

## **4.13 POPULATION AND HOUSING**

This chapter describes the regulatory framework and existing conditions of the City of San Mateo Environmental Impact Report (EIR) Study Area and evaluates the potential population and housing impacts from adopting and implementing the proposed General Plan 2040 and proposed Climate Action Plan (CAP) update, and from future development and activities that could occur under the proposed project. A summary of the relevant regulatory framework and existing conditions is followed by a discussion of potential impacts and cumulative impacts related to implementation of the proposed project.

### **4.13.1 ENVIRONMENTAL SETTING**

#### **4.13.1.1 REGULATORY FRAMEWORK**

##### **State Regulations**

###### *California Housing Element Law*

California Housing Element Law<sup>1</sup> includes provisions related to the requirements for housing elements of local government General Plans. Among these requirements, some of the necessary parts include an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. Additionally, in order to assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goals, this section of the Government Code calls for local jurisdictions to plan for and allow the construction of a share of the region's projected housing needs, known as the Regional Housing Needs Allocation (RHNA). The City of San Mateo needs to accommodate 7,015 residences in total. The City's 2023-2031 Housing Element was adopted on January 24, 2023.

###### *Housing Opportunity and More Efficiency Act*

The Housing Opportunity and More Efficiency (HOME) Act (Senate Bill [SB] 9) was signed in September 2021 and went into effect in January 2022. The HOME Act streamlines the process for a homeowner to create a duplex or subdivide an existing lot, with the effect of legalizing fourplexes in areas that previously only allowed one home.<sup>2</sup> To be eligible for the streamlining process under the HOME Act, a parcel must meet a specific list of qualifications that protects historic districts, preserves the environmental quality and visual characteristics of communities, and prevents tenants from being displaced. Homeowners would still be required to comply with local zoning requirements, such as, but not limited to, height, floor area ratios, and lot coverage, when developing a duplex as long as they do not physically preclude a duplex.

<sup>1</sup> Government Code Section 65580 through 65589.8.

<sup>2</sup> California Senate, SB 9 (Atkins): The California H.O.M.E. Act, <https://focus.senate.ca.gov/sb9>, accessed May 25, 2023.

## POPULATION AND HOUSING

### *The Housing Crisis Act*

Senate Bill 330 (SB 330), or the Housing Crisis Act of 2019, aims to address California’s housing shortage by expediting the approval process for housing development of all types, particularly in regions suffering the worst housing shortages and highest rates of displacements. To address the crisis, this bill prohibits some local discretionary land use controls currently in place and generally requires cities to approve all housing developments that comply with current zoning codes and general plans. SB 330 requires that a housing development project only be subject to the ordinances, policies, and standards adopted and in effect when a preliminary application is submitted, notwithstanding the provisions of the HAA or any other law, subject to certain exceptions.

### *State Density Bonus Law*

The State Density Bonus Law (California Government Code Sections 65915-65918) encourages the development of affordable and senior housing, including up to a 50 percent increase in project densities for most projects, depending on the amount of affordable housing provided. Cities and counties are required to grant a density bonus and other incentives or concessions to housing projects which contain one of the following:

- At least 5 percent of the housing units are restricted to very low income residents.
- At least 10 percent of the housing units are restricted to lower income residents.
- At least 10 percent of the housing units in a for-sale common interest development are restricted to moderate income residents.
- 100 percent of the housing units (other than manager’s units) are restricted to very low, lower and moderate income residents (with a maximum of 20 percent moderate).
- At least 10 percent of the housing units are for transitional foster youth, disabled veterans or homeless persons, with rents restricted at the very low income level.
- At least 20 percent of the housing units are for low income college students in housing dedicated for full-time students at accredited colleges.
- The project donates at least one acre of land to the city or county for very low income units, and the land has the appropriate general plan designation, zoning, permits and approvals, and access to public facilities needed for such housing.
- The project is a senior citizen housing development (no affordable units required).
- The project is a mobile home park age-restricted to senior citizens (no affordable units required).

The City of San Mateo has adopted the State Density Bonus law by reference in Section 27.15.010, *Density Bonus and Other*, in its Municipal Code.

### *Assembly Bill 1397*

California’s AB 1397 amended Sections 65580, 65583, and 65583.2 of the Government Code, relating to housing by revising what could be included in a local government’s inventory of land suitable for

## POPULATION AND HOUSING

residential development. AB 1397 changed the definition of land suitable for residential development to increase the number of multifamily sites. Identified sites must be “available” and “suitable” for residential development and have a “realistic and demonstrated potential” for redevelopment during the planning period. In addition, AB 1397 requires housing element inventory sites to be 0.5 acre to 10 acres, have sufficient infrastructure, or be included in a program to provide such infrastructure, to support and be accessible for housing development. The local government must specify the realistic unit count for each site and whether it can accommodate housing at various income levels.

### *Senate Bill 166*

SB 166 (2017) requires a local government to ensure that its housing element inventory can accommodate its share of the regional housing need throughout the planning period. It prohibits them from reducing, requiring, or permitting the reduction of the residential density to a lower residential density than what was used by the California Department of Housing and Community Development for certification of the housing element, unless the city or county makes written findings supported by substantial evidence that the reduction is consistent with the adopted general plan, including the housing element. In such cases, any remaining sites identified in the housing element update must be adequate to accommodate the jurisdiction’s share of the regional housing need. A local government may reduce the residential density for a parcel only if it identifies sufficient sites remaining within the housing element as replacement sites, so that there is no net loss of residential unit capacity.

## Regional Regulations

*Plan Bay Area* is the regional transportation plan/sustainable community strategy, as mandated by the Sustainable Communities and Climate Protection Act (Senate Bill 375). *Plan Bay Area* lays out a development scenario for the nine-county Bay Area region that works to align transportation and land use planning in order to reduce vehicle miles traveled through modified land use patterns. The current *Plan Bay Area* projects growth and development patterns through 2050 and was recently adopted in October 2021.<sup>3</sup>

*Plan Bay Area* is prepared and regularly updated by the Metropolitan Transportation Commission (MTC) in partnership with the Association of Bay Area Governments (ABAG), Bay Area Air Quality District (BAAQMD), and the Bay Conservation and Development Commission (BCDC). Each of the agencies has a different role in regional governance. ABAG primarily does regional land use planning, housing, environmental quality, and economic development; MTC is tasked with regional transportation planning, coordinating, and financing; BAAQMD is responsible for regional air pollution regulation; and BCDC’s focus is to preserve, enhance, and ensure responsible use of the San Francisco Bay.

As described in Chapter 4, *Environmental Analysis*, and Chapter 4.10, *Land Use and Planning*, of this Draft EIR, *Plan Bay Area* designates Priority Development Areas (PDAs) and Transit Priority Areas (TPAs) throughout the region. PDAs are areas along transportation corridors which are served by public transit

---

<sup>3</sup> Metropolitan Transportation Commission and Association of Bay Area Governments, October 2021, *Plan Bay Area 2050*, [https://www.planbayarea.org/sites/default/files/documents/Plan\\_Bay\\_Area\\_2050\\_October\\_2021.pdf](https://www.planbayarea.org/sites/default/files/documents/Plan_Bay_Area_2050_October_2021.pdf), accessed August 9, 2022.

## POPULATION AND HOUSING

that allow opportunities for development of transit-oriented, infill development within existing communities that are expected to host the majority of future development. TPAs are similar in that they are formed within one-half mile around a major transit stop such as a transit center or rail line. As shown on Figure 4-1, *Priority Development Areas and Transit Priority Areas*, in Chapter 4, the EIR Study Area has four PDAs. The PDAs include the Grand Boulevard Initiative, Downtown, Rail Corridor, and El Camino Real PDAs.

*Plan Bay Area 2050* distributes future growth across the San Francisco Bay Area region in order to meet its GHG emissions reduction, housing, and other performance targets, but it is not intended to override local land use control. Cities and counties, not MTC/ABAG, are ultimately responsible for the manner in which their local communities continue to be built out in the future. For this reason, cities and counties are not required to revise their land use policies and regulations, including general plans, to be consistent with the regional transportation plan or an alternative planning strategy. Rather than increase regional land use control, *Plan Bay Area 2050* facilitates implementation by expanding incentives and opportunities available to local jurisdictions to support growth in PDAs. In addition to funding transportation and planning projects in PDAs, *Plan Bay Area 2050* sets the stage for cities and counties to increase the efficiency of the development process, if they choose, for projects consistent with *Plan Bay Area* and other state legislation.<sup>4</sup>

### Local Regulations

#### *San Mateo General Plan 2030*

The City of San Mateo General Plan 2030 goals, policies, and actions that are relevant to population and housing are primarily in the Housing Element. As part of the proposed project, some existing General Plan goals, policies, and actions would be amended, substantially changed, or new policies would be added. Applicable goals, policies, and actions are identified and assessed for their effectiveness and potential to result in an adverse physical impact later in this chapter under Section 4.13.3, *Impact Discussion*.

#### *City of San Mateo Municipal Code*

The San Mateo Municipal Code (SMMC) includes various directives pertaining to population and housing. The SMMC is organized by title, chapter, and section, and in some cases, articles. Most provisions related to population and housing impacts are included in Title 27, *Zoning*.

- Chapter 27.16, *Residence Districts*, serves to protect and provide a variety of housing opportunities. It also promotes residential development that is compatible with environmental constraints and neighborhood characteristics.
- Chapter 27.29, *Residential Overlay District – Mixed Use*, encourages residential development as part of mixed-use development; doing this meets housing needs and supports local business.

---

<sup>4</sup> Association of Bay Area Governments and Metropolitan Transportation Commission, 2022, Frequently Asked Questions: Does *Plan Bay Area* override local land use control?, <https://www.planbayarea.org/2040-plan/quick-facts/faq-page#n4851>, accessed August 31, 2022.

**POPULATION AND HOUSING**

- Chapter 27.30, *C1 Districts – Neighborhood Commercial*, maintains neighborhood shopping areas and keeps them in compliance with the surrounding neighborhood.
- Chapter 27.32, *C2 Districts –Regional/Community Commercial*, creates and maintains major commercial centers and encompasses a broad range of office, retail, and personal services.
- Chapter 27.34, *C3 Districts – Regional/Community Commercial*, builds from Chapter 27.32 and allows a more diverse range of uses.
- Chapter 27.38, *CBD Districts – Central Business District*, encourages existing downtown structures to be re-used and not torn down. It also advocates that the ground floor be dedicated to pedestrian use while the upper floors be used as either residences or office space. Higher-intensity uses (including increased housing densities) are encouraged in these areas than in other areas, allowing a concentration of development and activity, similar to a major business center.

**4.13.1.2 EXISTING CONDITIONS**

This section describes the existing population and housing conditions in the City of San Mateo, as well as San Mateo County as a whole, to provide context for the analysis of the proposed project in this EIR. This section uses 2019 data because 2019 is the baseline year for purposes of most analyses in this EIR, as explained in Chapter 4.0, *Environmental Analysis*.

**Population**

The City of San Mateo has the largest population in San Mateo County. The city’s population grew from 92,207 in 2010 to 108,020 in 2019. As shown in Table 4.13-1, *Total Population, 2010 to 2019*, the population growth was approximately 17 percent; higher than the level of population growth in San Mateo County as a whole, which was only 6 percent during the same period.

**TABLE 4.13-1 TOTAL POPULATION, 2010 TO 2019**

	2010	2015	2019	Total Change	Total Percent Change
San Mateo EIR Study Area	92,207 <sup>a</sup>	101,884 <sup>a</sup>	108,020	15,813	17%
San Mateo County	726,732	761,621	771,160	44,428	6%

Note:

a. 2010 and 2015 numbers do not include San Mateo’s SOI.

Source: State of California, Department of Finance, May 2021, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2020*, <https://dof.ca.gov/forecasting/demographics/estimates/estimates-e5-2010-2020/>, accessed August 2, 2022; State of California, Department of Finance, May 2022, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2021-2022*, <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2022/>, accessed August 2, 2022.

**Housing**

Between 2010 and 2019, San Mateo has experienced steady housing growth. As shown in Table 4.13-2, *Housing Units, 2010 to 2019*, the city’s number of housing units grew by approximately 9 percent; this growth was higher than the level of housing growth in San Mateo County as a whole, which was 3 percent during the same period. As of 2019, the average household size in the City of San Mateo is 2.6

## POPULATION AND HOUSING

persons per household while San Mateo County’s average person per household is 2.9 persons per household.

**TABLE 4.13-2 HOUSING UNITS, 2010 TO 2019**

	2010	2015	2019	Total Change	Total Percent Change
San Mateo EIR Study Area	40,014 <sup>a</sup>	40,387 <sup>a</sup>	43,770	3,756	9%
San Mateo County	271,031	274,612	279,248	8,217	3%

Note:

a. 2010 and 2015 numbers do not include San Mateo’s SOI.

Source: State of California, Department of Finance, May 2021, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2020*, <https://dof.ca.gov/forecasting/demographics/estimates/estimates-e5-2010-2020/>, accessed August 2, 2022; State of California, Department of Finance, May 2022, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2021-2022*, <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2022/>, accessed August 2, 2022.

### 4.13.1.3 REGIONAL GROWTH PROJECTIONS

*Plan Bay Area 2050* includes growth projections to 2050 for counties within the region. *Plan Bay Area 2050* projections anticipate the number of housing units in San Mateo County to increase by 48 percent, with jobs projected to increase by 29 percent.<sup>5</sup> However, *Plan Bay Area 2050* only provides projections at the county and sub-county level and not at the city level. Therefore, growth projections from *Plan Bay Area 2040*, which includes city-level projections, are utilized in this discussion. Growth forecasts for the City of San Mateo and San Mateo County are shown below in Table 4.13-3, *Regional Growth Projections, 2019-2040*.

**TABLE 4.13-3 REGIONAL GROWTH PROJECTIONS, 2019 TO 2040**

	2019	2040	Total Change	Total Percent Change
<b>San Mateo</b>				
Population	108,020 <sup>a</sup>	133,005	24,985	23%
Housing Units	43,770 <sup>a</sup>	51,400	7,630	17%
Jobs	62,440 <sup>a</sup>	68,010	5,570	9%
<b>San Mateo County</b>				
Population	726,732	916,590	189,858	26%
Housing Units	271,031	323,755	52,724	19%
Jobs	447,600	472,045	24,445	5%

Note:

a. 2019 numbers for San Mateo are the baseline data developed for this EIR, as discussed in Chapter 3.0, *Project Description*.

Source for 2040 numbers: Association of Bay Area Governments and Metropolitan Transportation Commission, updated May 1, 2019, *Projections 2040 by Jurisdiction*, <https://data.bayareametro.gov/Demography/Projections-2040-by-Jurisdiction/grqz-amra>, accessed February 16, 2023.

<sup>5</sup> Association of Bay Area Governments and the Metropolitan Transportation Commission, updated January 2021, *Plan Bay Area 2050, The Final Blueprint: Growth Pattern*, [https://www.planbayarea.org/sites/default/files/FinalBlueprintRelease\\_December2020\\_GrowthPattern\\_Jan2021Update.pdf](https://www.planbayarea.org/sites/default/files/FinalBlueprintRelease_December2020_GrowthPattern_Jan2021Update.pdf), accessed August 2, 2022.

**POPULATION AND HOUSING**

**Priority Development Areas**

As described in Chapter 3, *Project Description*, of this Draft EIR, most of the growth projected to occur under the proposed General Plan 2040 would occur within the ten General Plan Land Use Study Areas. The General Plan Land Use Study Areas were selected by the community and had the following characteristics: are near transit; contain aging shopping centers; or are areas where people have expressed interest in considering redevelopment of the property. As discussed in Chapter 4, *Environmental Analysis*, and shown on Figure 4-1, *Priority Development Areas and Transit Priority Areas*, of this Draft EIR, the EIR Study Area has four PDAs, which fall within the General Plan Land Use Study Areas. These PDAs are the Grand Boulevard Initiative PDA, Downtown PDA, Rail Corridor PDA, and El Camino Real PDA. Because *Plan Bay Area 2050* anticipates the majority of growth in the Bay Area will occur in PDAs, all of these PDA areas are anticipated to experience growth through the proposed project’s 2040 horizon year.

**Regional Housing Needs Allocation**

As the San Francisco Bay Area’s regional agency, MTC/ABAG calculates the RHNA for jurisdictions in San Mateo County, including San Mateo. Table 4.13-4, *San Mateo Regional Housing Needs Allocation*, shows the RHNA for the current planning period, which is the number of housing units the City of San Mateo would need to accommodate by 2031. As shown in Table 4.13-4, the housing unit allocations are categorized by household size and income. The household income categories are as follows:

- Very Low Income: Households making less than 50 percent of the area median income.
- Low Income: Households making between 50 and 80 percent of the area median income.
- Moderate Income: Households making between 80 and 120 percent of the area median income.
- Above Moderate Income: Households making more than 120 percent the area median income.

Household median income is calculated based on household size. In 2019, the median income in San Mateo County for a single-person household was \$95,750. The median income in San Mateo County for a family of three in 2019 was \$123,100, and \$158,700 for a family of six.<sup>6</sup>

**TABLE 4.13-4 SAN MATEO REGIONAL HOUSING NEEDS ALLOCATION**

RHNA Planning Period	Dwelling Units by Income Category				Total
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	
2023 to 2031	1,177	1,023	1,175	3,040	7,015

Source: City of San Mateo, January 2023, *Housing Element of the General Plan 2023-2031*, <https://www.cityofsanmateo.org/DocumentCenter/View/90119/2023--2031-San-Mateo-Housing-Element?bidId=>, accessed February 16, 2023.

<sup>6</sup> California Department of Housing and Community Development, May 6, 2019, State Income Limits for 2019, <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2019.pdf>, accessed February 16, 2023.

## POPULATION AND HOUSING

### 4.13.2 STANDARDS OF SIGNIFICANCE

The proposed project would result in a significant population and housing impacts if it would:

1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.
3. In combination with past, present, and reasonably foreseeable projects, result in cumulative population and housing impacts in the area.

### 4.13.3 IMPACT DISCUSSION

---

<b>POP-1</b>	<b>The proposed project would not induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).</b>
--------------	--

---

As described in Chapter 3, *Project Description*, of this Draft EIR, the proposed General Plan 2040 is a high-level policy document that will replace the existing General Plan 2030 as the City's overarching policy document that defines a vision for future change and sets the "ground rules" for planned growth. The proposed project considers growth over an approximately 20-year period but does not include specific development proposals. The proposed General Plan is the policy document that projects the amount of reasonably foreseeable growth given past growth trends and the ability of existing services and infrastructure to support future growth. The proposed CAP update carries forward the strategies in the City's existing CAP and updates inventory and forecast numbers for consistency with the General Plan and new State targets; it does not set forth any land use regulations that would create direct or indirect growth.

The buildout projections evaluated in this EIR include growth associated with current development projects, development of the sites in the City's 2023-2031 Housing Element Sites Inventory, and development of accessory dwelling units and units under SB 9 as allowed under State housing law. Potential future development in the city is projected to occur primarily in the ten General Plan Land Use Study Areas, which include areas where current buildings are aging, vacant, or not maintained and areas where property owners have expressed interest in considering redevelopment of the property. In addition, these areas contain PDAs, which are expected by ABAG to be where future growth will be concentrated. Given that future growth would occur in areas currently served by public services and infrastructure, implementation of the proposed project would require less extension and improvement of infrastructure than if development were to occur on "greenfield" sites. Therefore, the proposed project would not induce substantial, unplanned population growth directly or indirectly in any particular location but instead includes policy guidance for expected incremental planned growth through 2040.



## POPULATION AND HOUSING

The EIR Study Area has a population of approximately 108,020 with 43,770 housing units as of 2019. As shown in Table 3-1, *Proposed General Plan 2040 Buildout Projections in the EIR Study Area*, in Chapter 3, *Project Description*, of this Draft EIR, the proposed General Plan estimates an overall increase of 21,410 housing units and 52,020 residents in the EIR Study Area by 2040. This equates to a 49 percent increase in housing units and a 48 percent increase in total population over the 20-year horizon of the proposed General Plan. However, approximately 29 percent of the added 21,410 housing units anticipated by 2040 are units already accounted for in the City's development pipeline, including projects that are under review or approved (see Appendix B, *Projects Included in Buildout Projections*, of this Draft EIR). Approximately 33 percent of this residential growth would come from the City's 2023-2031 RHNA allocation of 7,015 units, which is housing growth required by the California Housing Law and not by the City.

As shown in Table 4.13-3, regional projections for San Mateo anticipate a 23 percent increase in population, 17 percent increase in housing units, and 9 percent increase in jobs. Development potential under the proposed General Plan 2040 would result in a 48 percent increase in total population, 49 percent increase in housing units, and 27 percent increase in jobs. Therefore, implementation of the proposed General Plan would exceed current regional projections for population by 25 percent, housing by 32 percent, and jobs by 18 percent based on these factors alone. However, it is important to note that regional projections used were from *Plan Bay Area 2040* and not the updated *Plan Bay Area 2050*, which does not provide growth projections at the city level to enable comparison to local plans. Housing and job growth as a result of implementation of the proposed General Plan would be within *Plan Bay Area 2050* projections of a 48 percent increase of housing units and 29 percent increase of jobs for San Mateo County.<sup>7</sup> Therefore, the proposed project would not be expected to induce unplanned population growth as a result of housing or job growth.

The Land Use (LU) Element of the proposed General Plan serves as the blueprint for the development of public and private property in the city and sets the foundation for future growth, change, and preservation. The following General Plan 2040 goals, policies, and action would serve to minimize potential adverse impacts related to growth in the city:

- **Goal LU-1:** Plan carefully for balanced growth that provides ample housing that is affordable at all levels and job opportunities for all community members; maximizes efficient use of infrastructure; limits adverse impacts to the environment; and improves social, economic, environmental, and health equity.
  - **Policy LU 1.2: General Plan 2040 Maximum Development.** The General Plan Update Environmental Impact Report (EIR) assumes the following development projections for the year 2040:
    - 21,410 new dwelling units
    - 4,325,000 square feet of new nonresidential floor area

---

<sup>7</sup> Association of Bay Area Governments and the Metropolitan Transportation Commission, updated January 2021, *Plan Bay Area 2050, The Final Blueprint: Growth Pattern*, [https://www.planbayarea.org/sites/default/files/FinalBlueprintRelease\\_December2020\\_GrowthPattern\\_Jan2021Update.pdf](https://www.planbayarea.org/sites/default/files/FinalBlueprintRelease_December2020_GrowthPattern_Jan2021Update.pdf), accessed August 2, 2022.

## POPULATION AND HOUSING

When approved nonresidential development reaches half of the anticipated development, evaluate the citywide jobs-housing balance.

When approved development within City Limits and unincorporated properties within the Sphere of Influence reaches the maximum number of new residential units and net new nonresidential square feet projected in the General Plan EIR, require that environmental review conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections.

- **Action LU 1.10: Review of New Development.** Track actual growth of both new housing units and net new nonresidential floor area annually and review every two to three years. Use this information to monitor nonresidential floor area and housing units in San Mateo and to adjust this General Plan, infrastructure plans, and circulation plans, as necessary, if actual growth is exceeding projections.
- **Goal LU-11:** Cultivate a diverse, thriving, inclusive, and green economy.
  - **Policy LU 11.1: Economic Development.** Prioritize the retention and expansion of existing businesses and attract new businesses that strengthen and diversify the City's economic base.
  - **Policy LU 11.2: Local Employment.** Encourage a diverse mix of uses that provide opportunities for employment of residents of all skill and education levels.
  - **Policy LU 11.5: Jobs to Housing Balance.** Strive to maintain a reasonable balance between income levels, housing types, and housing costs within the city. In future area-wide planning efforts, rather than with individual projects, recognize the importance of matching housing choice and affordability with job generation in the city, through an emphasis on the jobs-housing balance.

Implementation of the proposed project itself would not introduce a substantial number of unplanned population in the EIR Study Area and is instead the overriding policy document that plans for such growth. As determined in Chapter 4.17, *Utilities and Service Systems*, of this Draft EIR, there are no existing infrastructure deficiencies identified in the EIR Study Area, and no future deficiencies are likely to occur as a result of the proposed project. Further, Chapter 4.12, *Parks and Recreation*, and Chapter 4.14, *Public Services*, of this Draft EIR determines that population growth under the proposed project would not result in a parks, recreation, or public service deficiency. Additionally, all potential future development would be required to provide required site-specific infrastructure improvements and to pay any project-specific impact fees. Therefore, implementation of the proposed project would not induce substantial unplanned population growth and would not necessitate the construction of additional infrastructure, and the impact is *less than significant*.

**Significance without Mitigation:** Less than significant.

## POPULATION AND HOUSING

---

**POP-2                    The proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.**

---

Displacement is typically considered substantial in cases where major development such as a freeway or a large-scale redevelopment would result in the displacement of large amounts of existing housing, such that the construction of replacement housing is necessary.

Buildout under the proposed project is expected to result in an increase of approximately 21,410 housing units in the EIR Study Area over an approximately 20-year horizon. As identified under impact discussion POP-1, approximately 24 percent of the added 21,410 housing units anticipated by 2040 are units already accounted for in the City's development pipeline because they have been approved or are under project review. Potential future development in the city is projected to occur primarily in the ten General Plan Land Use Study Areas, which include areas where current buildings are aging, vacant, or not maintained and areas where property owners have expressed interest in considering redevelopment of the property. Because future development would occur largely through redevelopment activities, it is possible that buildout under the proposed project could displace an unknown number of existing residents or housing.

The Land Use (LU) Element of the proposed General Plan serves as the blueprint for the development of public and private property in the city and sets the foundation for future growth, change, and preservation. In addition to the proposed General Plan goals, policies, and action listed under impact discussion POP-1 that would regulate growth in the city, the following General Plan 2040 goals, policies, and action would serve to minimize potential adverse impacts related to population and housing displacement:

- **Goal LU-1:** Plan carefully for balanced growth that provides ample housing that is affordable at all levels and job opportunities for all community members; maximizes efficient use of infrastructure; limits adverse impacts to the environment; and improves social, economic, environmental, and health equity.
  - **Policy LU 1.1: Equitable Development.** Prioritize development projects that meet social and economic needs of the economically vulnerable populations to address and reverse the underlying socioeconomic factors in the community that contribute to residential and social segregation in the city. Provide a range of housing types, sizes, and affordability levels in all San Mateo neighborhoods.
  - **Policy LU 1.3: Optimize Development Opportunities.** Encourage new development in major commercial and transit-oriented development areas, including the Downtown, Caltrain station areas, and the El Camino Real corridor, to maximize the density and intensity specified in the Land Use Plan and to efficiently use land and infrastructure resources.
  - **Policy LU 1.4: Mixed-Use.** Encourage mixed-use developments to include increased residential components to provide greater proximity between jobs and housing, promote pedestrian activity, and reduce traffic congestion and vehicle miles traveled (VMT).

## POPULATION AND HOUSING

- **Policy LU 1.5: Surplus Land.** Consider redesignating City-owned land not required for public services, facilities, or infrastructure for development of affordable housing.
- **Policy LU 1.6: Legal Nonconforming Developments.** Allow legally established nonconforming uses and buildings to be maintained, have minor expansions where appropriate, and be reconstructed if destroyed by fire or natural disaster. Encourage reconstruction and/or minor expansions to have a design that is visually compatible with surrounding development and complies with the City's development standards.
- **Goal LU-2: Balance well-designed development with thoughtful preservation.**
  - **Policy LU 2.2: Caltrain Stations and El Camino Real Minimum Densities.** Require new residential development within a half mile of a Caltrain station or within one block of the El Camino Real corridor to meet the minimum density established by the applied land use designation and encourage new development to achieve maximum density.
  - **Policy LU 2.3: Community Benefits.** Develop a framework to allow density/intensity bonuses and concessions in exchange for the provision of community benefits, such as additional affordable housing, increased open space, public plazas or recreational facilities, subsidized retail space for small businesses, subsidized community space for nonprofits that provide community support services or childcare facilities, pedestrian and multimodal safety improvements, and/or off-site infrastructure improvements above minimum requirements.
- **Goal LU-3: Provide a wide range of land uses, including housing, parks, open space, recreation, retail, commercial services, office, and industrial to adequately meet the full spectrum of needs in the community.**
  - **Policy LU 3.1: Housing Diversity.** Promote safe, attractive, and walkable residential neighborhoods with diverse types and sizes of homes for individuals, families, and households of all income levels.
  - **Policy LU 3.15: Residential Uses to Support Institutions.** Support the development of housing at quasi-public institutions such as schools, churches, and other facilities of an educational, religious, charitable, or philanthropic nature, consistent with the mission of these organizations. Encourage the development of ancillary residential uses when aligned with the organization's mission or to provide housing for employees.
- **Goal LU-8: Support the equitable health and well-being of all neighborhoods in San Mateo and all members of the San Mateo community by improving conditions in equity priority communities.**
  - **Policy LU 8.5: Community Preservation.** Prevent displacement in equity priority communities by protecting tenants, helping homeowners remain in place, and funding affordable housing.
- **Goal LU-11: Cultivate a diverse, thriving, inclusive, and green economy.**
  - **Policy LU 11.5: Jobs to Housing Balance.** Strive to maintain a reasonable balance between income levels, housing types, and housing costs within the city. In future area-wide planning efforts, rather than with individual projects, recognize the importance of matching housing choice and affordability with job generation in the city, through an emphasis on the jobs-housing balance.

## POPULATION AND HOUSING

- **Goal LU-13:** Maintain Development Review and Building Permit processes that are comprehensive and efficient.
  - **Policy LU 13.1: Development Review Process.** Review development proposals and building permit applications in an efficient and timely manner while maintaining quality standards in accordance with City codes, policies, and regulations, and in compliance with State requirements.

Future development under the proposed project is anticipated to result in a net increase in density and utilization of infill or underutilized sites in existing urban areas, primarily in the ten General Plan Land Use Study Areas. Therefore, displacement of people or housing would be temporary as redevelopment occurs. While the proposed General Plan 2040 does focus on infill development which may occur as redevelopment, the proposed General Plan does not call for any large-scale development that would be considered to result in substantial displacement of existing housing. The scale of temporary removal of housing would be typical for urban development projects. Further, redevelopment in the EIR Study Area would occur largely on sites that are underutilized and/or with older structures that are past their past their useful life, and small levels of displacement that may occur would be addressed through compliance with proposed goals, policies, and actions. Therefore, any potential displacement of persons in the EIR Study Area would not be substantial, and the impact would be *less than significant*.

**Significance without Mitigation:** Less than significant.

---

<b>POP-3</b>	<b>The proposed project would not, in combination with past, present, and reasonably foreseeable projects, result in cumulative population and housing impacts in the area.</b>
--------------	---

---

The context for the cumulative population and housing impacts would be potential future development under the proposed project combined with development on lands adjacent to the city. As described under impact discussions POP-1 and POP-2, implementation of the proposed project would not induce a substantial amount of unplanned population growth or growth for which inadequate planning has occurred, or displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. The proposed and existing General Plan goals, policies, and actions would provide adequate planning to accommodate the proposed new increase in growth in the EIR Study Area. Therefore, the proposed project would not result in a cumulatively considerable impact to population and housing, and cumulative impacts would be *less than significant*.

**Significance without Mitigation:** Less than significant.

## **POPULATION AND HOUSING**

*This page intentionally left blank.*