

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

**[A RESOLUTION TO ESTABLISH OBJECTIVE DESIGN STANDARDS FOR SINGLE-FAMILY AND TWO UNIT  
DEVELOPMENT WITHIN SINGLE-FAMILY (R1) ZONED AREAS]**

WHEREAS, on September 16, 2021 the Governor signed Senate Bill 9 ("SB 9) which amended Section 66452.6 of the Government Code and added Sections 65852.21 and 6411.7 to the Government Code; and

WHEREAS, SB 9 allows for streamlined approval for certain two unit residential development and urban lot splits in single-family zoned areas; and

WHEREAS, SB 9 requires cities and counties, including the City of San Mateo, to ministerially approve a parcel map for an urban lot split and/or a housing development containing a maximum of two primary residential units within a single-family residential zone if the proposal meets certain statutory criteria; and

WHEREAS, SB 9 restricts the standards and regulations that local agencies, including the City of San Mateo, may impose on qualifying two-unit and/or urban lot split projects to only objective zoning, subdivision, and design standards that do not conflict with the statute and where those standards must not physically preclude a unit size of at least 800 square feet; and

WHEREAS, the City of San Mateo has adopted Chapter 27.21 "Two-Unit Development Overlay District" of the San Mateo Municipal Code to implement the provisions of SB 9; and

WHEREAS, the City's Single-Family Dwelling Design Guidelines and Duplex Design Guidelines contain limited objective design standards; and

WHEREAS, to implement Chapter 27.21 of the San Mateo Municipal code it is necessary to specify objective design criteria applicable to new single-family homes and two-unit development; and

WHEREAS, the proposed interim objective design standards attached hereto as Exhibit A set forth objective standards and requirements for the design of single-family and two-unit development projects.

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

1. Objective design standards referenced in Chapter 27.21 shall include the standards attached hereto as Exhibit A.
2. Applications to construct new single-family dwellings or two-unit development not subject to the ministerial approval pursuant to Chapter 27.21 shall continue to be subject to the Single-Family Dwelling Design Guidelines or Duplex Design Guidelines.
3. Applications to construct new dwelling units subject to ministerial approval pursuant to Chapter 27.21 shall comply with the attached Interim Objective Design Standards.

4. Nothing in this Resolution or its exhibits is intended to preclude the application of building codes, state and local regulations with respect to accessory dwelling units and junior accessory dwelling units, or other laws applicable to housing development projects of one to four units.
5. In the event any section clause or provision of this resolution or its exhibits shall be determined invalid or unconstitutional, such section, clause, or provision shall be deemed severable and all other sections or portions hereof shall remain in full force and effect.

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

1. New primary dwelling units subject to ministerial approval within the single-family (R1) residential zones of the City shall be subject to the Interim Objective Design Standards for single-family and two-unit development contained in Exhibit A.
2. This Resolution will take effect upon adoption.
3. In accordance with Public Resources Code Section 21065, adoption of these objective design standards is not a "project" subject to CEQA, and even if it were a project would be subject to the "common sense exemption," because adoption of objective design standards will not result in a direct or indirect impact on the physical environment. (Public Resources Code Section 21065; CEQA Guidelines Section 15061(b)(3)). Proposals for single-family and two-unit development will be considered as part of individual projects and will be evaluated pursuant CEQA at the time of application submittal.

## **EXHIBIT A**

### **Interim Objective Building and Design Standards Single-Family and Two-Unit SB 9 Developments**

**Purpose.** The purpose of this document is to establish interim objective building and design standards for ministerial single-family and two-unit SB 9 development planning applications. These standards are intended to provide for high-quality building designs that fit contextually and respect the scale and design of existing single-family neighborhoods and district where new residential development is proposed.

**Applicability.** The interim standards set forth herein shall be applicable to all ministerial single-family and two-unit SB 9 development projects and shall apply in addition to the development standards in Chapter 27.21. In the event of a conflict between these standards and the standards of Chapter 27.21, the more restrictive standards shall apply except that no standard shall preclude the development of at least two dwelling units that are at least 800 square feet each as permitted by Sections 65852.21 and 66411.7, of the California Government Code, as amended.

**Definitions.** The following definitions shall apply. Terms not defined herein shall defer to the definitions contained in Chapters 26 and 27 of the San Mateo Municipal Code. Where definitions conflict, the definitions below shall prevail.

- (a) "Architectural Features" shall include but are not limited to bay windows, box windows, projections of at least 18 inches, balconies, balconettes, insets of at least 18 inches, and dormers.
- (b) "Attic" means a non-habitable space within the roof of a building as defined by the California Building Code.
- (c) "Dormer" means a roofed projecting window structure, set upright in a sloping roof, that projects vertically beyond the plane of the pitched roof. The face of a dormer shall be setback at least 1 foot from the wall below, with a roof pitch no less than half the main roof and a ridge below the main roof ridge.
- (d) "Utilities and Mechanical Equipment" means, but is not limited to, air conditioners; heaters; utility meters; cable and similar telecommunications equipment; backflow preventions; irrigation control valves; electrical transformers; pull boxes; all ducting for air conditioning, heating, and blower systems; fire protection equipment; and all roof-mounted equipment.

**Objective Building and Design Standards.** All development shall conform with the following:

(a) **Architectural Style**

- (1) Attached units shall be of the same architectural style including:
  - (A) Roof form
  - (B) Windows
  - (C) Entrances
  - (D) Massing/scale/proportions
  - (E) Colors/Materials
  - (F) Architectural detailing/fenestration.

(b) **Massing and Scale**

- (1) Structures shall provide a plane offset of a minimum of two feet per each 30 feet of horizontal length along the primary frontage and a street side yard.

- (2) Structures shall provide a minimum 2-foot stepback for second story elements on side elevations and on a rear elevation when it is within 15 feet of the rear lot line.

(c) Entries and Entry Ways

- (1) Individual entries shall be provided to each dwelling unit.
- (2) All primary entries to a dwelling unit shall incorporate at least one of the following elements at front entrances:
  - (A) Front porches
  - (B) Stoops
  - (C) Recessed entry with a depth of at least 3 feet
- (3) At least one principal entryway shall face the primary street frontage, primary right-of-way, or access corridor.
- (4) When an exterior staircase is proposed for an upper-level primary dwelling unit, it shall have a setback of at least 5 feet from nearest lot line and shall have a landing limited to the minimum area required to allow ingress and egress as specified by the California Building Code.

(d) Windows

- (1) Window type, style, recess depth, and mullions shall be consistent across elevations.
- (2) Location and Privacy
  - (A) Second story windows and balconies shall be offset from the window locations and balconies of neighboring residences to maximize privacy.
  - (B) When located within 5 feet of a lot line of an abutting residential lot, second story windows up to 5 feet from the finished floor shall provide and maintain obscured glazing.

(e) Materials and Colors

- (1) A building shall carry the same theme on all elevations. A theme includes primary (non-accent) material(s) and color(s).
- (2) The following materials are prohibited on building exteriors:
  - (A) Exterior Foam Molding
  - (B) Corrugated Metal
  - (C) Vinyl Siding
  - (D) Plywood
  - (E) Exterior Insulation Finishing System (EIFS)
  - (F) Any material with a light reflection value of <45.

- (f) Lightwells. Lightwells shall not be located along the primary front façade of a structure. All light wells shall be screened from public view

- (g) Lighting. All exterior lighting shall be downward directed (excluding landscaping uplighting), have a shielded light source, and be designed so that light is not directed-off site.

(h) Utilities and Mechanical Equipment

Ground-mounted utilities, mechanical equipment, generators, and AC units that directly serve the development shall be screened from view from adjacent properties and the public right-of-way by either an enclosure designed as part of the building and/or fencing.