



# CITY OF SAN MATEO

City Hall  
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[www.cityofsanmateo.org](http://www.cityofsanmateo.org)

## Agenda Report

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Agenda Number: 2

Section Name: {{section.name}}

Account Number: 10-1511

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**TO:** City Council

**FROM:** Alex Khojikian, City Manager

**PREPARED BY:** City Clerk's Office

**MEETING DATE:** December 04, 2023

**SUBJECT:**

New Objective Design Standards for Multi-Family and Residential Mixed-Use Development – Ordinance Adoption

**RECOMMENDATION:**

Adopt an Ordinance to amend the Zoning Code (Title 27) related to ODS and review processes for multi-family and residential mixed-use projects, and align the fence height standards to match building code standards.

**BACKGROUND:**

On November 20, 2023, the City Council introduced the attached proposed ordinance (Attachment 1) to amend the Zoning Code (Title 27) related to ODS and review processes for multi-family and residential mixed-use projects, and align the fence height standards to match building code standards. If adopted this ordinance will become effective 30 days after its adoption.

**BUDGET IMPACT:**

There is no budget impact associated with this ordinance adoption.

**ENVIRONMENTAL DETERMINATION:**

In accordance with California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3), adoption of this ordinance is covered by the "common sense exemption" in that CEQA applies only to projects which have the potential to cause a significant effect on the environment. Here, it can be seen with certainty that the proposed amendments create objective design standards and a streamlined review process for small projects up to twenty-five (25) residential dwelling units subject to objective design standards would not cause a physical change in the environment and therefore would not have a significant effect on the environment. Proposals for multi-family or residential mixed-use development will be considered as individual projects and will be evaluated pursuant to CEQA at the time of application submittal.

**NOTICE PROVIDED**

All meeting noticing requirements were met.

**ATTACHMENTS**

Att 1 - Proposed Ordinance

**STAFF CONTACT**

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