

Frequently Asked Questions About Ballot Measures R and Y

How many votes are required to pass the measures?

A simple majority of the votes cast is required to pass the measures.

What happens if both measures are approved by the voters?

The measure receiving the highest number of yes votes will control.

If Measure R passes, will the City Council have the authority to increase the current general plan height and density limits without voter approval?

If Measure R passes, the City Council will have the authority to amend the general plan to increase the heights limits and residential density limits in the current general plan in certain areas designated in the measure. In general, these areas are in proximity to the three Caltrain stations located within the City. Measure R does not authorize the City Council to increase heights and densities above the current general plan limits outside these designated areas without voter approval. Before the City Council takes such actions it would be required to prepare and consider environmental analysis of any proposed general plan amendments and would have to provide public hearings before the Planning Commission and the City Council on any proposed changes.

If Measure Y passes, will the City Council have the authority to increase the current general plan height and density limits without voter approval?

If Measure Y passes, the City Council will not have the authority to increase the height and density limits in the current general plan without voter approval.

How does Measure R affect the current general plan inclusionary housing policy?

The current general plan inclusionary housing policy requires that development projects with more than 10 units provide at least 10% of the units as affordable housing. The current policy does not allow developers to pay a fee in lieu of providing affordable units, except for projects with 10 units or less, or for fractional units of less than .5. Measure R would amend the current inclusionary housing policy to authorize the City Council to amend the current policy to provide alternative means of satisfying the inclusionary housing requirement. The measure would allow, but not require, the City Council to establish an in lieu fee program as an alternative means of satisfying the inclusionary housing requirement. If the City Council did establish an in lieu fee program as an alternative means of satisfying the inclusionary housing requirement, the fees collected through this program could only be used for the purpose of providing affordable housing within the City.

How does Measure Y affect the current general plan inclusionary housing policy?

The current general plan inclusionary housing policy requires that development projects with more than 10 units provide at least 10% of the units as affordable housing. The current policy does not allow developers to pay a fee in lieu of providing affordable units, except for projects with 10 units or less, or for fractional units of less than .5. Measure R would amend the current inclusionary housing policy to authorize the City Council to amend the current policy to provide alternative means of satisfying the inclusionary housing requirement. However, this measure would not permit the payment of in lieu fees as an alternative means of compliance with the inclusionary housing requirement.

If either Measure R or Measure Y passes, could the City Council enact height limits, density limits, or inclusionary housing policies that are inconsistent with the measure?

The City Council could propose policies that are inconsistent those enacted by the successful measure for approval by the voters at a future election; however, the Council could not enact policies without voter approval.

What happens if neither measure passes?

If neither measure passes, the height and density limits and the inclusionary housing policy enacted by Measure P will remain effect. However, the City Council would have the authority to amend the general plan to increase heights and densities and to change or eliminate the inclusionary housing policy after December 31, 2020. Before the City Council takes such actions it would be required to prepare and consider environmental analysis of any proposed general plan amendments and would have to provide public hearings before the Planning Commission and the City Council on any proposed changes.