

**CITY OF SAN MATEO  
RESOLUTION NO. \_\_\_\_ (2021)**

**ADOPT INTERIM COMMUNITY BENEFITS PROGRAM**

WHEREAS, property owners and applicants periodically request to enter into development agreements to vest their development entitlements for longer periods of time;

WHEREAS, the Government Code Section 65865 authorizes cities to enter into development agreements with developers, and the City of San Mateo adopted development agreement procedures by resolution (Resolution No. 120, 1990);

WHEREAS, property owners and applicants periodically request to exceed the City's standard height limit in certain areas of the City;

WHEREAS, there are several General Plan Land-Use Element policies that allow for increased height in exchange for community benefit/public improvements in certain areas of the City;

WHEREAS, longer entitlement vesting periods and increases in height limit increase the value of the development. In exchange for their development value increasing, an applicant must provide community benefits/public improvements;

WHEREAS, developments vary in size, scope and geographical location, and therefore the value of a vesting period extension and height increase will vary by project;

WHEREAS, the City Council finds that the monetary value of community benefits should be proportional to the increase in value associated with an extended vesting period or height increase;

WHEREAS, an economic land use expert can estimate the monetary value of the extended vesting period and height increase,

WHEREAS, the City Council finds that an applicant must outreach to the immediate neighborhood as part of the required preliminary planning application process. During that outreach, the developer should seek feedback regarding community benefits;

WHEREAS, a list of potential community benefits is attached to this resolution. The City Council may update this list on a periodic basis;

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

1. An economic land-use consultant should be hired by the City when an applicant requests to enter into a development agreement to extend the vesting period of their development or exceed the height limit. This expert will confirm the appropriate monetary value of the proposed community benefits given the value of the extended vesting period or increased development standards.
2. Onsite and neighborhood-focused benefits should be prioritized during development negotiations. The specific improvements will vary by development, but in all cases, community input should help shape the community benefit package. A list of possible improvement is attached to this resolution.

3. This program shall be in effect for an interim period, until such time that the General Plan Update and related zoning code update is adopted. The General Plan and Zoning Code Update process will include extensive community outreach focused on community benefits, and will include adoption more detailed community benefits program;
4. In accordance with CEQA Guidelines Section 15061 (b)(3), adopting this interim program is not a project covered by CEQA, because the City Council is providing guidance and future development agreements and development projects will be analyzed independently under CEQA

**Resolution Exhibit 1: List of Community Benefits and Public Improvements**

<b>Transportation</b>
Implementation of improvements identified in Traffic Action Plans (TAPs)
Infrastructure – curb, gutter, drainage, green infrastructure, trash capture, roadway, traffic signal upgrades, traffic signal interconnect/communication network improvements nearby the project site (beyond those normally provided via project nexus)
Nearby bike and pedestrian improvements
Nearby pedestrian-scale lighting improvements
Nearby ADA right-of-way improvements
Contribution for last-mile transportation services (i.e. shuttles)
Payment toward traffic improvements above the required Transportation Impact Fee (TIF)
Contribution to public parking fund (currently only available for projects within Central Parking Improvement District area, potential to collect funds to provide help provide public parking near train stations)
<b>Housing</b>
Additional affordable housing units above the inclusionary or density bonus requirement
Acquisition of existing market rate housing units to convert into affordable
Contribution towards City housing funds
Contribution of land for affordable housing
<b>Parks/Open Space</b>
Contribution for park improvements
Contribution for recreation center improvements/construction
Contribution of land for public parks
Provide additional privately owned public open spaces (POPOs) within project (i.e. Linear Park at Bay Meadows I)
<b>Other</b>
Provide day care within project
Monetary contribution to the City