

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: October 22, 2025

TO: Planning Commission

FROM: Planning Staff

SUBJECT: San Mateo County Housing Element Rezoning Program

PROPOSAL

An informational briefing on the County's Housing Element Rezoning Program, which will rezone 35 parcels constituting roughly 24 acres in the unincorporated Colma, Broadmoor, Harbor Industrial, and Midcoast areas to allow 100% residential development by-right on all identified sites, at densities ranging from 70 to 120 units per acre, with a minimum density of at least 30 units per acre, in order to meet the County's Regional Housing Needs Allocation, as required by State law.

RECOMMENDATION

Receive an informational briefing on the County's Housing Element Rezoning Program.

BACKGROUND

Report Prepared By: Will Gibson

Public Notification: A notice of the hearing was posted in the San Mateo County Times

Location: Unincorporated Colma, Broadmoor, Harbor Industrial, and the urban Midcoast

APN(s): Various

DISCUSSION

On March 25, 2025, the San Mateo County Board of Supervisors adopted the 2023-2031 Housing Element of the County's General Plan, in compliance with the requirements of State law, replacing the prior, 2014-2022 Housing Element. The adopted Housing Element is available [here](#).

The Housing Element. The Housing Element is a required component of the County's General Plan, mandated by State law. The Housing Element must be updated every 8 years, and State law also mandates specific contents of the Housing Element, which include:

1. Identification of existing and projected housing needs for all segments of the community.
2. Goals, policies, quantified objectives, and scheduled programs to address housing needs.
3. Identification of developable or re-developable sites to meet the County's fair share of regional housing needs at all income levels over the next eight years.
4. An assessment of constraints on the development of housing.
5. An evaluation of the existing Housing Element.
6. New in this housing element cycle, a specific assessment of how the County's housing policies, programs and identified sites for development affirmatively further fair housing (AFFH).

The County's Housing Element is specific to the unincorporated County. Each city within the County has its own Housing Element, which covers that incorporated territory.

Regional Housing Needs Allocation. A key requirement of the Housing Element update is a demonstration of the County's ability to meet its Regional Housing Needs Allocation, or "RHNA." For each Housing Element cycle, the California Department of Housing and Community Development (HCD) determines the amount of housing needed for every region in the state, over the eight years covered by the Housing Element. In the case of the Bay Area, this region is the nine-county Bay Area; the Association of Bay Area Governments then allocates this total housing need among all the jurisdictions in the Bay Area, including each city and county. Each jurisdiction's amount is its Regional Housing Need Allocation or RHNA. The total RHNA for each jurisdiction is also divided by income level, showing the amount of housing needed for various income categories.

The County's Housing Element must include a detailed assessment of every potentially developable or redevelopable parcel in the unincorporated County, demonstrating the likelihood of development of each parcel, and the number of units likely to be developed on those parcels. If this analysis does not demonstrate that the County has sufficient developable sites to meet its RHNA, the County must commit to rezoning additional sites to provide additional development potential.

The County's RHNA for the 2023-2031 Housing Element cycle is shown below.

2023-2031 Regional Housing Needs Allocation

Income Category	RHNA
Very Low	811
Low	468
Moderate	433
Above Moderate	1,121
Total	2,833

The development capacity of the County's existing sites, as well as the capacity of projects currently underway and projected development of accessory dwelling units, is shown in comparison to the RHNA, below, with and without development potential from rezoning.

Development Capacity without Rezoning

Income Category	RHNA	Vacant SFR	Vacant MFR	Non-Vacant MFR	Pipeline (RHNA Credits)	ADUs	Total Units	Surplus/ (Deficit)
Very Low	811	-	52	134	271	-	457	(354)
Low	468	-	32	86	178	60	356	(112)
Moderate	433	-	33	87	44	90	254	(179)
Above Moderate	1,121	383	47	135	147	90	802	(319)
Total	2,833	383	164	442	641	240	1,870	(963)

Development Capacity with Rezoning

Income Category	RHNA	Units without Rezoning	Units from Rezoning	Total	Surplus/ (Deficit)
Very Low	811	457	914	914	103
Low	468	356	680	680	212
Moderate	433	254	589	589	156
Above Moderate	1,121	802	1,228	1,228	107
Total	2,833	1870	3,411	3,411	578

As the tables show, the County has insufficient developable sites to meet its RHNA without rezoning. To comply with State law, the County’s Housing Element incorporates Program HE 11.2, which commits the County to rezone 35 parcels constituting roughly 24 acres in the unincorporated Colma, Broadmoor, Harbor Industrial, and Midcoast areas to allow 100% residential development by-right on all identified sites, at maximum densities ranging from 70 to 120 units per acre, with a minimum density of at least 30 units per acre. The specific parcels to be rezoned are shown in Attachments B and C.

HCD has reviewed the County’s Housing Element, and determined that, once the rezoning program is completed in the manner described in the Housing Element, the County will be in full compliance with State law.

REZONING PROGRAM

Implementation of the rezoning program will include zoning map and text amendments to create new zoning districts with appropriate, objectively applicable standards for multifamily housing at the target densities, and General Plan map and text amendments to incorporate the relevant allowed residential uses and densities and ensure consistency between the new zoning and the General Plan, the Colma Specific Plan, and the Local Coastal Plan.

The County has engaged MIG, Inc to undertake the rezoning program. MIG will manage all aspects of analysis, outreach, environmental review, and drafting of zoning regulations and general plan amendments.

REZONING PROGRAM TIMELINE

- Project Kickoff August 2025
- Information Gathering, Data Collection, Analysis Sept. – Dec. 2025
- Outreach, Public Meetings Sept. 2025 – Feb. 2026
- Draft Amendments Oct. 2025 – Feb. 2026
- Environmental Review Sept. 2025 – July 2026
- Final Amendments May/June 2026
- Planning Commission Hearings March 2026 – July 2026

- Board of Supervisors Hearings March 2026 – July 2026
- Coastal Commission Submittal and Certification July 2026 – Dec. 2026

For the parcels located in the County’s Urban Midcoast, changes to zoning and General Plan land use designations constitute a Local Coastal Program amendment that must be reviewed and approved by the California Coastal Commission. The Coastal Commission will be engaged early in the process, but the amendments cannot be formally submitted to the Commission until after Board of Supervisors’ adoption. The Coastal Commission’s timeline is unpredictable.

The proposed zoning and General Plan amendments will be presented to the Planning Commission for recommendation prior to Board of Supervisors and Coastal Commission action.

ATTACHMENTS

- A. Recommendations
- B. Rezoning Sites Map
- C. Rezoning Sites List

County of San Mateo
Planning and Building Department

RECOMMENDATION

Permit or Project File Number: N/A

Hearing Date: October 22, 2025

Prepared By: Will Gibson

For Adoption By: N/A

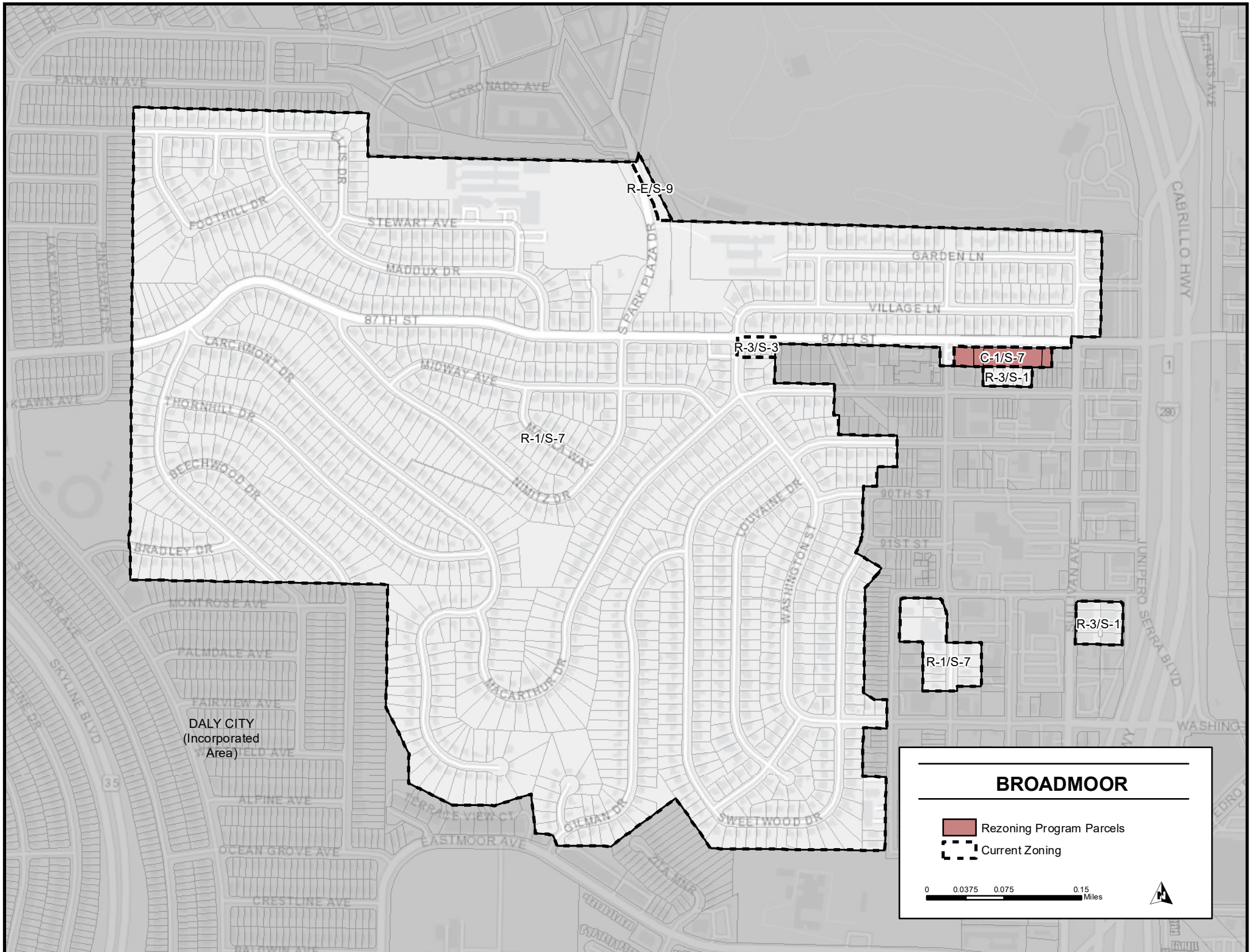
RECOMMENDATION

Receive an informational briefing on the County's Housing Element Rezoning Program.





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



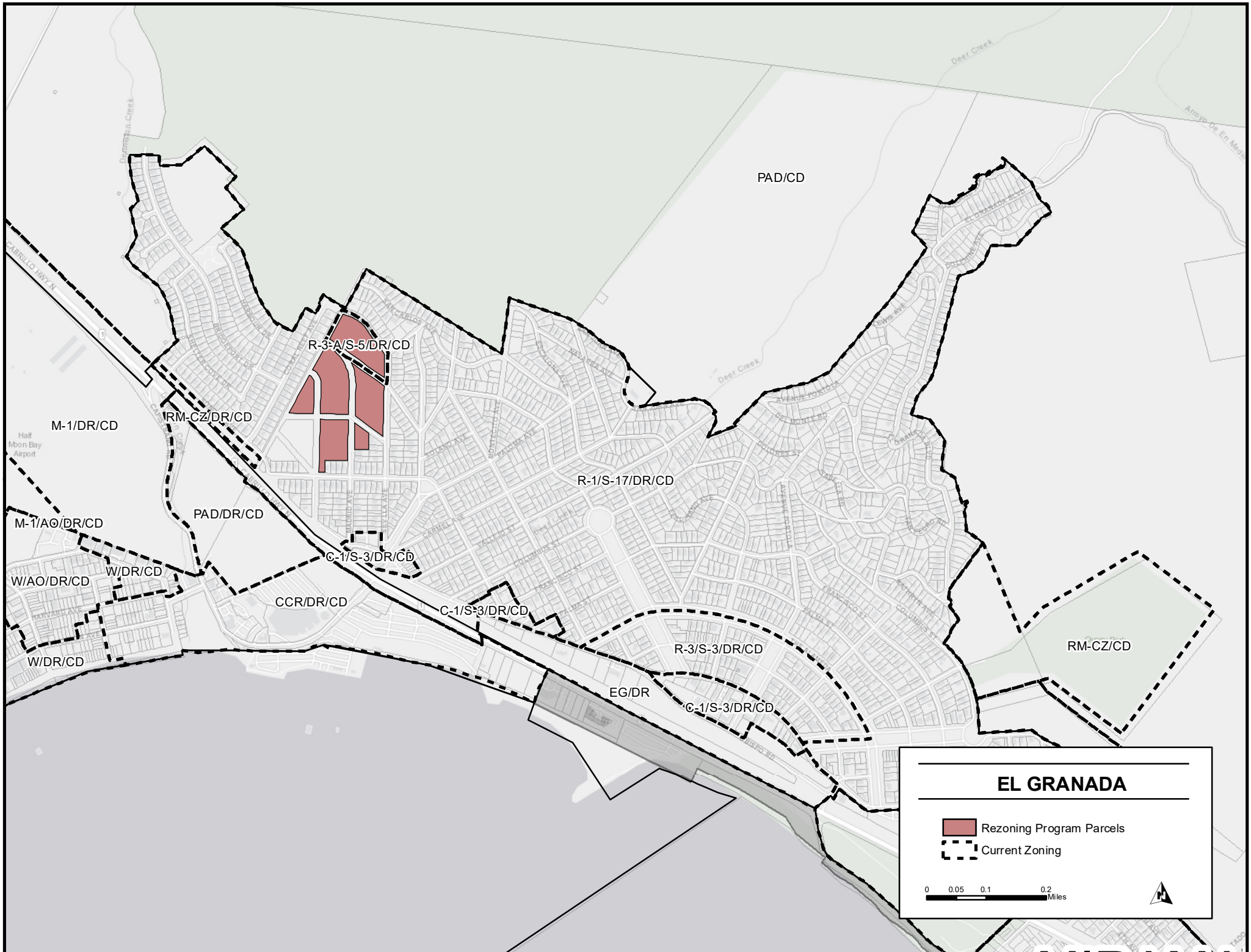
DALY CITY
(Incorporated
Area)

BROADMOOR

-  Rezoning Program Parcels
-  Current Zoning

0 0.0375 0.075 0.15 Miles





M-1/DR/CD

M-1/AO/DR/CD

W/AO/DR/CD

W/DR/CD

RM-CZ/DR/CD

PAD/DR/CD

CCR/DR/CD

R-3-A/S-5/DR/CD

C-1/S-3/DR/CD

C-1/S-3/DR/CD

R-1/S-17/DR/CD

EG/DR

R-3/S-3/DR/CD

C-1/S-3/DR/CD

PAD/CD

RM-CZ/CD

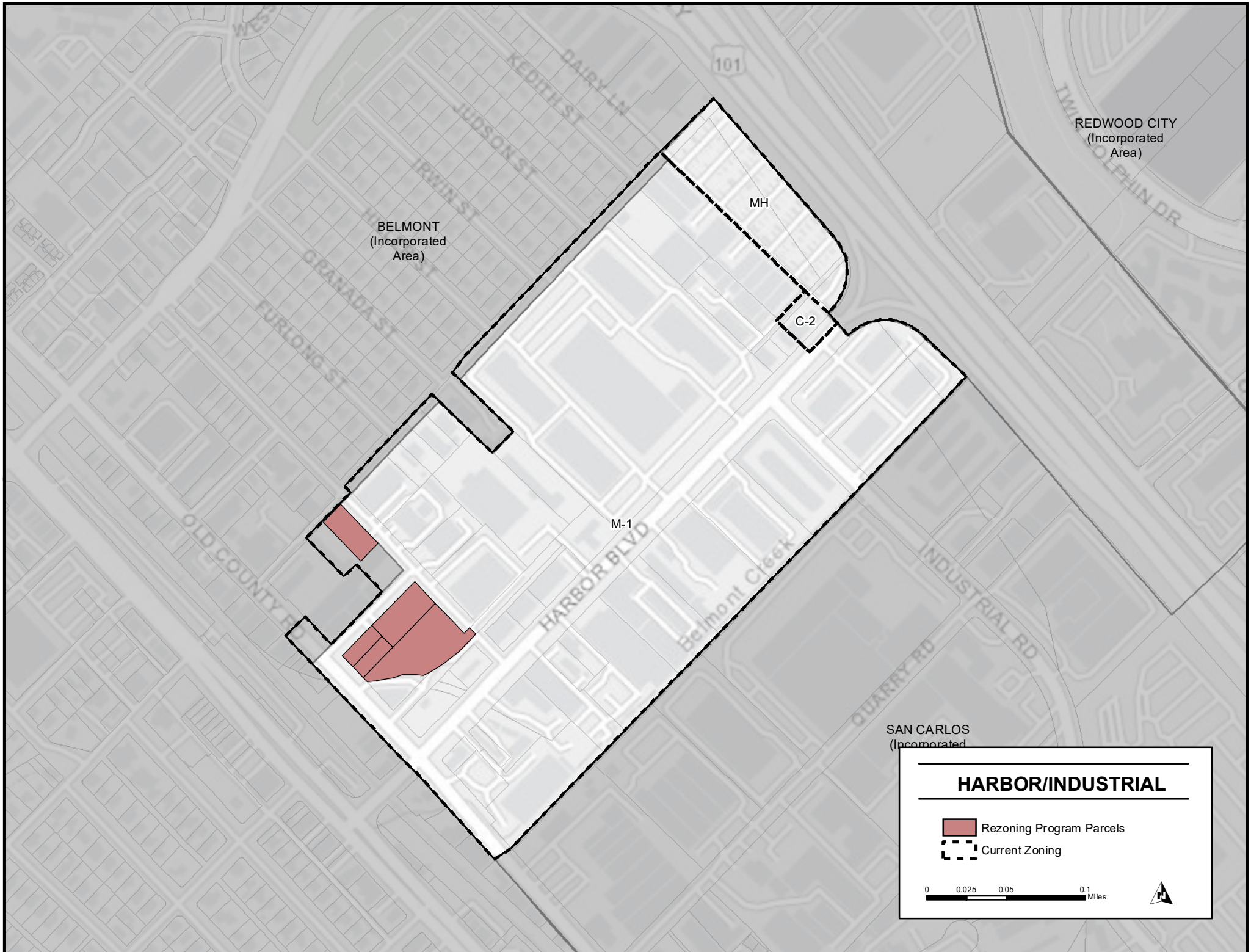
EL GRANADA

Rezoning Program Parcels

Current Zoning

0 0.05 0.1 0.2 Miles





BELMONT
(Incorporated
Area)

REDWOOD CITY
(Incorporated
Area)


MH


C-2

M-1

SAN CARLOS
(Incorporated)

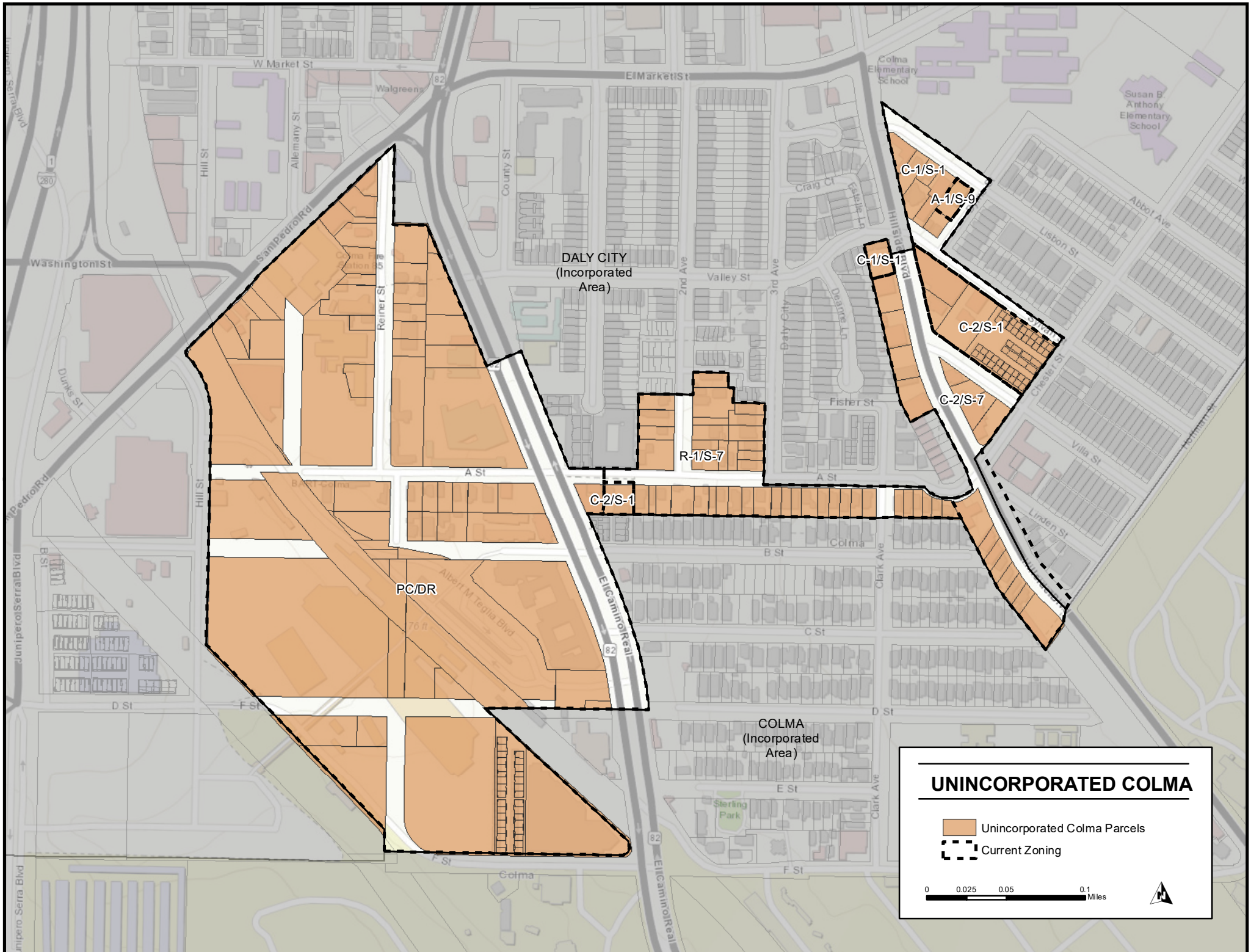
HARBOR/INDUSTRIAL

 Rezoning Program Parcels

 Current Zoning

0 0.025 0.05 0.1 Miles






DALY CITY
(Incorporated
Area)

COLMA
(Incorporated
Area)

UNINCORPORATED COLMA

- Unincorporated Colma Parcels
- Current Zoning

0 0.025 0.05 0.1 Miles





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

Housing Element Rezoning Program Parcels

Address/ Intersection	Assessor's Parcel Number	Community/ Area	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed Zoning	Proposed Maximum Density	Vacant/ Nonvacant	Existing Land Use
1300 Elmer St, Belmont	046-031-010	Harbor Industrial Area	0.34	General Industrial	M-1	Newly Created Zoning	100 - 120	Non-Vacant	Industrial
1306 Elmer St, Belmont	046-032-010	Harbor Industrial Area	0.48	General Industrial	M-1	Newly Created Zoning	100 - 120	Non-Vacant	Industrial
1337 Old County Rd, Belmont	046-032-140	Harbor Industrial Area	0.97	General Industrial	M-1	Newly Created Zoning	100 - 120	Non-Vacant	Industrial
1335 Old County Rd, Belmont	046-032-060	Harbor Industrial Area	0.16	General Industrial	M-1	Newly Created Zoning	100 - 120	Non-Vacant	Industrial
1329 Old County Rd, Belmont	046-032-050	Harbor Industrial Area	0.16	General Industrial	M-1	Newly Created Zoning	100 - 120	Non-Vacant	Industrial
247 87Th St, Colma	006-196-460	Broadmoor	0.70	Airport	C-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
293 87Th St, Colma	006-196-430	Broadmoor	0.22	Airport	C-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
275 87Th St, Colma	006-196-040	Broadmoor	0.12	Airport	C-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
223 87Th St, Daly City	006-196-160	Broadmoor	0.12	Airport	C-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
Alcatraz & Doelger	047-054-100	Urban Midcoast	2.93	Medium High Density	R-3-A/S- 5/DR/CD	Newly Created Zoning	70	Vacant	Vacant
Alcatraz & Presidio	047-052-100	Urban Midcoast	3.18	Institutional	R-1/S- 17/DR/C D	Newly Created Zoning	70	Vacant	Vacant
Sevilla & Madrona	047-053-130	Urban Midcoast	2.60	Institutional	R-1/S- 17/DR/C D	Newly Created Zoning	70	Vacant	Vacant
Madrid & Escondita	047-048-150	Urban Midcoast	2.19	Institutional	R-1/S- 17/DR/C D	Newly Created Zoning	70	Vacant	Vacant
Presidio & Escondita	047-051-040	Urban Midcoast	1.00	Institutional	R-1/S- 17/DR/C D	Newly Created Zoning	70	Vacant	Vacant
Madrid & Escondita	047-049-170	Urban Midcoast	0.55	Institutional	R-1/S- 17/DR/C D	Newly Created Zoning	70	Vacant	Vacant
197 B Street, Colma	008-113-040	Unincorporated Colma	1.20	Transportation	PC/DR	Newly Created Zoning	100-120	Non-Vacant	Transportation Facilities
N/A	008-113-060	Unincorporated Colma	N/A	Transportation	PC/DR	Newly Created Zoning	100-120	Non-Vacant	Industrial Miscellaneous
N/A	008-133-010	Unincorporated Colma	N/A	Transportation	PC/DR	Newly Created Zoning	101 - 120	Non-Vacant	Industrial Miscellaneous
N/A	008-133-020	Unincorporated Colma	N/A	Transportation	PC/DR	Newly Created Zoning	100-120	Non-Vacant	Industrial Miscellaneous
N/A	008-133-030	Unincorporated Colma	N/A	Transportation	PC/DR	Newly Created Zoning	100-120	Non-Vacant	Industrial Miscellaneous
N/A	008-122-050	Unincorporated Colma	N/A	Transportation	PC/DR	Newly Created Zoning	102 - 120	Non-Vacant	Industrial Miscellaneous
N/A	008-122-060	Unincorporated Colma	N/A	Transportation	PC/DR	Newly Created Zoning	100-120	Non-Vacant	Industrial Miscellaneous
299 F Street	008-141-050	Unincorporated Colma	3.09	Transportation	PC/DR	Newly Created Zoning	100-120	Non-Vacant	Residential
7800 El Camino Real	008-122-140	Unincorporated Colma	2.00	High Density Residential	PC/DR	Newly Created Zoning	103 - 120	Non-Vacant	Multifamily Residential
7800 El Camino Real	008-122-160	Unincorporated Colma	0.46	High Density Residential	PC/DR	Newly Created Zoning	100-120	Non-Vacant	Multifamily Residential
322 F Street	117-180-999	Unincorporated Colma	0.93	High Density Residential	PC/DR	Newly Created Zoning	100-120	Non-Vacant	Multifamily Residential
San Pedro & Hill St	006-364-180	Unincorporated Colma	0.35	Institutional	PC/DR	Newly Created Zoning	100 - 120	Vacant	Parking
El Camino Real & Valley St	006-391-050	Unincorporated Colma	0.04	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Vacant	Vacant
Reiner & A St	006-373-140	Unincorporated Colma	0.15	Medium High Density	PC/DR	Newly Created Zoning	100 - 120	Vacant	Vacant
7480 El Camino Real, Colma	006-391-060	Unincorporated Colma	2.10	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Vacant	Vacant
Reiner St & Albert M Teglia Blvd	008-121-110	Unincorporated Colma	0.23	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Vacant	Vacant
280 A St, Colma	008-113-100	Unincorporated Colma	0.43	Low Density Residential	PC/DR	Newly Created Zoning	100 - 120	Vacant	Vacant
37.6881579290486, - 122.466307597474	008-113-120	Unincorporated Colma	0.31	Low Density Residential	PC/DR	Newly Created Zoning	100 - 120	Vacant	Vacant
7620 El Camino Real, Colma	008-121-190	Unincorporated Colma	0.65	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Industrial

Housing Element Rezoning Program Parcels

Address/ Intersection	Assessor's Parcel Number	Community/ Area	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed Zoning	Proposed Maximum Density	Vacant/ Nonvacant	Existing Land Use
7422 El Camino Real, Colma	006-391-040	Unincorporated Colma	0.40	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
7434 El Camino Real, Colma	006-391-030	Unincorporated Colma	0.35	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
7420 Mission St, Colma	006-373-030	Unincorporated Colma	0.34	Medium High Density	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
7440 El Camino Real, Colma	006-391-020	Unincorporated Colma	0.33	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
7600 Mission St, Colma	008-121-150	Unincorporated Colma	0.32	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
199 San Pedro Rd, Colma	006-364-170	Unincorporated Colma	0.24	Commercial Neighborhood Commercial	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
130 Reiner St, Colma	006-372-040	Unincorporated Colma	0.23	Medium High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
29 San Pedro Rd, Colma	006-372-030	Unincorporated Colma	0.20	Commercial Neighborhood Commercial	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Industrial
197 San Pedro Rd, Daly City	006-364-160	Unincorporated Colma	0.19	Commercial Neighborhood Commercial	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
43 Reiner St, Colma	006-373-040	Unincorporated Colma	0.17	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
45 Reiner St, Colma	006-373-050	Unincorporated Colma	0.17	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
49 Reiner St, Colma	006-373-120	Unincorporated Colma	0.15	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
40 Reiner St, Colma	006-372-080	Unincorporated Colma	0.10	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
300 A St, Daly City	008-121-180	Unincorporated Colma	0.11	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
310 A St, Daly City	008-121-170	Unincorporated Colma	0.11	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
15 San Pedro Rd, Colma	006-372-020	Unincorporated Colma	0.20	Commercial Neighborhood Commercial	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
136 Reiner St, Colma	006-372-050	Unincorporated Colma	0.21	Medium High Density	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
85 Reiner St, Daly City	006-373-150	Unincorporated Colma	0.90	Medium High Density	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
101 A St, Colma	006-364-290	Unincorporated Colma	0.74	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
320 A St, Colma	008-121-020	Unincorporated Colma	0.11	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
1 San Pedro Rd, Colma	006-372-010	Unincorporated Colma	0.11	Commercial Neighborhood Commercial	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
305 B St, Colma	008-121-140	Unincorporated Colma	0.11	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
330 A St, Colma	008-121-030	Unincorporated Colma	0.11	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
340 A St, Colma	008-121-040	Unincorporated Colma	0.23	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
55 Reiner St, Colma	006-373-130	Unincorporated Colma	0.15	Medium High Density	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
315 B St, Colma	008-121-130	Unincorporated Colma	0.11	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
370 F St, Colma	008-141-100	Unincorporated Colma	1.72	High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Residential
107 San Pedro Rd, Colma	006-372-180	Unincorporated Colma	1.33	Institutional Institutional	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Educational/institutional/religious
30 Reiner St, Colma	006-372-170	Unincorporated Colma	2.45	Institutional Institutional	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Educational/institutional/religious
20 Reiner St, Colma	006-372-100	Unincorporated Colma	0.23	Medium High Density Residential	PC/DR	Newly Created Zoning	100 - 120	Non-Vacant	Educational/institutional/religious
1055 Hillside Blvd, Daly City	006-473-010	Unincorporated Colma	0.16	High Density Residential	C-1/S-1	Newly Created Zoning	100 - 120	Non-Vacant	Commercial

Housing Element Rezoning Program Parcels

Address/ Intersection	Assessor's Parcel Number	Community/ Area	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed Zoning	Proposed Maximum Density	Vacant/ Nonvacant	Existing Land Use
1110 Hillside Blvd, Daly City	006-484-110	Unincorporated Colma	0.12	Mixed Commercial/Resid entia	C-1/S-1	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
525 Sylvan St, Daly City	006-473-130	Unincorporated Colma	0.10	High Density Residential	C-1/S-1	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
1102 Hillside Blvd, Daly City	006-484-100	Unincorporated Colma	0.09	Mixed Commercial/Resid entia	C-1/S-1	Newly Created Zoning	100 - 120	Non-Vacant	Residential
514 Lisbon St, Colma	006-473-020	Unincorporated Colma	0.16	High Density Residential	C-1/S-1	Newly Created Zoning	100 - 120	Non-Vacant	Residential
545 Sylvan St, Colma	006-473-120	Unincorporated Colma	0.10	High Density Residential	C-1/S-1	Newly Created Zoning	100 - 120	Non-Vacant	Residential
524 Lisbon St, Colma	006-473-030	Unincorporated Colma	0.10	High Density Residential	C-1/S-1	Newly Created Zoning	100 - 120	Non-Vacant	Residential
536 Lisbon St, Daly City	006-473-140	Unincorporated Colma	0.14	High Density Residential	C-1/S-1	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
1093 Hillside Blvd, Colma	006-473-100	Unincorporated Colma	0.17	High Density Residential	C-1/S-1	Newly Created Zoning	100 - 120	Non-Vacant	Residential
570 Sylvan St, Daly City	006-482-050	Unincorporated Colma	0.55	Mixed Commercial/Resid entia	C-2/S-1	Newly Created Zoning	100 - 120	Non-Vacant	Industrial
1135 Hillside Blvd, Colma	006-482-030	Unincorporated Colma	0.15	Mixed Commercial/Resid entia	C-2/S-1	Newly Created Zoning	100 - 120	Non-Vacant	Residential
414 A St, Colma	008-125-020	Unincorporated Colma	0.23	Medium Density Residential	C-2/S-1	Newly Created Zoning	100 - 120	Non-Vacant	Residential
1111 Hillside Blvd, Colma	006-482-040	Unincorporated Colma	0.41	Mixed Commercial/Resid entia	C-2/S-1	Newly Created Zoning	100 - 120	Non-Vacant	Industrial
1280 Hillside Blvd, Daly City	006-488-130	Unincorporated Colma	0.34	Commercial General	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
1216 Hillside Blvd, Daly City	006-488-170	Unincorporated Colma	0.29	Commercial General	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
1156 Hillside Blvd, Daly City	006-484-160	Unincorporated Colma	0.21	Mixed Commercial/Resid entia	C-2/S-7	Newly Created Zoning	100 - 120	Vacant	Parking
1195 Hillside Blvd, Colma	006-483-070	Unincorporated Colma	0.20	Medium Density Residential	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
1195 Hillside Blvd, Colma	006-483-060	Unincorporated Colma	0.17	Medium Density Residential	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Industrial
1185 Hillside Blvd, Colma	006-483-050	Unincorporated Colma	0.12	Medium Density Residential	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
1232 Hillside Blvd, Colma	006-488-120	Unincorporated Colma	0.10	Medium High Density	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
1165 Hillside Blvd, Daly City	006-483-080	Unincorporated Colma	0.08	Medium Density Residential	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
1248 Hillside Blvd, Daly City	006-488-100	Unincorporated Colma	0.10	Medium High Density	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
1240 Hillside Blvd, Colma	006-488-150	Unincorporated Colma	0.09	Medium High Density	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Mixed Use
1166 Hillside Blvd, Daly City	006-484-170	Unincorporated Colma	0.28	Medium Density Residential	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Commercial
1272 Hillside Blvd, Daly City	006-488-110	Unincorporated Colma	0.09	Medium High Density	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
1256 Hillside Blvd, Daly City	006-488-160	Unincorporated Colma	0.09	Medium High Density	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
1264 Hillside Blvd, Daly City	006-488-140	Unincorporated Colma	0.09	Medium High Density	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
1132 Hillside Blvd, Daly City	006-484-150	Unincorporated Colma	0.22	Mixed Commercial/Resid entia	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Industrial
1118 Hillside Blvd, Daly City	006-484-140	Unincorporated Colma	0.22	Mixed Commercial/Resid entia	C-2/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Industrial
2nd Ave & A St	006-393-050	Unincorporated Colma	0.08	Medium High Density	R-1/S-7	Newly Created Zoning	100 - 120	Vacant	Vacant
361 2Nd Ave, Colma	006-393-060	Unincorporated Colma	0.31	Medium High Density	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
423 A St, Colma	006-392-010	Unincorporated Colma	0.28	Medium High Density	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
379 2Nd Ave, Colma	006-393-040	Unincorporated Colma	0.14	Medium High Density	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential

Housing Element Rezoning Program Parcels

Address/ Intersection	Assessor's Parcel Number	Community/ Area	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed Zoning	Proposed Maximum Density	Vacant/ Nonvacant	Existing Land Use
353 2Nd Ave, Colma	006-393-070	Unincorporated Colma	0.14	Medium High Density	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
472 A St, Colma	006-413-020	Unincorporated Colma	0.08	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
466 A St, Colma	008-125-150	Unincorporated Colma	0.08	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
395 2Nd Ave, Colma	006-393-010	Unincorporated Colma	0.07	Medium High Density	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
396 3Rd Ave, Colma	006-393-250	Unincorporated Colma	0.07	Medium High Density	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
389 2Nd Ave, Colma	006-393-030	Unincorporated Colma	0.06	Medium High Density	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
520 A St, Colma	006-414-050	Unincorporated Colma	0.06	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
368 3Rd Ave, Colma	006-393-300	Unincorporated Colma	0.08	Medium High Density	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
372 3Rd Ave, Daly City	006-393-310	Unincorporated Colma	0.11	Medium High Density	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
374 2Nd Ave, Colma	006-392-030	Unincorporated Colma	0.15	Medium High Density	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
380 3Rd Ave, Colma	006-393-220	Unincorporated Colma	0.14	Medium High Density	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
392 3Rd Ave, Colma	006-393-240	Unincorporated Colma	0.06	Medium High Density	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
424 A St, Colma	008-125-040	Unincorporated Colma	0.06	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
428 A St, Colma	008-125-050	Unincorporated Colma	0.11	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
440 A St, Colma	008-125-070	Unincorporated Colma	0.11	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
444 A St Unita, Colma	008-125-090	Unincorporated Colma	0.09	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
445 A St, Colma	006-393-270	Unincorporated Colma	0.07	Medium High Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
447 A St, Colma	006-393-260	Unincorporated Colma	0.07	Medium High Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
448 A St, Colma	008-125-100	Unincorporated Colma	0.10	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
456 A St, Colma	008-125-120	Unincorporated Colma	0.13	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
460 A St, Colma	008-125-130	Unincorporated Colma	0.08	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
476 A St, Colma	006-413-030	Unincorporated Colma	0.08	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
484 A St, Colma	006-413-050	Unincorporated Colma	0.08	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
508 A St, Colma	006-414-020	Unincorporated Colma	0.07	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
516 A St, Colma	006-414-040	Unincorporated Colma	0.07	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
524 A St, Colma	006-414-060	Unincorporated Colma	0.07	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
436 A St, Colma	008-125-060	Unincorporated Colma	0.17	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
380 2Nd Ave, Colma	006-392-020	Unincorporated Colma	0.12	Medium High Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
468 A St, Colma	008-125-270	Unincorporated Colma	0.13	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
346 Clark Ave, Colma	006-413-060	Unincorporated Colma	0.11	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
420 A St, Colma	008-125-030	Unincorporated Colma	0.11	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
442 A St, Colma	008-125-080	Unincorporated Colma	0.06	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
512 A St, Colma	006-414-030	Unincorporated Colma	0.07	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
504 A St, Colma	006-414-010	Unincorporated Colma	0.07	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
464 A St, Colma	008-125-140	Unincorporated Colma	0.08	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential

Housing Element Rezoning Program Parcels

Address/ Intersection	Assessor's Parcel Number	Community/ Area	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed Zoning	Proposed Maximum Density	Vacant/ Nonvacant	Existing Land Use
360 2Nd Ave, Colma	006-392-040	Unincorporated Colma	0.14	Medium High Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
388 3Rd Ave, Colma	006-393-230	Unincorporated Colma	0.06	Medium High Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
393 2Nd Ave, Colma	006-393-020	Unincorporated Colma	0.06	Medium High Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
452 A St, Colma	008-125-110	Unincorporated Colma	0.09	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential
480 A St, Colma	006-413-040	Unincorporated Colma	0.08	Medium Density Residential	R-1/S-7	Newly Created Zoning	100 - 120	Non-Vacant	Residential