

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 2014-2022 SAN MATEO COUNTY HOUSING ELEMENT OF THE GENERAL PLAN AND ADOPT THE 2023-2031 SAN MATEO COUNTY HOUSING ELEMENT OF THE GENERAL PLAN, IN COMPLIANCE WITH STATE LAW, AND DIRECTING SUBMITTAL OF THE ADOPTED HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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

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, the draft 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 draft 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, on April 10, 2024 the Planning Commission held a duly and properly noticed public hearing and recommended that this Board of Supervisors adopt the Housing Element; and

WHEREAS, on April 24, 2024 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 staff report, and all attachments, and oral and written public comments; and

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that this 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 2024.
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 recent 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, 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 the site 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 the HCD's letter to San Mateo County dated January 20, 2023 consistent with Government Code Section 65585(f), and as described in

Attachment B to the Board memorandum accompanying this resolution, incorporated herein, the Housing Element has been amended in response to the findings of the HCD to substantially comply with the requirements of State Housing Element Law as interpreted by State Department of Housing and Community Development.

8. The 2014-2022 San Mateo County Housing Element of the General Plan is hereby repealed in its entirety, and the 2023-2031 Housing Element, attached as Exhibit A to this resolution, incorporated herein, is adopted.
9. This resolution shall become effective upon adoption by the Board of Supervisors.
10. The Director of Planning and Building or designee is hereby directed to file all necessary material with HCD for HCD to find that the Housing Element is in conformance with State Housing Element Law and is further directed and authorized to make all non-substantive changes to the Housing Element to make it internally consistent or to address any non-substantive changes or amendments requested by the HCD to achieve certification.
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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