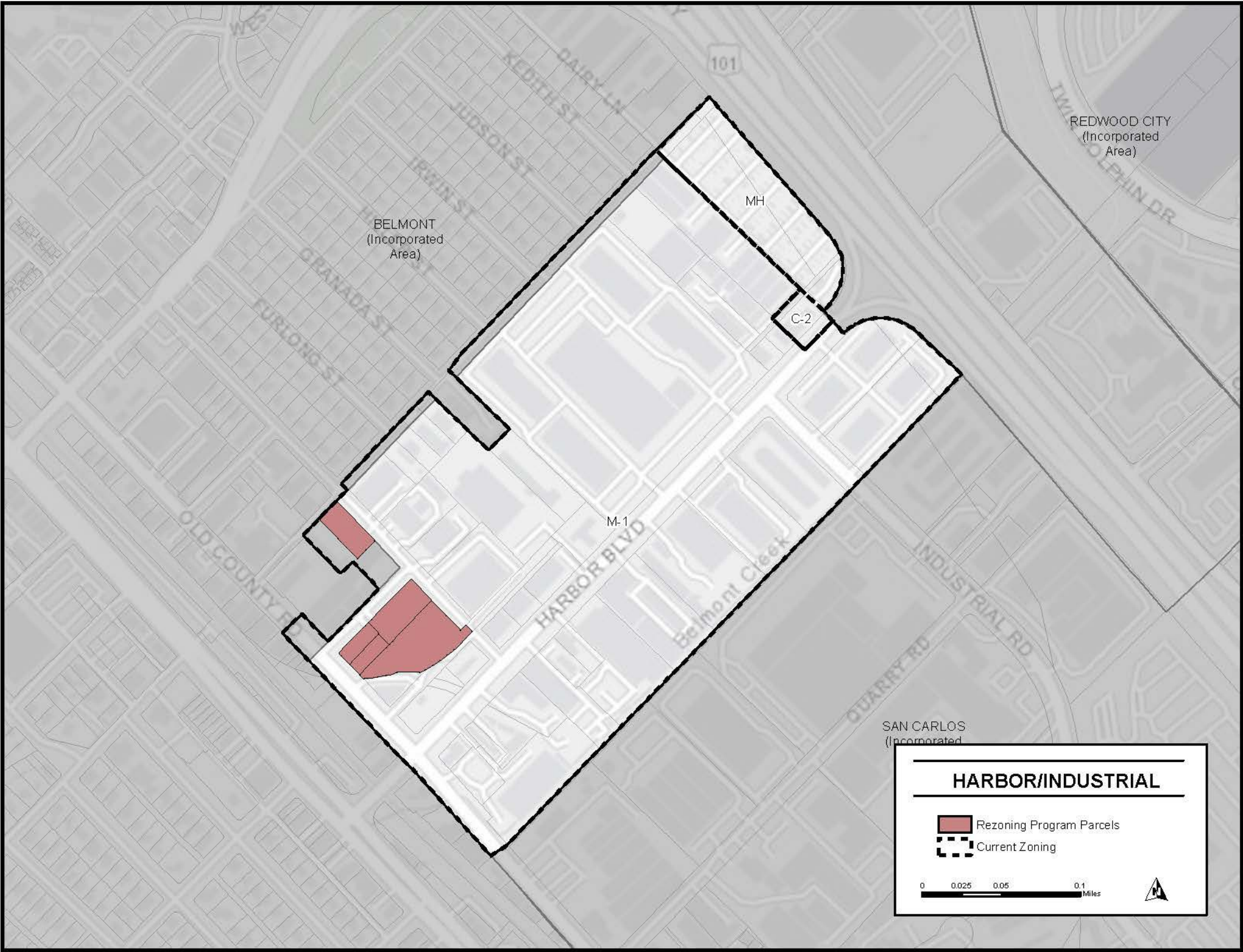


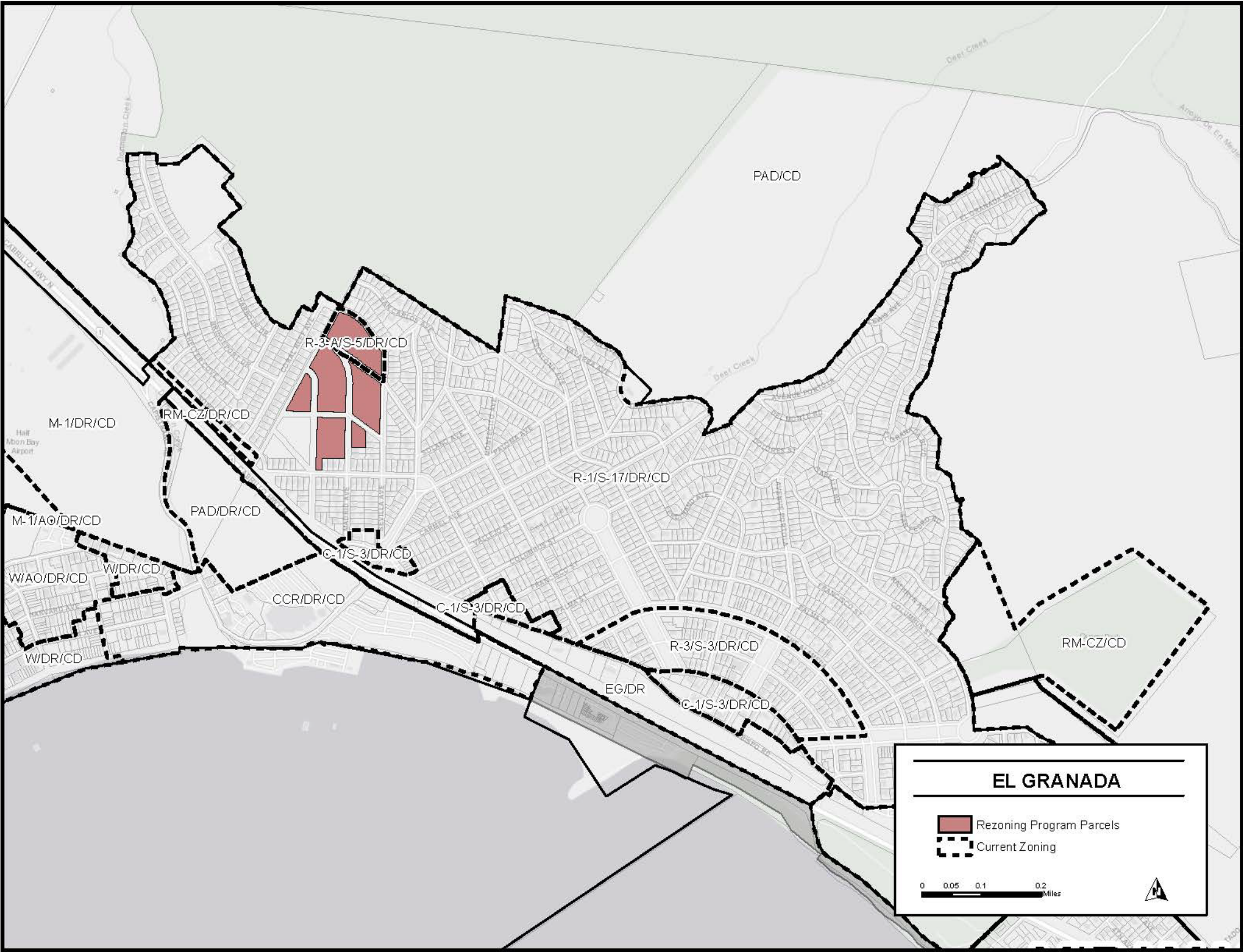
REZONING PROGRAM

- **Adopted Rezoning Program**
- 35 parcels
- 24 acres
- 4 locations:
 - Non-coastal: Broadmoor, Harbor Industrial, Unincorporated Colma
 - Coastal: El Granada











REZONING PROGRAM

Development Capacity and Rezoning vs RHNA – adopted Rezoning Program

Income Category	RHNA	Total Units	Original Surplus/ (Deficit)	Units with Rezoning	Surplus/ (Deficit) w/ Rezoning
Very Low	811	457	(354)	914	103
Low	468	356	(112)	680	212
Moderate	433	254	(179)	89	156
Above Moderate	1,121	802	(319)	1228	107
Total	2,833	1,869	(964)	3,411	578



PROPOSED AMENDMENTS

- **Proposed Housing Element Amendments**
- 1 additional parcel
- Non-coastal maximum density increased from 120 units/acre to 150 units/acre
- Rezoning Program timeline divided in two phases:
 - Non-coastal rezonings, immediate implementation
 - Coastal rezonings, continued environmental review, Coastal Commission process – approximately 6-8 months



AMENDED REZONING PROGRAM CAPACITY

Development Capacity and Rezoning vs RHNA – Amended Rezoning Program

Income Category	RHNA	Total Units	Original Surplus/ (Deficit)	Units with Rezoning	Surplus/ (Deficit) w/ Rezoning
Very Low	811	457	(354)	1035	224
Low	468	356	(112)	778	310
Moderate	433	254	(179)	690	257
Above Moderate	1,121	802	(319)	1341	220
Total	2,833	1,869	(964)	3,844	1,011



AMENDED REZONING PROGRAM CAPACITY - BAYSIDE

Development Capacity and Rezoning vs RHNA – Amended Rezoning Program w/out Coastal Sites

Income Category	RHNA	Total Units	Original Surplus/ (Deficit)	Units with Rezoning	Surplus/ (Deficit) w/ Rezoning
Very Low	811	457	(354)	834	23
Low	468	356	(112)	619	151
Moderate	433	254	(179)	529	96
Above Moderate	1,121	802	(319)	1153	32
Total	2,833	1,869	(964)	3,135	302



OTHER AMENDMENTS

- Various text amendments throughout the Housing Element to capture references to the Rezoning Program and development/redevelopment capacity



GENERAL PLAN AMENDMENT

- Adoption of the updated Housing Element is a General Plan amendment
- On adoption, the new Housing Element will replace the current Housing Element, Chapter 7 of the General Plan



PUBLIC RELEASE DRAFT HOUSING ELEMENT

- Revised draft Housing Element: <https://www.smcgov.org/planning/san-mateo-county-housing-element-update-2023-2031>
- Public, stakeholder, partner and agency notification
- 7-day public circulation per State law, March 11-March 19, 2026
- No comments received



HCD REVIEW

- Proposed amendments were submitted to HCD for review
- HCD responded with determination that amended Housing Element remains consistent with State law



PLANNING COMMISSION RECOMMENDATION

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



ENVIRONMENTAL REVIEW

- Adoption of the updated Housing Element is a project requiring environmental review under the California Environmental Quality Act
- County prepared an Initial Study and Negative Declaration for the Housing Element
- Initial Study and Negative Declaration determined adoption of the Housing Element has no potential environmental impacts
- Proposed amendments do not alter that determination



RECOMMENDATION

That the Board of Supervisors adopt the resolution adopting the County's 2023-2031 Housing Element of the General Plan, in compliance with State law.



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