



CITY OF SAN MATEO

City Hall
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Agenda Report

Agenda Number: 27

Section Name: {{section.name}}

File ID: {{item.tracking_number}}

TO: City Council

FROM: Drew Corbett, City Manager

PREPARED BY: City Manager

MEETING DATE: July 15, 2019

SUBJECT:

Commitment to Retain Existing Measure P Building Intensity, Density, and Height

RECOMMENDATION:

Adopt a Resolution to affirm City Council's commitment to retaining existing Measure P provisions in the adopted 2030 General Plan until the 2040 General Plan Update process is completed.

BACKGROUND:

The City is currently working on a comprehensive update to its General Plan. When the update process began in 2018, staff intended to have the 2040 General Plan Update largely completed by 2020, which corresponds with the expiration of Measure P. Measure P is the voter-approved initiative passed originally in 1991 (as Measure H) that limits building heights, densities, and floor area, in addition to establishing minimum inclusionary housing requirements in San Mateo. The 2040 General Plan is intended to provide the opportunity for the community to plan for growth and evaluate height, density, and floor area in comparison to those measures established under Measure P.

When the General Plan Update process got underway in late 2018, it became evident that the aggressive project timeline was not going to work. A deficient vision statement, a process that felt overly rushed, and no flexibility in the schedule to gather additional input from the community were among the reasons cited when staff returned to Council in January 2019 to request approval to rework the project schedule, scope, and budget.

On April 1, 2019, staff returned to Council to amend the contract with PlaceWorks Inc. to increase the scope of the consultant services provided for the General Plan Update and to extend the term of the contract to the end of 2023. With the extension of the project timeline to well beyond the expiration of Measure P, concerns might arise about what happens in between when Measure P expires and when the 2040 General Plan Update is completed. It is important to note that once Measure P expires, the height, density, and floor area limitations do not automatically expire. These restrictions were adopted as a part of the 2030 General Plan and would require Council to approve a General Plan Amendment to change them. By adopting a Resolution to retain existing Measure P provisions as adopted in the 2030 General Plan, Council is affirming its commitment to continuing forward with a robust community-oriented General Plan Update process and utilizing the results of that process to establish any changes to the General Plan.

BUDGET IMPACT:

There is no fiscal impact to taking this action.

ENVIRONMENTAL DETERMINATION:

The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines

Section 15061(b)(3).) There is no possibility that the adoption of this resolution may have a significant effect on the environment, because the resolution merely expresses the council's commitment to maintain existing general plan provisions in effect until the completion of the general plan update process. The environmental effects of any subsequent general plan amendment will be the subject of the appropriate environmental analysis at the time the amendment is presented for approval.

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 - Resolution

STAFF CONTACT

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