



# CITY OF SAN MATEO

City Hall  
330 W. 20th Avenue  
San Mateo CA 94403  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)

## Agenda Report

Agenda Number: 23

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:** July 15, 2024

**SUBJECT:**

By-Right Housing Opportunity Overlay District – Zoning Code and Map Amendments – Ordinance Adoption

**RECOMMENDATION:**

Adopt an Ordinance amending San Mateo Municipal Code Title 27 Zoning, to add Chapter 27.94, Housing Opportunities Overlay District (H), which would allow certain types of housing projects by-right on specified parcels, and amending the San Mateo Zoning Map to establish the “H” overlay on 39 parcels; and Adopt a separate Ordinance reclassifying the zoning for 200 S. Fremont Street from R4-D to R4-D/H; and find that the ordinances are exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Section 15183 (Projects Consistent With A Community Plan, General Plan, or Zoning).

**BACKGROUND:**

On June 17, 2024, the City Council introduced two separate ordinances, the first ordinance (Attachment 1) was to amend San Mateo Municipal Code Title 27 Zoning, to add Chapter 27.94, Housing Opportunities Overlay District (H), which would allow certain types of housing projects by-right on specified parcels, and amending the San Mateo Zoning Map to establish the “H” overlay on 39 parcels; and the second ordinance (Attachment 2) was to reclassify the zoning for 200 S. Fremont Street from R4-D to R4-D/H. If adopted, each ordinance will become effective 30 days after its adoption.

**BUDGET IMPACT:**

There is no budget impacted associated with this ordinance adoption

**ENVIRONMENTAL DETERMINATION:**

This ordinance adoption is not a project subject to CEQA, because it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. (CEQA Guidelines Section 15378(b)(5).)

**NOTICE PROVIDED**

All meeting noticing requirements were met.

**ATTACHMENTS**

Att 1 – Draft Ordinance

Exhibit A: List of Parcels

Exhibit B: Ordinance Map

Att 2 – Draft Ordinance for 200 S. Fremont

Exhibit A: Ordinance Map

**STAFF CONTACT**

Martin McTaggart, City Clerk

[mmctaggart@cityofsanmateo.org](mailto:mmctaggart@cityofsanmateo.org)

(650) 522-7044