



County of San Mateo

Inter-Departmental Correspondence

Department: PLANNING AND BUILDING

File #: 19-1104

Board Meeting Date: 11/12/2019

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Community Development Director

Subject: A resolution authorizing and directing the Community Development Director, or his designee, to submit an application to the California Department of Housing and Community Development for SB 2 Planning Grant Program Funds in the amount of \$310,000.

County File Number: PLN2019-00439

RECOMMENDATION:

Adopt a resolution authorizing and directing the Community Development Director, or his designee, to submit an application to the California Department of Housing and Community Development for SB 2 Planning Grant Program Funds in the amount of \$310,000 to fund environmental analysis of the potential rezoning of portions of unincorporated North Fair Oaks along El Camino Real and Middlefield Road.

BACKGROUND:

The California Department of Housing and Community Development (HCD) is authorized to provide up to \$123,000,000 to local jurisdictions under the SB 2 Planning Grants Program (PGP). HCD will provide the SB 2 funding to jurisdictions in order to assist in accelerating housing production, through updating zoning and other regulations, undertaking environmental review, and a variety of other eligible activities intended to increase and facilitate housing production while also advancing various State program goals. HCD issued a Notice of Funding Availability (NOFA) for the SB 2 PGP in March 2019. The County, based on its population size, is eligible for \$310,000 from this program.

DISCUSSION:

The PGP funding is non-competitive funding that will be awarded to all jurisdictions that apply, if the activities described in the grant application are eligible for funding pursuant to the program requirements. The Planning and Building Department has proposed rezoning multiple areas along El Camino Real and Middlefield Road, areas directly adjoining newly rezoned CMU-1, CMU-2, and CMU-3 areas in North Fair Oaks, to the same CMU-1, CMU-2, and CMU-3 zoning districts, in order to extend these higher-density zoning districts, creating complete and unified transit-oriented

development areas. These zoning districts would further facilitate housing production, as well as incentivize transit usage by creating new housing in proximity to primary transit routes.

The environmental impact of the adoption of the CMU-1, CMU-2, and CMU-3 zoning districts was analyzed in the environmental impact report (EIR) for the North Fair Oaks Community Plan, certified by the Board of Supervisors in 2011. However, rezoning of the adjacent parcels to these higher densities was not included in program evaluated in the Plan EIR, and additional environmental review is required in order to rezone these areas. The \$310,000 provided by the SB 2 grant would be used to complete this environmental review.

The resolution has been reviewed and approved by County Counsel as to form.

FISCAL IMPACT:

None. The requested SB 2 funding does not require any County matching funds.