

LONG RANGE PLANNING PROJECTS: WORKPLAN 2021-2022			
Project Name	Project Description	Status/Tasks	Staff
Current Projects			
Policy Projects			
Connect the Coastside (M)	Connect the Coastside, the Comprehensive Transportation Management Plan, will identify programs and improvements to accommodate the Midcoast's future transportation needs and balance development with infrastructure capacity, based on extensive public input, studies, and technical analyses.	Remaining work includes: finalize Connect the Coastside, including detailed recommendations on transportation improvements and land use changes; prepare and publish mitigated Negative Declaration; present proposals to public, advisors, and County decision makers;	Chanda Singh, Katie Faulkner, in partnership with Office of Sustainability and District 3 staff
Tree Regulations (M)	The Planning and Building, Public Works and Parks Departments, in collaboration with the Parks and Public Works Departments and Office of Sustainability are preparing updates to the Significant and Heritage Tree Removal Regulations to improve management of individual trees and tree canopy in the County, and to improve the tree removal and trimming permit process, consistent with the County's General Plan. Planning staff has prepared proposed amendments, and is gathering input for revisions prior to commencing the formal adoption process.	Work remaining includes: complete outreach on preliminary draft; draft Tree Manual that explains implementation of ordinance provisions; draft ordinance for Planning Commission Workshop; prepare negative declaration; present to Advisory Groups, and to Planning Commission and Board of Supervisors for adoption; submit proposed amendments for Coastal Commission certification.	Dan Krug, Planning Manager, Public Works and Parks Departments, Office of Sustainability
Child Care Ordinance (M)	A comprehensive update of the existing regulations to reconcile County policies with state law and to facilitate the establishment of new child care facilities by streamlining the regulatory requirements and permitting processes.	Work remaining includes: present to Planning Commission and Board of Supervisors for adoption; submit proposed amendments for Coastal Commission certification.	Camille Leung, District 1 Staff, Consultants
Plan Princeton (M)	A comprehensive update to the land use plan and zoning for the Princeton area, including the establishment and implementation of a shoreline management plan.	Work remaining includes: prepare final drafts of Plan, zoning regulations and shoreline management plan for review and input by technical advisors and stakeholders; conduct public workshop; prepare environmental impact analysis; present to Advisory Groups and Planning Commission and Board of Supervisors for adoption; submit proposed amendments for Coastal Commission certification.	Summer Burlison, Katie Faulkner, Office of Sustainability Staff
Local Hazard Mitigation Plan Update	Update the County's Multi-Jurisdictional Local Hazard Mitigation Plan (5 year cycle), working in partnership with 20 cities and several special districts.	Project is led by Office of Emergency Services and the Office of Sustainability, assisted by Planning and Building. Plan update completion deadline is September 15, 2021, in order to maintain County eligibility for FEMA and Cal OES mitigation grant funds.	Katie Faulkner assisting OES and OoS
Green Infrastructure Plan Phase 2: Storm Water Ordinance Amendments (M)	The Green Infrastructure Plan is a requirement of the County's Municipal Regional Permit from the Regional Water Quality Control Board to achieve pollutant load reductions for Mercury and PCBs in receiving waters specified in the Regional Board's total maximum daily load limits. The plan includes proposed policy updates and capital project commitments that achieve pollutant reductions. Phase 1 includes Drafting and adopting the GI Plan; Phase 2 involves policy updates to implement the plan.	The Board of Supervisors adopted the County's Green Infrastructure Plan in September 2019. Phase 2 work remaining includes developing amendments to the County's Stormwater Ordinance, preparing an initial study/mitigated negative declaration, consulting with stakeholders and presenting proposals to decision makers. Once adopted, staff will submit any necessary Local Coastal Program amendments for Coastal Commission certification.	Camille Leung, Melody Eldridge, Consultant, Public Works, Public Health and Parks Departments, the Office of Sustainability, County Counsel and City/County Association of Governments
Ongoing Initiatives			
Middlefield Junction Mixed Use Redevelopment Master Planning and Development (M)	A multi-year collaboration between San Mateo County and Redwood City to master plan future mixed-use redevelopment of County and Redwood City owned parcels at the junction of Middlefield Road and the Dumbarton and Caltrain rail tracks, currently housing the North Fair Oaks Library, the County Health Services Agency Building, and North Fair Oaks Community Center.	Middlefield Junction is in the first phase of developing the single County-owned parcel adjacent to the County Health Clinic. Staff is assisting the Housing Department in collaborative planning for this project as the selected development team refines project plans, finalizes funding, and prepares application materials. Staff is also assisting with State infrastructure grant applications to support active transportation improvements.	Will Gibson, Chanda Singh Housing Department, County Managers Office, County Health Department, City of Redwood City staff and Decision Makers
San Mateo County Interdepartmental Transportation Working Group (M)	An ongoing interdepartmental collaboration led by the County's Office of Sustainability to plan and implement transportation projects that advance shared departmental transportation goals and adopted County plans. The TWG may be receiving funding for group-identified priorities, separate from the County's Capital Improvement Program.	Members of the Transportation Working Group, including Planning, are collaborating to seek funding for transportation planning and implementation projects, including: a Caltrans Sustainable Transportation Planning grant to study a grade-separated crossing of the Caltrain corridor in North Fair Oaks; implementation of bicycle and pedestrian safety projects in unincorporated Colma and Broadmoor; Affordable Housing and Sustainable Communities grants in North Fair Oaks and Broadmoor; and a Local Road Safety Plan. Staff is helping to lead these efforts as they further implementation of the North Fair Oaks Community Plan, Connect the Coastside, and Unincorporated San Mateo County Active Transportation Plan. Staff support and new projects in some cases will be dependent upon grant outcomes.	Chanda Singh in collaboration with County Manager's Office, Public Works, and others
El Camino Real Grand Boulevard Initiative (D)	The Grand Boulevard is a collaboration of 19 cities, 3 counties, local and regional agencies to improve the performance, safety and aesthetics of El Camino Real between the northern Daly City limit (where it is named Mission Street) and ending near the Diridon Caltrain Station in central San Jose (where it is named The Alameda). The initiative brings together all of the agencies having responsibility for the condition, use and performance of the street.	Work remaining includes: continue to participate in the regional planning effort; pursue grant opportunities for implementing Grand Boulevard Initiative in North Fair Oaks; coordinate with Town of Atherton and City of Redwood City on GBI implementation as needed when and if they implement GBI in their adjoining jurisdictions	Chanda Singh, SamTrans, Caltrans, C/CAG
Housing Element Projects			
Current and New			
Policy Projects			

(M) = Mandatory
(D) = Discretionary

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Housing Element Update (2020-22) (M)	Comprehensive Update of the County's General Plan Housing Element as required by state law. Updates are required on an eight year cycle.	Work remaining includes: an evaluation of existing housing policies and programs; A needs assessment, based on data on demographics and housing conditions; An analysis of any obstacles to affordable housing production in the community; An inventory of all potential sites where housing may be constructed; Goals, objectives, and policies, defining the community's position on various housing issues and setting measurable targets for meeting housing needs; An action plan, identifying the specific steps the community will take to implement its housing policies. The project must be completed and submitted to the State by January 2023.	Will Gibson, Planning Intern, Housing Department, County Manager's Office, Office of Sustainability-Home for All team, Consultants
Home for All Second Unit Work and Related Housing Tasks (M)	The Planning and Building Department will continue to assist with Home for All's comprehensive work promoting housing solutions, including a variety of efforts related to promoting and facilitating ADUs, and various other work to promote housing production in cities and the unincorporated County. Ongoing and recurring tasks include staffing and participation in various workgroups and committees, meeting facilitation and support, and other support tasks.	Work Plan being implemented by Home 4 All.	Steve Monowitz, Will Gibson, Housing Department, County Manager's Office, Baird & Driskoll staff and Others
SB35 and AB330 Guidance and Implementation (M)	SB35 requires ministerial review of certain housing projects. Staff needs to develop procedures and guidance to facilitate this new streamlined permitting process.	This project is a high priority, given that the law is in effect, and project applications compliant with the law's requirements continue to be submitted for review.	Will Gibson, Current Planners
Ongoing Initiatives			
Housing Element Implementation (M)	Ongoing programs include: monitor and report housing production against the County's RHNA targets; continue participation in Countywide and regional efforts to implement the Housing Element and incentivize housing production, including 21 Elements, HOPE Initiative, Home for All, and others; continue to assess opportunity sites for Farm Labor Housing. Future programs based on the schedule described in the Housing Element include: work on universal design standards; and work on formal reasonable accommodation exemption procedures for features that exceed universal design standards, among others.	The Department will continue to work on these projects and programs based on the schedule contained in the Housing Element and described in the Housing Element Annual Progress report of April 2020.	Will Gibson, Others
Annual Housing Surveys and Reporting (ongoing) (M)	Housing Element Annual Progress Report; State Department of Finance Annual Unit Production Report; Silicon Valley Land Use Survey; ABAG Development Survey; Sustainable San Mateo County Survey; C/CAG Housing and Development Data (occasional); 21 Elements Periodic Production Reports; Other occasional surveys/data requests (SBWMA, ABAG FOCUS/One Bay Area Survey, State Data Center Affiliates Survey, etc.)	This is an ongoing task providing responses to inquiries from other agencies, both to meet state requirements, and to facilitate regional housing planning and production.	Will Gibson, Housing Department, County Manager's Office, Consultants
Accessory Dwelling Unit Amnesty Program (M)	At the Board of Supervisors' direction, this pilot program assists owners of unpermitted units to bring their unit into compliance with basic health and life safety standards without the risk of code enforcement action, and with significant fee reductions and assistance in determining necessary improvements, and using alternate permitting and inspection standards.	This program is underway. Four initial applicants were selected for the pilot phase of the program. Staff continues to coordinate with the Housing Department's rehabilitation loan team, and will present a report to the Board of Supervisors in 2021 to update on program successes and for direction on next steps. Program extension is likely.	Will Gibson, Housing Department, County Counsel, Environmental Health, Public Works, CMO
New Projects for 2021-22			
Policy Projects			
Coastside Design Review Regulations: Demonstration of Scale (D)	Amend Coastside residential design policies to incorporate a requirement for demonstration of scale, such as story poles or posters with scaled renderings	This project commenced in early winter 2021 and involves extensive public outreach, working closely with the Coastside Design Review Committee, the Midcoast Community Council, and a targeted amendment to the design review regulations.	Ruemel Panglao, Camille Leung
Connect the Coastside Transportation Project Implementation (M)	Pursue Implementation of several Phase 1 projects from Connect the Coastside, including prioritization of: Lot Merger Program, SamTrans Service and Amenity Improvements, Moss Beach Intersection Control, Parallel Trail, Bicycle Parking Phase 1, Transportation Impact Fee, and others	Project implementation will require partnerships with outside agencies and departments, including, but not limited to Caltrans, C/CAG, Transportation Authority, Department of Public Works, Office of Sustainability and others. Work will commence when Connect the Coastside is adopted.	Chanda Singh, Katie Faulkner, Partners
Connect the Coastside LCP Updates (M)	Following Board Adoption of Connect the Coastside, Local Coastal Program (LCP) amendments will be needed to incorporate new transportation evaluation metrics to meet state requirements for use of vehicle miles traveled, to integrate the delay index and describe its use for project evaluations, and to clarify how level of service (LOS) will continue to be used for project evaluation and transportation system performance.	Project will commence in 2022, and will require considerable collaboration with the Department of Public Works, Office of Sustainability and Coastal Commission staff as well as a robust public outreach effort in collaboration with the Midcoast Community Council.	Chanda Singh, Partners

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Project Name	Project Description	Status/Tasks	Staff
Coastside Zoning Regulations - Update Residential Design Guidelines; Height Limit Amendments and Revisions to Midcoast C-1 Zoning regulations (D)	Update residential design review policies; revise building height measurement standards in the Midcoast in Planned Agricultural District, C-1/S-3, CCR, COSC, PUD-124, R-1/S-10, R-1/S-13, R-1/S-17, R-1/S-94, RM-CZ, R-3/S-3, and R-3-AW zoning districts; develop new C-1 zoning regulations for the Midcoast.	Coastside Design Review Committee, assisted by staff has begun developing policy concepts for updated design review standards and C-1 zoning changes. Project will entail extensive outreach to property owners and the public,	Camille Leung, Ruemel Panglao
Update County Energy Efficiency Climate Action Plan (EECAP) (M)	The Office of Sustainability, in collaboration with the Planning and Building Department is developing a comprehensive update to the EECAP, an element of the County's General Plan. The EECAP will be renamed as the Community Climate Action Plan .	Preliminary research and goal setting have been completed. Upcoming work includes hiring an outreach consultant, formulating and implementing a public outreach process, drafting policies and actions, conducting CEQA review, and presentations to the community and decision makers.	Office of Sustainability Lead, Planning and Building Assisting
Midcoast Lot Merger Program Implementation	Implement a lot merger program in the Midcoast that would reduce development potential by merging adjacently-owned substandard lots	Project has not yet commenced. Tasks include outreach and promotion of the program which is part of the Connect the Coastside early implementing actions. The program would initially be voluntary for one year with incentives, followed by mandatory merger of all qualifying, but unmerged parcels.	Katie Faulkner, Permit staff, County Counsel, Board Staff
Zoning Ordinance Reorganization (D)	Re-number and Reorganize Zoning Ordinance, including minor clarifying amendments to correct references, and delete obsolete text etc.	Draft outline completed, working on identification of reference errors and other minor edits	Kanoa Kelly, Lisa Aozasa
North Fair Oaks Plan Implementation: Rezone R-3 properties near El Camino Real on Blenheim Avenue and near Middlefield Road on Huntington Avenue to Commercial Mixed Use zoning (M)	Amend the General Plan designation from R-3 Multi Family to Commercial Mixed Use, and rezone to Commercial Mixed Use properties along the north side of Huntington Avenue and south side of Blenheim Avenue in North Fair Oaks to facilitate redevelopment consistent with the vision of the North Fair Oaks Community Plan.	Project requires hiring and supervising a consultant to prepare zoning amendments, including scoping, research, analysis extensive public outreach, environmental review and processing through the County's typical legislative process. SB-2 funds will support preparation of an environmental impact report. A State LEAP grant will fund consultant support for outreach, research, analysis and policy development and adoption.	Will Gibson, Consultants
Environmental Justice Policy (D)	SB1000 requires certain cities and counties (not San Mateo County) to adopt an environmental justice element into their general plans, or related goals, policies, and objectives integrated in other elements that identifies disadvantaged communities, as defined, within the area covered by the general plan, including environmental justice goals, policies, and objectives to reduce the unique or compounded health risks in disadvantaged communities.	This project will be a collaboration of several County Departments, led by the Public Health, Policy and Planning Division of Environmental Health, assisted by the Office of Sustainability and Department of Planning and Building. The project will develop a policy and practices for the County to follow in addressing environmental justice in its policy making and decision making processes with a focus on ensuring all residents have fair access to County decision-making processes.	Shireen Malekafzali, Chief Equity Officer; Hannah Doress, OoS; and Planning Manager, Katie Faulkner, Will Gibson, Chanda Singh, Current Planning and Building staff.
General Plan Safety Element Update and Countywide Resilience Strategy (M)	Prepare Revisions to the General Plan Natural and Man-made Hazards Elements as needed to comply with state law requirements to address sea level rise and flooding, emergency evacuation routes and other hazards. This is a state mandated project.	Formulate project approach, scope and work plan; develop and implement stakeholder process, research issues and gather data, prepare recommendations and review with stakeholders and decision makers, conduct adoption and certification processes.	Planning Manager, Katie Faulkner, Office of Emergency Services, Office of Sustainability, CalFire, others
Program and Policy Implementation			
General Plan Conformity Requests (M)	Ongoing requests from the public, County Departments and other agencies requesting a determination from the Planning Commission regarding the conformity of governmental actions with the County's General Plan	Projects vary, and include easement or street vacations, public property purchases, etc.	Staff
Community Based Transportation Plans (CBTP) Update for North and South County Urban Areas (M)	C/CAG -led update and expansion two existing CBTPs, (Bayshore and East Palo CBTPs). The Bayshore Plan will incorporate additional Communities of Concern (CoCs) identified in the Plan Bay Area 2040 located within Daly City and unincorporated San Mateo County. The CBTP for East Palo Alto will expand to include contiguous CoCs in Redwood City, Menlo Park and portions of unincorporated San Mateo County.	Improve access and mobility for low-income communities for both commute and non-commute trips,	Chanda Singh
Harbor Industrial Area - City of Belmont Annexation	Formal Local Agency Formation Commission (LAFCO) process to annex portions of, or the entire Harbor Industrial Area to the City of Belmont.	Work includes collaborating with San Mateo County LAFCO, City of Belmont, City of San Carlos and others to facilitate annexation of unincorporated Harbor Industrial area into the City of Belmont.	Planning Manager
Vehicle Miles Traveled (VMT) Significance Thresholds, Transportation Demand Management (TDM) Ordinance (M), and Traffic Impact Analysis Requirements	The County, pursuant to SB743 must establish VMT significance criteria for evaluating the traffic impacts of projects pursuant to CEQA. This may trigger a change in the County's Traffic Impact Analysis requirements. The County also needs to establish TDM requirements for projects to ensure that development can proceed without excessive traffic impacts.	Led by Department of Public Works, supported by a consultant team with assistance from the City/County Association of Governments, work remaining includes: developing CEQA significance criteria for land use types in different settings, determining how to continue using level of service (LOS) standards for roadway and intersection performance, and whether to integrate the Delay Index from Connect the Coastside in Coastside project evaluations.	Chanda Singh, Office of Sustainability and Department of Public Works staff and Consultant
Future Projects			
Lot Retirement Program Midcoast			
Midcoast Sea Level Rise & Erosion Planning Efforts			
El Granada and Princeton Parking Study			
Green Infrastructure Implementation			
Grading Regulations			
Short Term Rental Ordinance - Bayside			

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Project Name	Project Description	Status/Tasks	Staff
Parking Regulations			
Inclusionary Housing Ordinance Updates (M)			
Infrastructure Finance District in North Fair Oaks			
North Fair Oaks Plan Updates			
Other General Plan Section Updates			
Accessory Buildings and Structures (D)			
Confined Animal Regulations			
Local Coastal Program Updates to Address Sea Level Rise			
Board of Supervisors Initiatives			
Update to the Cannabis Regulations			
Airport Land Use Compatibility Updates for Part 77 Consistency.			