



County of San Mateo - Planning and Building Department

ATTACHMENT B

Table 4-10
Housing Types Permitted by Zoning District, San Mateo County

	Zoning District																							
Residential Use	R-1	R-2	R-3	R-3-A	PUD	A-1	A-2	A-3	COSC	P	H-1	O	C-1	C-2	CCR	M-1	M-2	W	I/NO	RM	PAD	PC	TPZ	RH
Single-family Detached	P	P	P	CUP	N/A ¹	P	P	N	CUP	N	CUP	N	CUP	CUP	N	N	N	N	N	P	CUP	P	CUP	P
Single-family Attached	N	P	P	CUP	N/A	N	N	N	N	N	CUP	P	CUP	CUP	N	N	N	N	N	P	CUP ²	P	CUP	N
2-4 Dwelling Units	N	P	P	CUP	N/A	N	N	N	N	N	CUP	P	CUP	CUP	CUP	N	N	N	N	P	CUP ²	P	CUP	N
5+ Dwelling Units	N	N	P	CUP	N/A	N	N	N	N	N	CUP	P	CUP	CUP	CUP	N	N	N	N	P	CUP ²	P	CUP	N
Residential Care < 6 beds	P	P	P	P	N/A	N	N	N	N	N	N	N	CUP	CUP	N	N	N	N	CUP	N	N	P	N	P
Residential Care > 6 beds	CUP	CUP	CUP	CUP	N/A	N	N	N	N	N	N	N	CUP	CUP	N	N	N	N	CUP	N	N	P	N	P
Emergency Shelter	N	N	CUP	CUP	N/A	N	N	N	N	N	N	N	CUP	CUP	N	N	N	N	N	N	N	P	N	N
Single-Room Occupancy	N	N	P	CUP	N/A	N	N	N	N	N	CUP	N	CUP	CUP	N	N	N	N	N	N	N	P	N	N
Manufactured Homes	P	P	P	P	N/A	P	P	N	CUP	N	CUP	N	CUP	CUP	N	N	N	N	N	P	P	P	CUP	P
Mobile Homes	P	P	P	CUP	N/A	P	P	N	CUP	N	CUP	N	CUP	CUP	N	N	N	N	N	P	P	P	CUP	P
Transitional Housing	P	P	P	CUP	N/A	P	P	N	CUP	N	CUP	N	CUP	CUP	N	N	N	N	CUP	P	CUP	P	CUP	P
Farm Labor Housing ³	N	N	CUP	CUP	N/A	P	P	P	CUP	N	N	N	CUP	CUP	N	N	N	N	N	N	P	N	CUP	N
Supportive Housing	P	P	P	CUP	N/A	P	P	N	CUP	N	CUP	N	CUP	CUP	N	N	N	N	CUP	P	CUP	P	CUP	P
2nd Unit	P	P	P	CUP	N/A	CUP	CUP	CUP	N	N	CUP	P	CUP	CUP	N	N	N	N	N	P	N	P	CUP	P

P = Permitted

CUP = Conditionally Permitted

N = Not Permitted

1. Uses allowed in PUD zones are specified on adoption of the individual PUD district.

2. Multifamily residential uses are allowed in the PAD zone only if they are affordable or farm labor housing.

3. The County follows the requirements of the California Employee Housing Act in reviewing and permitting farm labor housing.

HE 11.2 Study and consider adopting a program to ensure and enforce compliance in multi-family rental properties with all codes impacting the health and safety of tenants, as listed in **HE 2.5**.

HE 11.3 Coordinate all code enforcement actions that have the potential to result in displacement with the Housing Department.
Lead: Planning and Building Department/Housing Department.
Timeframe: Ongoing.

HE 11.4 Consider establishing an “amnesty” program to legalize un-permitted residential units constructed in unincorporated urban bayside areas prior to January 1, 2018, provided that the units are confirmed or upgraded to be in conformance with building and safety codes and that the rent or resale value of the unit is restricted to be affordable to low or very-low income households. If possible, coordinate the amnesty program with resources identified by the Housing Department through **HE 2.7**.
Lead: Planning and Building Department/Housing Department
Implementation Target: If amnesty program is adopted, at least 50% of the open code compliance cases filed prior to January 1, 2018 that involve un-permitted residential units in the unincorporated bayside areas resolved through the program.
Timeframe: 2016-2018

GOAL 2: Support New Housing for Low and Moderate Income Households

Support the production of new housing of diverse size and type that is affordable to moderate, low, very-low, and extremely low-income households, in order to meet the housing needs of all persons who reside, work, or who can be expected to work or reside in the County.

Ensure Availability of Land and Infrastructure for a Range of Housing Types

Policy HE 12 Amend Zoning and General Plan Land Use Designations to Meet Future Housing Needs. Modify general plan land use designations and zoning regulations to accommodate the construction of needed new housing units.

HE 12.1 Implement the zoning updates required to implement the updated Community Plan.
Lead: Planning and Building Department/Housing Department
Implementation Targets: Completion of the North Fair Oaks Community Plan zoning updates in three phases: Middlefield Road,

completed by early 2016; Redwood Junction and El Camino Real by mid-2017; and the industrial areas in 2018.

Timeframe: 2015-2018

HE 12.2 Consider creation and adoption of affordable housing overlay zones, which provide a set of incentives for affordable housing production in specifically zoned areas. Overlay zones would be in addition to the County's existing density bonus ordinance, and would be intended to incentivize creation of additional affordable housing beyond that required by the density bonus provisions. Consider, at minimum, affordable housing overlay zones in North Fair Oaks and Unincorporated Colma, with additional County areas to be considered as appropriate.

Lead: Planning and Building Department

Implementation Targets: Research and identification of feasible areas for adoption of affordable housing overlay zones. Submittal of proposed changes to Board of Supervisors.

Timeframe: Research on best practices and experiences in similar communities in 2016. Identification of appropriate sites in 2016/2017. Changes proposed for adoption by Board of Supervisors by October 2017

Policy HE 13 Monitor Progress in Achieving Sufficient New Housing Units to Match the Need Identified in the County's Fair Share Housing

Allocation. Monitor the County's progress in supporting the creation of the number of new housing units identified in the ABAG Sub-Regional Housing Needs Allocation (RHNA), both for total housing needs and for low- and moderate-income needs.

HE 13.1 Monitor housing production against the RHNA, providing annual updates for the Planning Commission and Board of Supervisors, or to selected Board subcommittees. Adjust implementation strategies and policies and programs as needed, based on the results of periodic monitoring.

Lead: Planning and Building Department

Target: Begin RHNA-related monitoring and reporting in the first half of 2015; report to Planning Commission and Board of Supervisors beginning mid-year.

Timeframe: Ongoing (Annual)

Policy HE 14 Increase Opportunities for Housing Production, Including Low and Moderate Income Housing, in North Fair Oaks. Work with the North Fair Oaks community to implement the policies and programs in the updated Community Plan, in order to provide a wide range of housing types for all segments of the community.

HE 17.54 Explore ways to allow and encourage conversion and reuse of existing underutilized office and commercial space for residential uses, in appropriate and feasible areas. Analyze areas in which such repurposing of commercial and office space is desirable, and work with developers, real estate professionals, and others to assess the feasibility and requirements for such conversion, and the policies necessary to encourage it. Explore ways in which other communities have pursued similar policies.

Lead: Planning and Building Department

Timeframe: Revisit and analyze in 2017, with a target completion of November 2017.

HE 17.65 Continue to participate in and support the Grand Boulevard Initiative, launched in 2006 as a collaboration of 19 cities, San Mateo and Santa Clara counties, local and regional agencies and other stakeholders. The Initiative's vision is that the El Camino Real corridor will achieve its full potential as a place for residents to work, live, shop and play, and will create links between communities that promote walking and transit and improve the quality of life.

Lead: Housing Department/Planning and Building Department

Timeframe: Ongoing

Policy HE 18 Promote Development of Small or Irregular Lots, and Promote the Creation of Smaller Homes. In order to utilize the large number of smaller and/or irregular lots in unincorporated San Mateo County and encourage greater diversity of housing choices and increase affordability, allow and promote development of small and/or irregular lots in appropriate areas, promote the creation of homes smaller than the typical single-family home size, and encourage the consolidation and development of contiguous small lots in common ownership. Currently, minimum lot size regulations may discourage the development of smaller, more affordable dwelling units, County definitions and standards for dwelling units may prohibit very small single family units, and current County regulations and policies do not incentivize lot consolidation.

HE 18.1 Consider strategically reducing minimum lot size and modifying non-conforming lot regulations in targeted areas of the unincorporated County.

Implementation Target: As part of any future General Plan, Specific Plan, or broad zoning regulations updates, assess potential changes in lot size restrictions in unincorporated areas

Lead: Planning and Building Department

Timeframe: Ongoing, as feasible.

HE 18.5 Study and map areas of significantly fragmented lots in common ownership, to provide information for County staff, and potentially for developers, on areas with opportunities for significant consolidation of small lots, and to inform policies intended to promote lot consolidation.

Lead: Planning and Building Department/Housing Department

Timeframe: 2016-2017. Completion of study and mapping in early 2017.

HE 18.6 Explore and adopt policies to encourage the consolidation of adjacent small lots in common ownership for residential development, including various incentives, such as greater allowed density and height, reduced setbacks, reduced parking requirements, streamlined review, and reduced permitting fees for projects that consolidate multiple smaller parcels into a single development. These incentives would be in addition to and would not conflict with the County's current density bonus provisions. Ideally, the incentives would be tiered based on the size of the parcel resulting from consolidation, and the size of the resulting development (for instance, consolidation of lots into a parcel of 1 acre in size would allow one tier of incentives, while consolidation into two acres might allow another tier). In addition, explore the possibility of prioritizing housing financing for such projects with extremely low, very low, and low income housing components.

Lead: Planning and Building Department/Housing Department

Timeframe: 2017-2018. Completion of study and policy options in September 2018; presentation to the Board of Supervisors for recommendations in early 2018; adopt if feasible.

HE 18.7 Study policies to directly incentivize development of small lots, through financial assistance, permit and regulatory streamlining, or other means. As part of the broader study to explore policies to encourage lot consolidation, also analyze ways to directly encourage development of small lots that are not in common ownership, and cannot be consolidated.

Lead: Planning and Building Department/Housing Department

Timeframe: 2017-2018. Completion of study and policy options in September 2018; presentation to the Board of Supervisors for recommendations in early 2018; adopt if feasible.

Policy HE 19 Promote Attached/Multifamily Ownership Housing. The County's zoning regulations and subdivision regulations mandate minimum 5,000 square foot lots in many areas where residential units are allowed. Multifamily

Timeframe: Establish methodology and obtain Board approval by May 2016.

Policy HE 25 Encourage Development of Smaller Units Including Single Room Occupancy. To encourage housing more affordable to lower-income seniors, persons with disabilities, and workers, provide for the development of single room occupancy (SRO) units and efficiency (studio) units and offer incentives that facilitate development of high-density housing containing smaller units.

HE 25.1 Encourage and approve density bonuses for senior housing projects and/or projects where at least 15% of the units are efficiency (studio) or single room occupancy (SRO) units. These density would be in addition to, and would not replace, any requirements and benefits provided by the County's existing density bonus program.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

development in the Coastal Zone requires a Coastal Development Permit, unless located in a permit exclusion area. In San Mateo County, much of the Midcoast urban area is in a Categorical exclusion area, in which single-family residential development is excluded from Coastal Development Permit requirements. Single-family development outside this area and all multi-family residential and mixed-use development require the issuance of a Coastal Development Permit (CDP).

CDPs are processed administratively by staff unless the project involves: (a) another permit that requires a public hearing (e.g., a variance), (b) a use that is not permitted by right (i.e., it requires a use permit), or (c) a location within the Coastal Commission Appeals Jurisdiction. The appeals jurisdiction is defined in Section 6328.3 of the CD District regulations, but generally includes those areas directly adjacent to the coast or near a sensitive habitat such as a creek or wetland. CDPs requiring public hearings are approved by either the Zoning Hearing Officer or the Planning Commission.

The criteria for review and approval of a CDP are contained in the County's Local Coastal Program (LCP). In order to determine compliance with LCP standards, additional information (e.g., biological reports) is often required as part of the CDP application. This additional level of review is required to ensure local compliance with the State Coastal Act; however, it can add cost and time to the permit process. As shown in Table 4-11, a staff level CDP typically takes about three to four months to process, while CDPs requiring a public hearing take four to six months. Appeals to the Coastal Commission can add substantial time to the permitting process (six months to a year or more).

Farm Labor Housing Permits

The County allows farm labor housing on all agriculturally zoned land (PAD, A1, A2, and A3), and on land zoned RM and RM-CZ. The County's permitting process for farm labor housing currently requires the developer of the units to apply for a permit, and to periodically renew the permit.⁷ The review and approval process can take from approximately 6 months to much longer, depending on the complexity and size of the proposed farm labor housing. The intent of the review process is to ensure that the housing is created in areas that are appropriate for farm labor housing (proximate to active agricultural uses), that the housing will be occupied by farm workers, and that the housing is sufficiently safe and healthy for occupancy. While this process allows the County to ensure that the housing developed is genuinely intended for farm laborers, and to maintain some ongoing

⁷ The standards for review and approval of the permit comply with the requirements of the California Employee Housing Act. The County assesses farm labor housing for no more than six employees as a single-family residential land use, and farmworker housing consisting of no more than 36 beds in group living quarters, or 12 units or spaces for farmworkers as an agricultural use, and applies the minimum standards applicable to those uses in the relevant district in which the farm labor housing is to be located.

Notes on Table 9-7

All redevelopable sites identified in Table 9-7 are located in Unincorporated Colma and North Fair Oaks. The assumption of redevelopability is based on several factors:

- Comparison of the parcels' existing value, as currently developed, versus potential value if developed at higher densities allowed under existing zoning. Each parcel identified is developed with a relatively low intensity use, and each parcel is zoned to allow a much higher intensity use. For each parcel, the ratio of the existing improvements on the property to the value of the land itself (improvement/land ratio) is less than 1.0, and typically less than 0.8, while the improvement/land ratio of similarly situated parcels developed at the densities allowed by zoning is in the range of 9.0 to 10 in the case of Colma, and 3 to 5 in the case of North Fair Oaks.
- Assessment of the nature of recent nearby development of similar parcels. A number of other parcels in Unincorporated Colma and North Fair Oaks have been recently entitled and/or developed, indicating the potential developability of the parcels listed in the inventory.
- Assessment of market conditions and values of similar properties in the same location.

In each case, the identified parcel could be feasibly redeveloped at a much higher intensity without changes to current zoning or other regulations, and could capture significantly greater value if redeveloped. Some specifics of the type of comparison involved are described below.

Unincorporated Colma

A typical parcel included in the inventory of redeveloped parcels in Unincorporated Colma is APN 008127020, an approximately 15,000 square foot parcel currently occupied with a store and single family residence, with an assessed total property value of \$180,000 (or \$12/sq. ft.). The property as zoned, given all regulatory constraints, could be feasibly developed with 30 residential units.

By contrast, roughly a block to the south is APN 008141100, approximately 70,000 square feet and the site of the recently developed 119-unit Trestle Glen project, which has an assessed land value alone of \$4.6 million (\$65/sq. ft.), excluding the apartment building itself, which is valued at roughly \$36 million. The adjacent parcel, 008141110, is roughly 40,000 square feet and has been entitled for 25 to 32 condominium or townhome units; the assessed value of the vacant land is \$3.9 million (\$90/sq. ft.). On a per square foot basis, the difference in value between the properties entitled or developed at their maximum density in this area, versus properties that remain at lower densities, is approximately \$50 to \$80 per square foot. This difference is apparent for all the properties identified as redevelopable in the Unincorporated Colma area; coupled with the pace of residential development in that area, and adjacent parts of Daly City (The Junipero Serra Transit Village, the recently proposed mixed use development of 6800 Mission Street, Lennar Construction's Serramonte Shopping Center Redevelopment, and a variety of smaller scale projects), and the rate of inquiries received by the Planning Department regarding potentially developable parcels, it seems clear that in the current market, these parcels are feasibly redevelopable.

North Fair Oaks

Driven by the broader residential market on the Peninsula, the market for both smaller scale and larger scale residential properties in North Fair Oaks makes redevelopment of underutilized properties feasible. Some recent examples of relevant projects include:

Parcels 115-350-010 through 090 are the site of a recently completed 9 unit townhome project on a 15,000 square foot parcel. At the time of construction in 2009, the land was assessed at approximately \$200,000; each of the units built was valued roughly \$500,000 to \$600,000 at time of sale, an improvement/land value of approximately 2.5, and the value of the units have certainly increased since that time.

Similarly, APN 060-091-370 is an 11,000 square foot parcel that has been entitled for six condominium units. The property is valued at \$500,000; current market conditions indicate that the type of units proposed for this property are selling for roughly \$500,000 to \$1 million, which would achieve a value of, on the low end, roughly \$270 per square foot for the property as a whole (vs. \$45/sq. ft. currently).

Directly across El Camino from North Fair Oaks, in Redwood City, a new 141-unit apartment complex on 2.5 acres that formerly housed a single-story bowling alley. While this parcel is significantly larger than any residentially-zoned redevelopable parcels in North Fair Oaks, it does indicate the strength of the housing market in the area. A number of other residential projects are also underway on nearby parcels.

Even very small-scale existing non-residential properties are responding to market forces. An ongoing project on APN 060-059-340 is the redevelopment of an existing two-story commercial/office space, on a 6,700 square foot parcel, into ground floor commercial with two residential units above. The current assessed value of the land is \$229,000, and the assessed value of the existing commercial structure is \$330,000; the redevelopment will probably raise the value of the property to several million dollars, a significant but not overwhelming increase. If redevelopment of a parcel this small, with only two residential units, is feasible, the parcels identified in the inventory would appear to be definitively redevelopable. The redevelopability assumptions incorporated in the inventory are consistent with what could feasibly be built on the parcels, consistent with what the market is driving in the area, and consistent with what could profitably be created on these sites.



County of San Mateo - Planning and Building Department

ATTACHMENT C

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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RECEIVED

March 26, 2015

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SAN MATEO COUNTY
PLANNING AND BUILDING
DEPARTMENT

Mr. William Gibson, Planner
Planning and Building Department
County of San Mateo
455 County Center, 2nd Floor
Redwood City, CA 94063

Dear Mr. Gibson:

RE: County of San Mateo's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the County of San Mateo's draft housing element update that was received for review on February 9, 2015, along with additional revisions received on March 12 and 23, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on February 18, 2015, with you.

The draft element with revisions meets the statutory requirements of State housing element law. The draft element with revisions will comply with State housing element law (GC, Article 10.6) when they are adopted and submitted to the Department, in accordance with GC Section 65585(g).

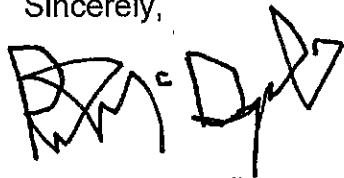
The Department conducted a streamlined review of the draft housing element based on the County meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The Department also utilized 21 Elements pre-approved housing element needs assessment.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the County must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your efforts and dedication in preparation of the housing element and looks forward to receiving San Mateo County's adopted element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul McDougall', with a stylized flourish at the end.

Paul McDougall
Housing Policy Manager