

CITY OF SAN MATEO
RESOLUTION NO. _____(2024)

REPEALING RESOLUTION NO. 67 (1996) DESIGN REVIEW FOR CERTAIN DEVELOPMENT PROJECTS

WHEREAS, the City Council adopted Resolution No. 67 (1996) regarding design review for certain development projects; and

WHEREAS, the State of California adopted Senate Bills (SB) 35, SB 167, and SB 330 to establish a streamlined review process for housing development projects, as defined, and these laws limit local jurisdictions' review of such projects to standards that are objective in that they are uniformly verifiable to an external and uniform benchmark or criterion, involve no personal or subjective judgment by a public official, and are knowable by both the applicant and City; and

WHEREAS, on November 20, 2024, at a duly noticed public hearing, the City Council adopted the Objective Design Guidelines for Multi-family and Residential Mixed-Use Projects to comply with State legislation and provide a clear set of criteria to guide development; and

WHEREAS, on May 20, 2024, at a duly noticed public hearing, the City Council adopted the 6th Cycle Housing Element, which includes Policy H 1.6, an implementation program to "update the City Council resolutions that establish the pre-application and development review processes to eliminate the pre-application requirement for housing projects and eliminate the third-party design review requirement for housing projects that meet objective standards;" and

WHEREAS, on May 28, 2024, at a duly noticed meeting, the Planning Commission received and considered written and oral evidence, and by a vote of 4-1 recommended that the City Council repeal Resolution No. 67 (1996); and

WHEREAS, on July 15, 2024, at a duly noticed meeting, the City Council considered the repeal of Resolution No. 67 (1996) as recommended by the Planning Commission.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA, HEREBY FINDS AND RESOLVES that:

1. In accordance with CEQA Guidelines section 15378(b)(2), repealing Resolution No. 67 (1996) regarding design review procedure is an administrative activity and not a project.
2. Resolution No. 67 (1996), Design Review Process for Certain Development Projects, is hereby repealed.
3. Either the Zoning Administrator or Planning Commission may request third-party design review for projects that do not meet objective design standards or discretionary guidelines.
4. This resolution shall take effect immediately upon adoption.