

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

DATE: December 10, 2025

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Scoping Session for an Environmental Impact Report (EIR) for the San Mateo County Housing Element Rezoning Program

PROPOSAL

A scoping session for preparation of an Environmental Impact Report (EIR) for the County's Housing Element Rezoning Program, which will rezone various parcels in the unincorporated Colma, Broadmoor, Harbor Industrial, and Midcoast areas to allow 100% residential development by-right on all identified sites outside of the coastal zone, 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

Conduct a scoping session for an Environmental Impact Report for the County's Housing Element Rezoning Program.

BACKGROUND

Report Prepared By: Will Gibson

Public Notification: A notice of the meeting 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 at <https://planning.smcgov.org/san-mateo-county-housing-element-update-2023-2031>.

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 identification of the County’s housing needs for all residents, and adoption of programs and policies to address those needs. 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 (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. 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 multiple parcels 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.

REZONING PROGRAM

Implementation of the Rezoning Program (“the project”) will include zoning map and text amendments to create new zoning districts with appropriate, objectively applicable design and development standards for multifamily and mixed-use housing at the target densities, as well as other conditionally permitted non-residential uses, and General Plan map and text amendments to incorporate the relevant allowed residential uses and densities.

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. If the amendment is approved, development of these properties will also require County approval of a Coastal Development Permit.

Various other amendments to the General Plan and local area plans including the Colma Station Area Plan and El Granada Community Plan may also be required. Adoption of new zoning designations, new General Plan land use designations, objective design and development standards, and any necessary amendments to the Colma Station Area Plan, General Plan, Local Coastal Program, and/or El Granada Community Plan constitute the project that will be assessed by the Environmental Impact Report.

The website for the Housing Element Rezoning Program is at <https://www.smcgov.org/planning/san-mateo-county-housing-element-rezoning-program>.

ENVIRONMENTAL IMPACT REPORT

The County has determined that the project requires an EIR to assess the potential impacts of development on the environment, pursuant to the California Environmental Quality Act (CEQA). Because an EIR is required, no Initial Study will be prepared. The December 10, 2025 Planning Commission hearing constitutes the required scoping session for the Environmental Impact Report. The Notice of Preparation is included as Attachment A.

Project Area

The Project Area for the Rezoning Program includes all parcels in unincorporated Colma, four parcels in Broadmoor (unincorporated Daly City), five parcels at the west end of the Harbor Industrial Area (unincorporated Belmont), and six parcels in El Granada (Urban Midcoast). These areas are shown on the map in Attachment B, and all parcels included in the project are listed in Attachment C.

- Unincorporated Colma is located around the Colma BART station and is a largely developed urban community with a mix of low-, medium-, and high-density residential uses and a wide variety of commercial uses, with some limited industrial and other uses.
- Unincorporated Broadmoor, just north-west of unincorporated Colma, is also urban and largely developed, with a mix of lower and higher density residential uses and various commercial uses.
- The Harbor Industrial Area, located between Highway 101 and El Camino Real in unincorporated Belmont, and just southwest of the Belmont Caltrain Station, is also an urbanized developed area characterized by a mix of industrial, office, commercial, and high-density residential uses.

- The parcels in El Granada, in the County’s Urban Midcoast, are undeveloped and characterized by various tree cover, grassland, and various other vegetation, with some evidence of past grading and possible small-scale construction and cleared pathways at various locations.

Environmental Impact Report Scope and Content.

The Planning and Building Department has determined that an EIR is the appropriate level of review for the project, pursuant to the requirements of the California Environmental Quality Act (CEQA). Per CEQA Guidelines Section 15063(a), because an EIR is needed, an initial study has not been prepared, and a programmatic EIR will analyze all required CEQA topics. The following environmental issues are anticipated to be analyzed in detail in the Environmental Impact Report:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems
- Agriculture
- Forestry Resources
- Energy
- Wildfire

Other environmental topics may be identified through the scoping session or by other means as the project progresses and will be assessed at the appropriate level of detail in the EIR as needed.

The EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects while generally meeting most of the project objectives. The EIR will also analyze the cumulative impacts that could result with adoption and development under the project.

A Notice of Preparation for the EIR was prepared and posted and distributed per CEQA requirements on November 15, 2025. The NOP is provided as Attachment A and provides more detail on CEQA requirements. As noted in the NOP, the December 10, 2025 Planning Commission hearing constitutes the scoping session for the EIR, at which responsible agencies, other public entities, interested parties, members of the public, and others are able and encouraged to provide comments on the scope and content of the Environmental Impact Report.

ATTACHMENTS

- A. Recommendation
- B. Notice of Preparation
- C. Rezoning Sites List

County of San Mateo
Planning and Building Department

RECOMMENDATION

Permit or Project File Number: N/A

Hearing Date: December 10, 2025

Prepared By: Will Gibson

For Adoption By: N/A

RECOMMENDATION

Conduct a scoping session for an Environmental Impact Report (EIR) for the San Mateo County Housing Element Rezoning Program.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT AND SCOPING SESSION FOR THE SAN MATEO COUNTY
HOUSING ELEMENT REZONING PROGRAM**

Date of Distribution: November 20, 2025

The County of San Mateo is preparing a Draft Environmental Impact Report (EIR) for the Housing Element Rezoning Program (Project), as identified below, and is requesting comments on the scope and content of the Draft EIR. The Draft EIR will address the potential physical and environmental effects of the Project for each of the environmental topics outlined in the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 *et seq.*)

The County of San Mateo (County) is the lead agency for the Project and has decided to prepare an EIR in compliance with CEQA. Once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible and trustee agencies, interested parties, and organizations that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of the NOP is to provide agencies with sufficient information describing both the proposed project and the potential environmental effects of the project to enable the agencies to make a meaningful response as to the scope and content of the information to be included in the EIR. The County is also soliciting comments on the scope of the EIR from the general public.

This NOP is being sent to the California State Clearinghouse, San Mateo County Clerk, adjacent cities and counties, potential responsible agencies, other public agencies, and interested parties. Responsible agencies are those public agencies, in addition to the County of San Mateo, that may have a role in approving or carrying out the Project. When the Draft EIR is published, a Notice of Availability of a Draft EIR will be sent to Responsible Agencies, other public agencies, and interested parties and individuals who have requested such notice.

NOP COMMENT PERIOD

A 30-day public review period for the NOP begins on November 21, 2025, and ends on December 23, 2025. **All written comments regarding the EIR must be received by December 23, 2025, at 5:00 p.m.**

Responses to this NOP and any questions or comments should be directed in writing to:

Will Gibson, Planner III, Planning & Building Department, 455 County Center, Redwood City, CA 94063; or email to wqibson@smcgov.org.

In addition, comments may be provided at the EIR Scoping Meeting (see below). Comments should focus on possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the proposed Project.

EIR SCOPING MEETING

The County of San Mateo Planning Commission will conduct a public scoping session during its regularly scheduled meeting on **December 10, 2025, starting at 9:00 a.m.** This meeting will be held in person in the Board Chambers located at **500 County Center, Redwood City, California**. Those interested in viewing or participating in the meeting may also do so from remote locations via the Zoom application. For meeting agenda and updates, including the Zoom link for the meeting, visit <http://planning.smcgov.org/planning-commission>.

PROJECT BACKGROUND

The 2023-2031 San Mateo County Housing Element (HE) was deemed certifiable by the California Department of Housing and Community Development (HCD) and subsequently adopted by the San Mateo County Board of Supervisors in March 2025. To achieve full compliance with all provisions of State law, the County must implement the rezoning commitments described in Housing Element Program HE 11.2 to address the County's shortfall of sites available for residential development.

The primary goal of Housing Element Program HE 11.2 is to allow for greater residential density and a streamlined design review process for new multifamily residential development on select sites in unincorporated San Mateo County. The commitments in Program HE 11.2 are meant to facilitate construction of new housing and address a lack of capacity to accommodate unincorporated San Mateo County's Regional Housing Needs Allocation (RHNA) for very low-, low- and moderate-income households.

PROJECT DESCRIPTION

The proposed Project is the implementation of Program HE 11.2 and consists of amendments to the San Mateo County General Plan, Local Coastal Plan (for the El Granada parcels only), Colma BART [Bay Area Rapid Transit] Station Area Plan, Montara-Moss-Beach-El Granada Community Plan, and Zoning Regulations of San Mateo County Ordinance Code to expand opportunities to construct high-density housing in four areas of unincorporated San Mateo County.

In adopting Program HE 11.2, the County committed to creating a new set of development and design standards for the four identified Project areas; these standards must be implemented with the Project. New standards will take into account existing conditions of each Project area including surrounding uses, densities, infrastructure, and neighborhood character. As enumerated in HE Program 11.2, the amended development standards for each Project area must include:

- increasing allowable housing density within a likely range of 70 – 120 units per acre, with an absolute minimum of 30 units per acre;
- eliminating residential floor area ratio and minimum lot area per unit standards;
- removing minimum lot sizes for attached multifamily ownership projects;
- reducing minimum front, side, and rear yard setbacks to 10 feet or less;
- reducing parking ratios to maximum one space per residential unit;
- increasing maximum building height to 60 – 70 feet or other heights sufficient to allow the increase in allowed residential density of a given parcel;
- limiting floor area of mixed-use development to maximum 25 percent; and
- creating objective, measurable design standards governing building form within each Project area to support streamlined, staff-level review of new multifamily residential development proposals.

In addition, the amendments will include provisions to allow emergency shelters by right and subject to a set of objective standards as allowed by State law within the Unincorporated Colma Project area.

The intent of the Project’s policy and regulatory amendments is to streamline the entitlement process for future housing development proposals; no development is proposed or directly supported in conjunction with the Project. The Housing Element Rezoning Program EIR would facilitate future residential development consistent with the amended regulations, in accordance with CEQA Guidelines Section 15168 (Program EIR), Section 15182 (Projects Pursuant to a Specific Plan), and Section 15183 (Projects Consistent with a Community Plan or Zoning).

Additional information about the Project is available online at <https://www.smcgov.org/planning/san-mateo-county-housing-element-rezoning-program>.

PROJECT LOCATIONS

The four Project areas that have been identified for rezoning are all within unincorporated San Mateo County, situated on the San Francisco Peninsula. The four Project areas collectively total 137 parcels and are described as follows:

- **Broadmoor** – Four parcels located on 87th Street between Edgeworth Avenue and Sullivan Avenue in unincorporated Daly City

- **Unincorporated Colma** – 122 parcels in the unincorporated area around El Camino Real at A Street, between the incorporated Town of Colma and the City of Daly City
- **El Granada** – Six parcels located between Coral Reef Avenue and Sevilla Avenue in the census-designated coastal community of El Granada, east of Highway 1, in the Coastal Zone
- **Harbor/Industrial** – Five parcels in the unincorporated area known as the Belmont Harbor Industrial Area, located between Old County Road and Elmer Street, northwest of Harbor Boulevard, in unincorporated Belmont

The boundaries of each Project area and existing land use patterns within each Project area are depicted on the attached figures.

EXISTING CONDITIONS

The Project areas encompass approximately 49.5 acres of land across 137 parcels and contain a range of existing uses including but not limited to commercial, multi-family and single-family residential, and transportation, as well as interspersed vacant parcels (see attached figures).

- **Broadmoor** – Existing land uses in the Broadmoor Project area are commercial and include a convenience store and automobile detailing businesses. Uses on adjacent parcels include an automotive repair shop, café, laundromat and residential uses including one- and two-story single-family homes and a three-story multifamily building.
- **Unincorporated Colma** – Existing land uses in the Unincorporated Colma Project area include single- and multi-family residential development; high-density residential development proximate to the Colma BART station; commercial uses including retail and food and beverage uses; and nine vacant parcels. The Unincorporated Colma Project area includes the Colma BART Station. Development on parcels adjacent to this Project area include a similar mix of commercial and residential uses in the incorporated city of Daly City and the incorporated town of Colma.
- **El Granada** – All parcels in the El Granada Project area are currently undeveloped, with young and mature trees, shrubs, and grasses. This Project area is surrounded by residential uses consisting primarily of one- and two-story single-family homes set back from the street.
- **Harbor/Industrial** – The Belmont Harbor/Industrial Project area currently consists of a mix of commercial development including a gymnastics studio, deli, and a self-storage facility. Development on parcels adjacent to this Project area include medium- and high-density residential development, food service, and heavy commercial uses including a gas station and building materials yard. This area is currently part of an annexation effort being undertaken by the City of

Belmont through the Belmont Harbor Industrial Specific Plan effort. The Specific Plan is currently in draft stages.

Land use intensity and building conditions vary across the four Project areas. All parcels identified in the Broadmoor, Harbor/Industrial, and El Granada sites have development potential based on factors including lot size, existing infrastructure and (with the exception of El Granada) proximity to major transit. While only 17 parcels identified in the Unincorporated Colma Project area were found to have development potential in the 2023-2031 Housing Element, the entirety of the area will be rezoned for consistency.

PURPOSE OF THE EIR

The purpose of an EIR is to inform decision-makers and the general public of the environmental impacts of a proposed project that an agency (in this case, the County of San Mateo) may implement or approve. The EIR process is intended to: (1) provide information sufficient to evaluate a project and its potential for significant impacts on the environment; (2) examine methods (e.g., project-specific mitigations, uniformly applied development regulations) of reducing adverse impacts; and (3) consider alternatives to the proposed project that reduce identified potentially significant environmental impacts.

The EIR for the San Mateo County Housing Element Rezoning Program will be prepared and processed in accordance with CEQA. In accordance with CEQA, the Draft EIR will include the following:

- A summary of the Project, its potential significant environmental impacts, and mitigation required to avoid or reduce those impacts;
- A Project description;
- A description of the existing environmental and regulatory setting, potential environmental impacts, and mitigations for the Project;
- Alternatives to the proposed Project that reduce identified environmental impacts; and
- Other environmental consequences of the Project, including:
 - Growth-inducing effects;
 - Significant unavoidable impacts;
 - Irreversible environmental changes;
 - Cumulative impacts; and
 - Effects found not to be significant.

CEQA BASELINE

All four areas identified for rezoning under the proposed Project are located in the unincorporated area of San Mateo County. The baseline zoning and land use designation for each of the parcels proposed for rezoning correspond with San Mateo County General Plan land use and zoning designations.

Per Section 15125 (e) of the CEQA Guidelines:

Where a proposed project is compared with an adopted plan, the analysis shall examine the existing physical conditions at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced as well as the potential future conditions discussed in the plan.

In compliance with Section 15125 (e), the Program EIR will use the existing physical development that has been permitted under the unincorporated San Mateo County General Plan land use designations and zoning districts as the baseline existing conditions for CEQA analysis.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Programmatic EIR: The County of San Mateo has determined that the proposed Housing Element Rezoning Program will require preparation of a Program EIR pursuant to CEQA. The Program EIR will evaluate the environmental impacts resulting from the Project and will recommend mitigation measures to avoid or reduce significant impacts, where applicable. The Program EIR also is intended to help the County review future project proposals pursuant to Section 15168 (Program EIR) of the CEQA Guidelines. The following environmental topics will be evaluated in the EIR:

- Aesthetics
- Agriculture and Forestry
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Tribal Cultural Resources
- Transportation and Circulation
- Utilities and Service Systems
- Wildfire
- Cumulative Impacts
- Alternatives

- Land Use and Planning

For each of these areas, the EIR will identify whether the proposed Project would cause significant or potentially significant impacts. Where impacts are identified, the EIR will recommend feasible mitigation measures designed to avoid, minimize, or offset those impacts. Of the topics listed above, it is anticipated that the Project will have probable environmental impacts on Aesthetics (El Granada parcels), Air Quality, Biology, Energy/Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Transportation, Utilities, and Wildfire (El Granada parcels).

The alternatives analysis will evaluate a reasonable range of project alternatives that, consistent with CEQA, meet most of the project objectives and reduce or avoid any significant environmental effects of the project, including a required No Project Alternative. The EIR will therefore serve as the primary disclosure document for decision-makers, agencies, and the public, ensuring that environmental considerations are fully integrated into the planning and approval process for the Project.

PROJECT SPONSOR/CEQA LEAD AGENCY

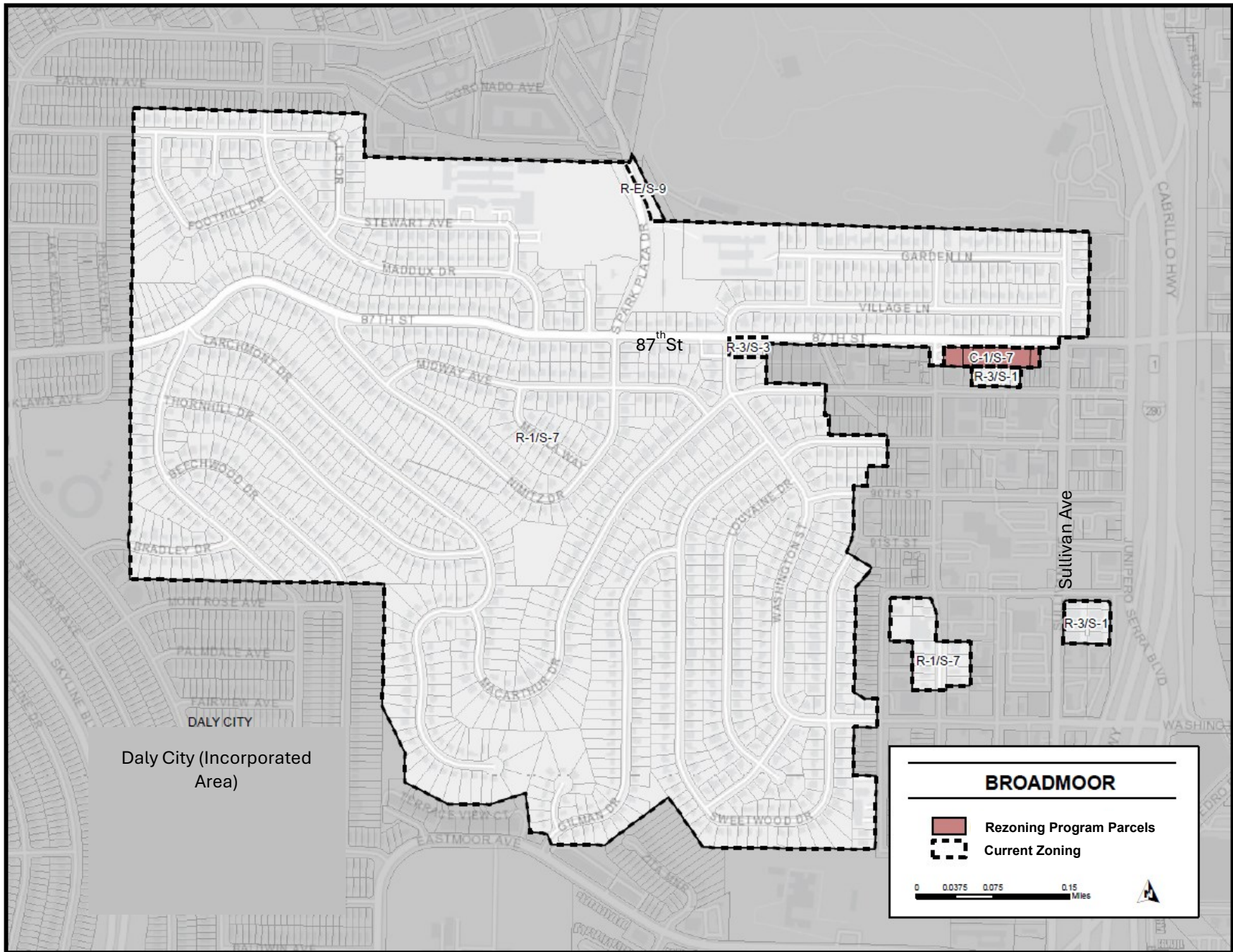
County of San Mateo

OTHER PUBLIC AGENCIES WHOSE REVIEW OR APPROVAL IS REQUIRED

- **California Department of Housing and Community Development (HCD)** has authority to certify the Housing Element and review code amendments after their adoption.
- **California Coastal Commission** has authority to review and approve amendments to the Local Coastal Plan for the El Granada Project area

Attachments:

- Figure 1: Broadmoor Project Area
- Figure 2: Broadmoor Existing Land Uses
- Figure 3: Colma Project Area
- Figure 4: Colma Existing Land Uses
- Figure 5: El Granada Project Area
- Figure 6: El Granada Existing Land Uses
- Figure 7: Harbor Industrial Project Area
- Figure 8: Harbor Industrial Land Uses



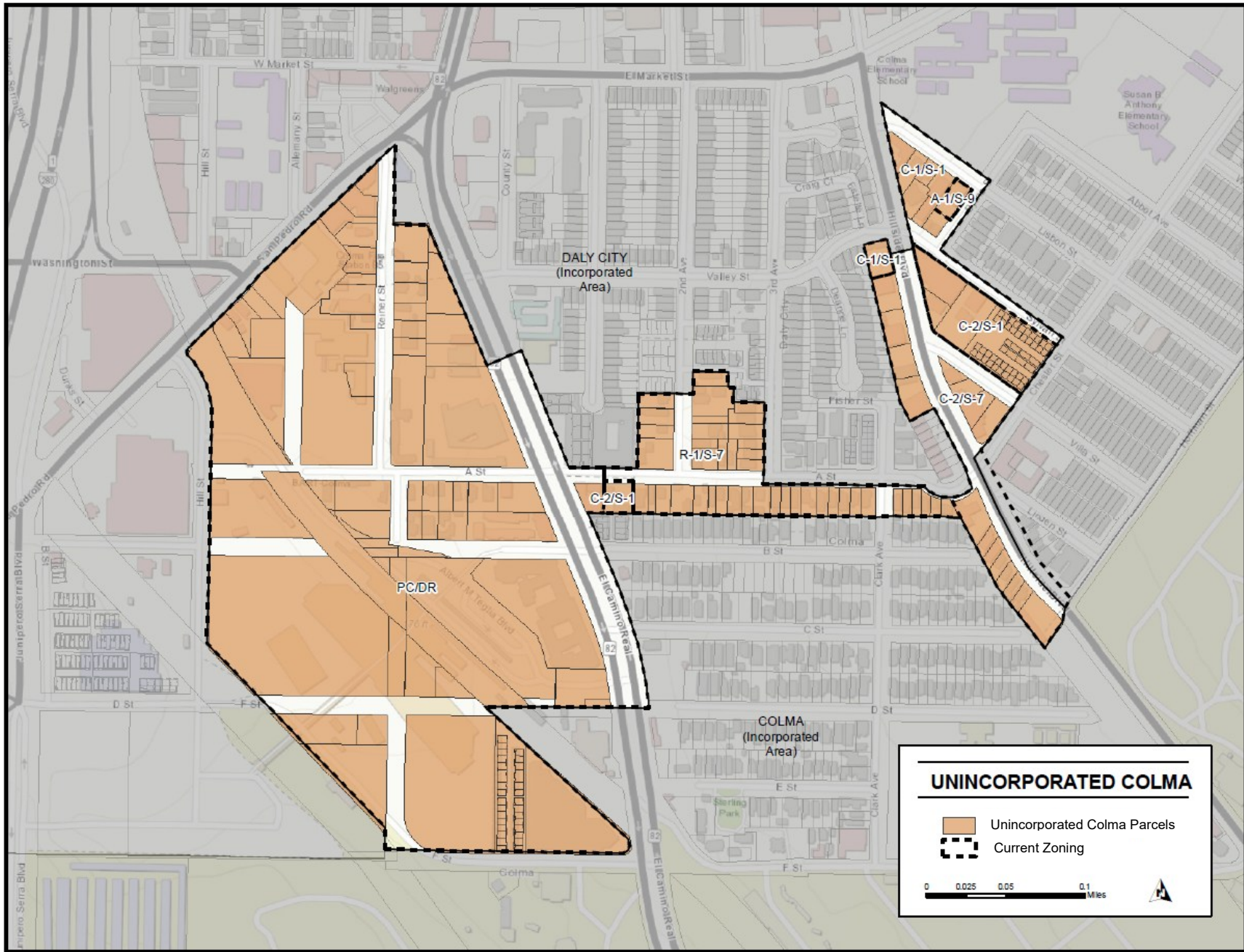
Source: San Mateo County

Figure 1 Broadmoor Project Area
 San Mateo County Housing Element Program EIR NOP



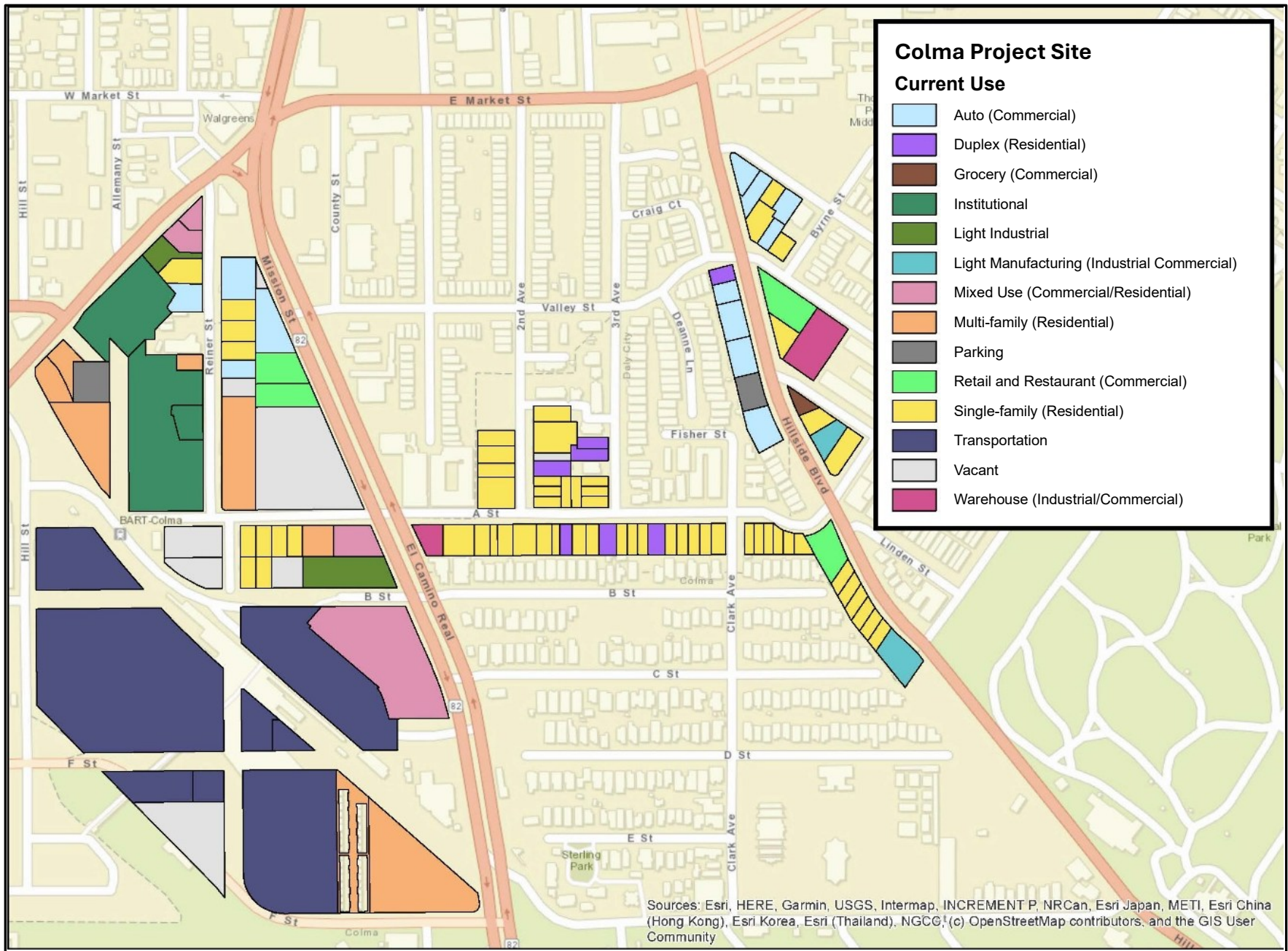
Source: San Mateo County

Figure 2 Broadmoor Existing Land Uses
 San Mateo County Housing Element Program EIR NOP



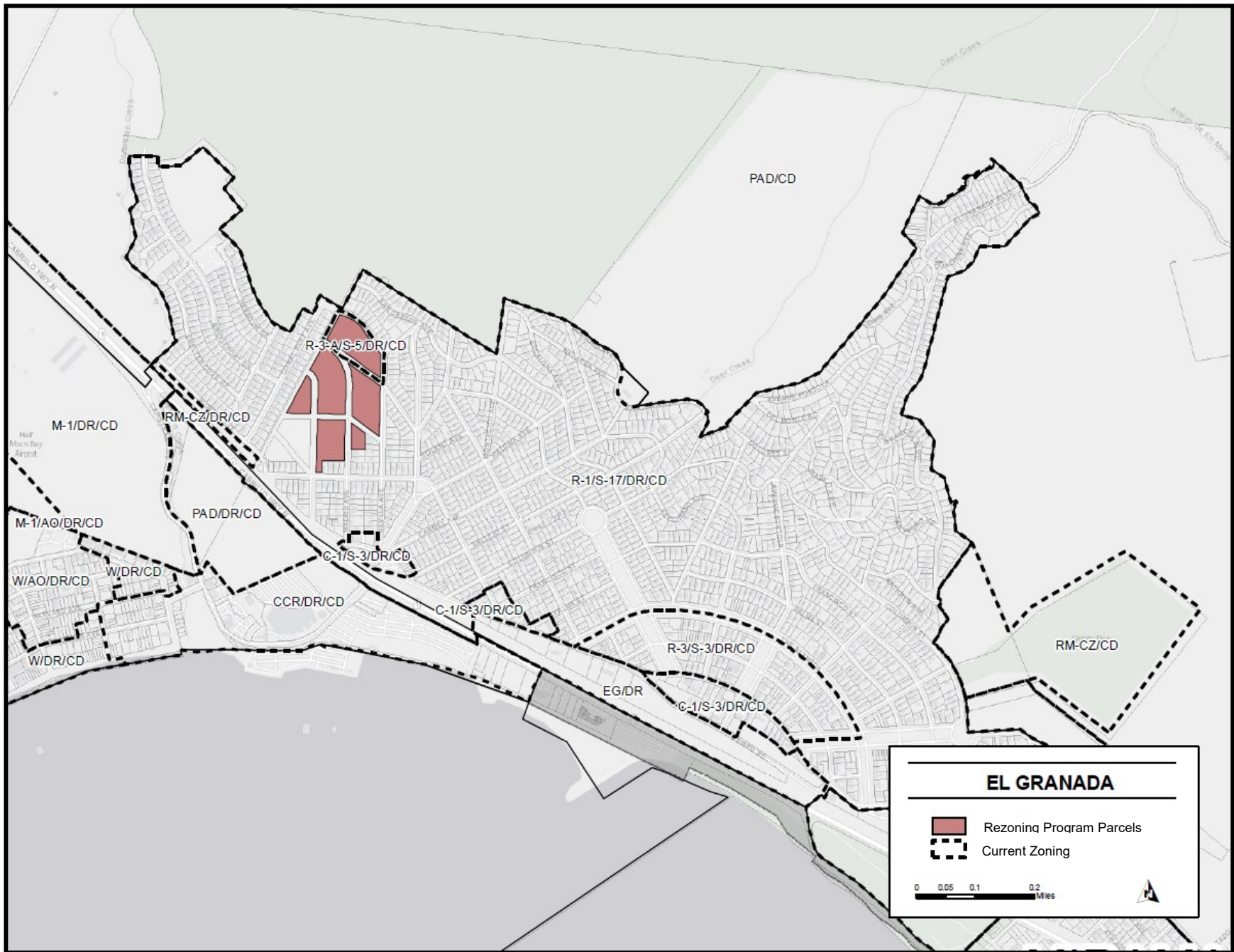
Source: San Mateo County

Figure 3 Unincorporated Colma Project Site
 San Mateo County Housing Element Program EIR NOP



Source: San Mateo County

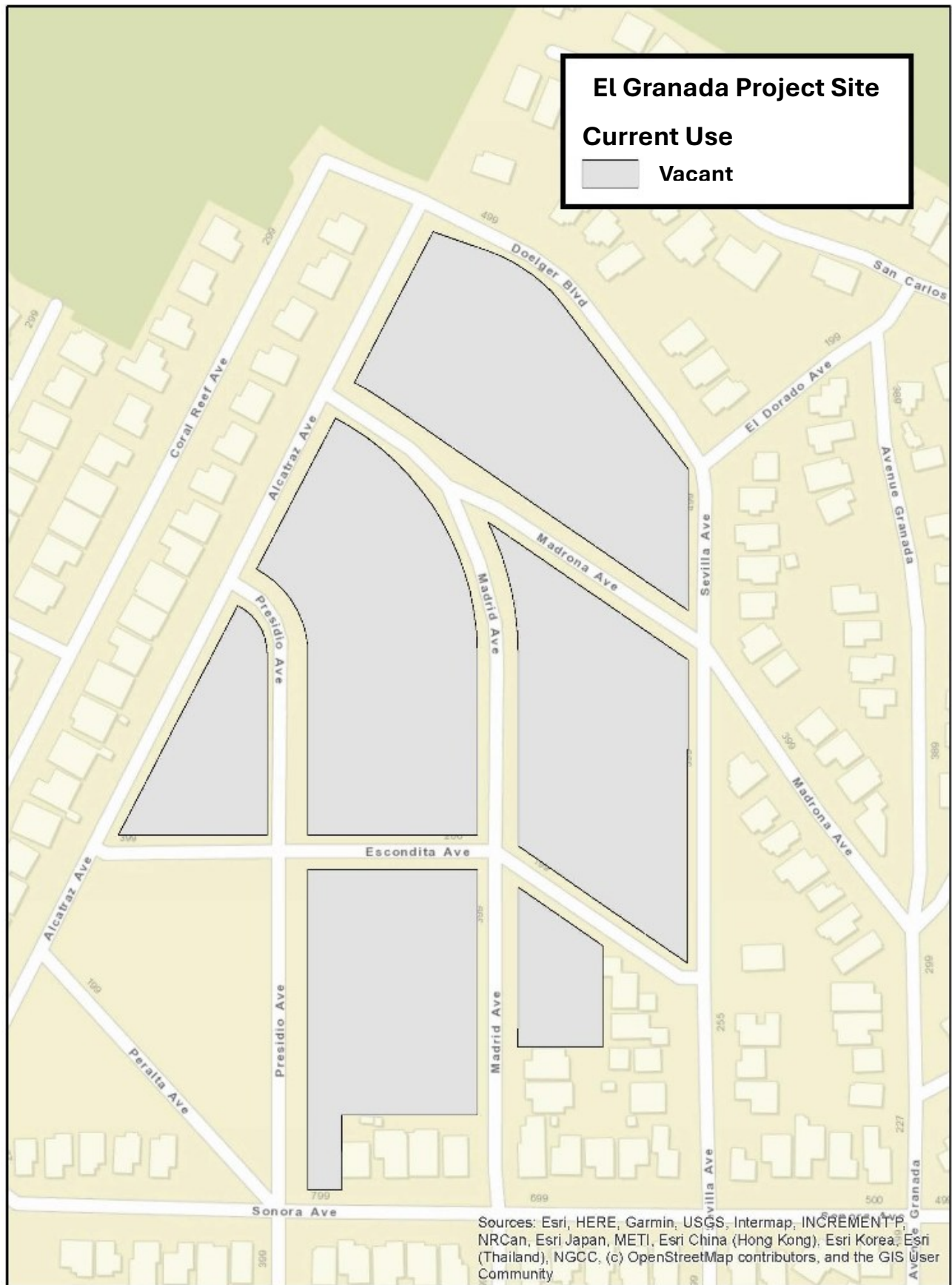
Figure 4 Colma Existing Land Uses
 San Mateo County Housing Element Program EIR NOP



Source: San Mateo County

Figure 5 El Granada Project Area

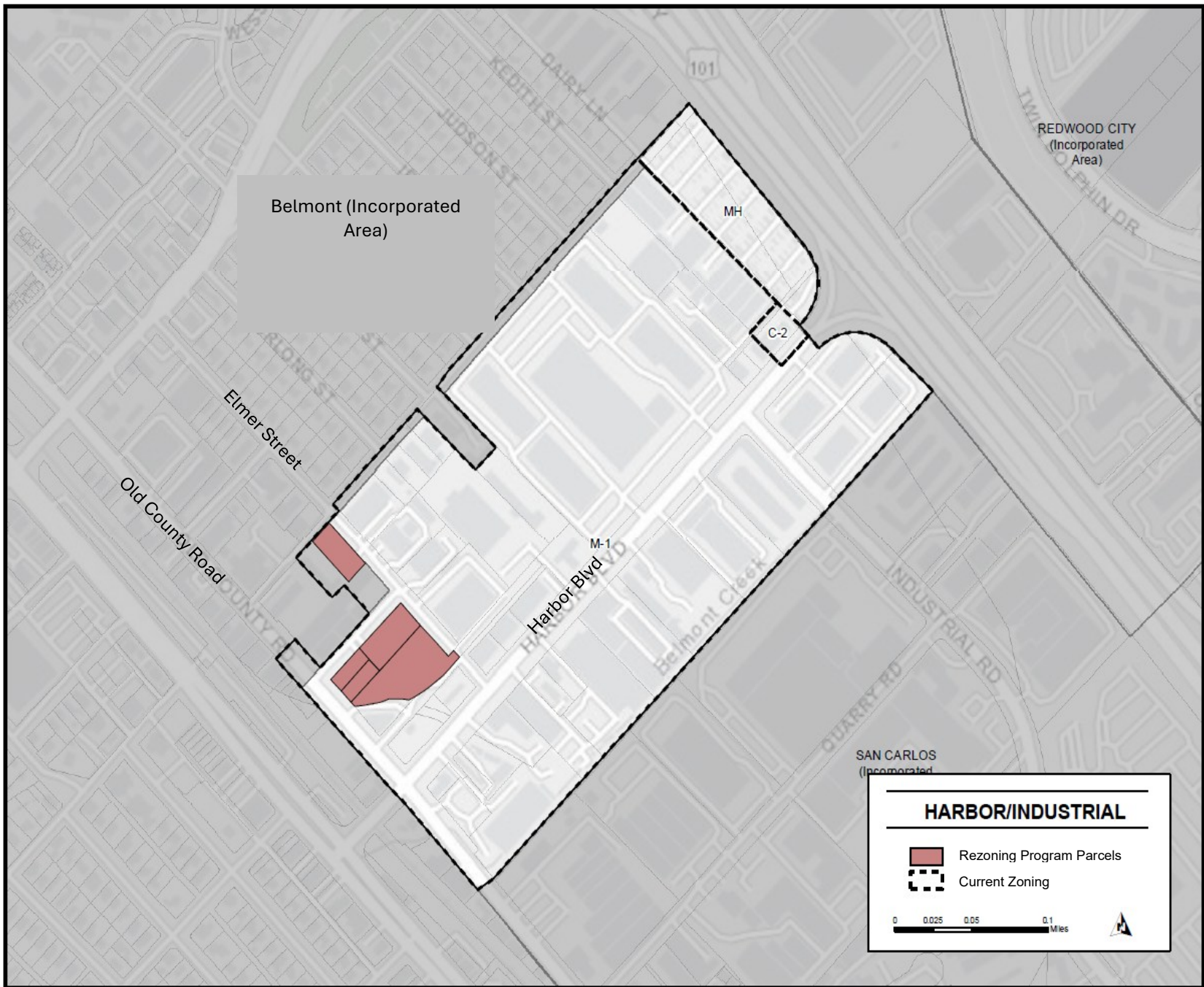
San Mateo County Housing Element Program EIR NOP



Source: San Mateo County

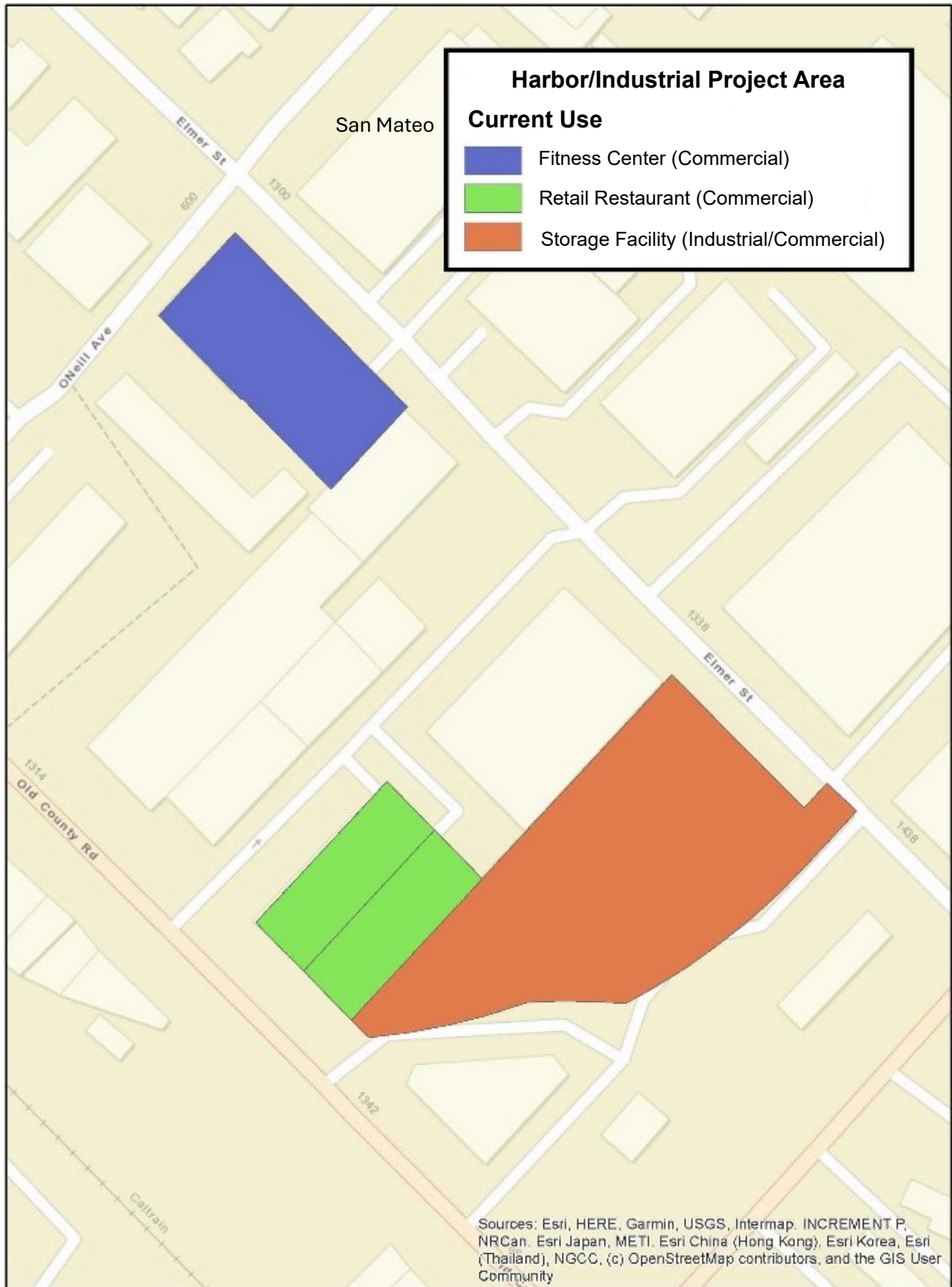
Figure 6 El Granada Existing Land Uses

San Mateo County Housing Element Program EIR NOP



Source: San Mateo County

Figure 7 Harbor/Industrial Project Area
 San Mateo County Housing Element Program EIR NOP



Source: San Mateo County

Figure 8 Harbor/Industrial Existing Land Uses
 San Mateo County Housing Element Program EIR NOP



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

Housing Element Rezoning Program Parcels

Address/ Intersection	APN	Community/ Area	Parcel Size (Acres)	Current General Plan Designation	Current 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	100 - 120	Non-Vacant	Industrial
1306 Elmer St, Belmont	046-032-010	Harbor Industrial Area	0.48	General Industrial	M-1	100 - 120	Non-Vacant	Industrial
1337 Old County Rd, Belmont	046-032-140	Harbor Industrial Area	0.97	General Industrial	M-1	100 - 120	Non-Vacant	Industrial
1335 Old County Rd, Belmont	046-032-060	Harbor Industrial Area	0.16	General Industrial	M-1	100 - 120	Non-Vacant	Industrial
1329 Old County Rd, Belmont	046-032-050	Harbor Industrial Area	0.16	General Industrial	M-1	100 - 120	Non-Vacant	Industrial
Colma	006-196-460	Broadmoor	0.70	Airport	C-1/S-7	100 - 120	Non-Vacant	Commercial
Colma	006-196-430	Broadmoor	0.22	Airport	C-1/S-7	100 - 120	Non-Vacant	Commercial
Colma	006-196-040	Broadmoor	0.12	Airport	C-1/S-7	100 - 120	Non-Vacant	Commercial
223 87Th St, Daly City	006-196-160	Broadmoor	0.12	Airport	C-1/S-7	100 - 120	Non-Vacant	Commercial
Alcatraz & Doelger	047-054-100	Urban Midcoast	2.93	Medium High Density Residential	R-3-A/S- 5/DR/C D	70	Vacant	Vacant
Alcatraz & Presidio	047-052-100	Urban Midcoast	3.18	Institutional	R-1/S- 17/DR/C D	70	Vacant	Vacant
Sevilla & Madrona	047-053-130	Urban Midcoast	2.60	Institutional	R-1/S- 17/DR/C D	70	Vacant	Vacant
Madrid & Escondita	047-048-150	Urban Midcoast	2.19	Institutional	R-1/S- 17/DR/C D	70	Vacant	Vacant
Presidio & Escondita	047-051-040	Urban Midcoast	1.00	Institutional	R-1/S- 17/DR/C D	70	Vacant	Vacant
Madrid & Escondita	047-049-170	Urban Midcoast	0.55	Institutional	R-1/S- 17/DR/C D	70	Vacant	Vacant
197 B Street. Colma	008-113-040	Unincorporate d Colma	1.20	Transportation	PC/DR	100-120	Non-Vacant	Transportatio n Facilities
N/A	008-113-060	Unincorporate d Colma	N/A	Transportation	PC/DR	100-120	Non-Vacant	Misc
N/A	008-133-010	Unincorporate d Colma	N/A	Transportation	PC/DR	101 - 120	Non-Vacant	Misc
N/A	008-133-020	Unincorporate d Colma	N/A	Transportation	PC/DR	100-120	Non-Vacant	Misc
N/A	008-133-030	Unincorporate d Colma	N/A	Transportation	PC/DR	100-120	Non-Vacant	Misc
N/A	008-122-050	Unincorporate d Colma	N/A	Transportation	PC/DR	102 - 120	Non-Vacant	Misc
N/A	008-122-060	Unincorporate d Colma	N/A	Transportation	PC/DR	100-120	Non-Vacant	Misc
299 F Street	008-141-050	Unincorporate d Colma	3.09	Transportation	PC/DR	100-120	Non-Vacant	Residential
7800 El Camino Real	008-122-140	Unincorporate d Colma	2.00	High Density Residential	PC/DR	103 - 120	Non-Vacant	Multifamily Residential

Housing Element Rezoning Program Parcels

Address/ Intersection	APN	Community/ Area	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed Maximum Density	Vacant/ Nonvacant	Existing Land Use
7800 El Camino Real	008-122-160	Unincorporated Colma	0.46	High Density Residential	PC/DR	100-120	Non-Vacant	Multifamily Residential
322 F Street	117-180-999	Unincorporated Colma	0.93	High Density Residential	PC/DR	100-120	Non-Vacant	Multifamily Residential
San Pedro & Hill St	006-364-180	Unincorporated Colma	0.35	Institutional Institutional	PC/DR	100 - 120	Vacant	Parking
El Camino Real & Valley St	006-391-050	Unincorporated Colma	0.04	High Density Residential	PC/DR	100 - 120	Vacant	Vacant
Reiner & A St	006-373-140	Unincorporated Colma	0.15	Medium High Density Residential	PC/DR	100 - 120	Vacant	Vacant
7480 El Camino Real, Colma	006-391-060	Unincorporated Colma	2.10	High Density Residential	PC/DR	100 - 120	Vacant	Vacant
Reiner St & Albert M Teglia Blvd	008-121-110	Unincorporated Colma	0.23	High Density Residential	PC/DR	100 - 120	Vacant	Vacant
280 A St, Colma	008-113-100	Unincorporated Colma	0.43	Low Density Residential	PC/DR	100 - 120	Vacant	Vacant
6, - 122.46630759747	008-113-120	Unincorporated Colma	0.31	Low Density Residential	PC/DR	100 - 120	Vacant	Vacant
7620 El Camino Real, Colma	008-121-190	Unincorporated Colma	0.65	High Density Residential	PC/DR	100 - 120	Non-Vacant	Industrial
7422 El Camino Real, Colma	006-391-040	Unincorporated Colma	0.40	High Density Residential	PC/DR	100 - 120	Non-Vacant	Commercial
7434 El Camino Real, Colma	006-391-030	Unincorporated Colma	0.35	High Density Residential	PC/DR	100 - 120	Non-Vacant	Commercial
7420 Mission St, Colma	006-373-030	Unincorporated Colma	0.34	Medium High Density Residential	PC/DR	100 - 120	Non-Vacant	Commercial
7440 El Camino Real, Colma	006-391-020	Unincorporated Colma	0.33	High Density Residential	PC/DR	100 - 120	Non-Vacant	Commercial
7600 Mission St, Colma	008-121-150	Unincorporated Colma	0.32	High Density Residential	PC/DR	100 - 120	Non-Vacant	Commercial
199 San Pedro Rd, Colma	006-364-170	Unincorporated Colma	0.24	Commercial Neighborhood Commercial	PC/DR	100 - 120	Non-Vacant	Residential
130 Reiner St, Colma	006-372-040	Unincorporated Colma	0.23	Medium High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential
29 San Pedro Rd, Colma	006-372-030	Unincorporated Colma	0.20	Commercial Neighborhood Commercial	PC/DR	100 - 120	Non-Vacant	Industrial
197 San Pedro Rd, Daly City	006-364-160	Unincorporated Colma	0.19	Commercial Neighborhood Commercial	PC/DR	100 - 120	Non-Vacant	Residential
43 Reiner St, Colma	006-373-040	Unincorporated Colma	0.17	High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential
45 Reiner St, Colma	006-373-050	Unincorporated Colma	0.17	High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential
49 Reiner St, Colma	006-373-120	Unincorporated Colma	0.15	High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential
40 Reiner St, Colma	006-372-080	Unincorporated Colma	0.10	High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential

Housing Element Rezoning Program Parcels

Address/ Intersection	APN	Community/ Area	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed Maximum Density	Vacant/ Nonvacant	Existing Land Use
300 A St, Daly City	008-121-180	Unincorporate d Colma	0.11	High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential
310 A St, Daly City	008-121-170	Unincorporate d Colma	0.11	High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential
15 San Pedro Rd, Colma	006-372-020	Unincorporate d Colma	0.20	Commercial Neighborhood Commercial	PC/DR	100 - 120	Non-Vacant	Commercial
136 Reiner St, Colma	006-372-050	Unincorporate d Colma	0.21	Medium High Density Residential	PC/DR	100 - 120	Non-Vacant	Commercial
85 Reiner St, Daly City	006-373-150	Unincorporate d Colma	0.90	Medium High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential
101 A St, Colma	006-364-290	Unincorporate d Colma	0.74	High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential
320 A St, Colma	008-121-020	Unincorporate d Colma	0.11	High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential
1 San Pedro Rd, Colma	006-372-010	Unincorporate d Colma	0.11	Commercial Neighborhood Commercial	PC/DR	100 - 120	Non-Vacant	Commercial
305 B St, Colma	008-121-140	Unincorporate d Colma	0.11	High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential
330 A St, Colma	008-121-030	Unincorporate d Colma	0.11	High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential
340 A St, Colma	008-121-040	Unincorporate d Colma	0.23	High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential
55 Reiner St, Colma	006-373-130	Unincorporate d Colma	0.15	Medium High Density Residential	PC/DR	100 - 120	Non-Vacant	Commercial
315 B St, Colma	008-121-130	Unincorporate d Colma	0.11	High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential
370 F St, Colma	008-141-100	Unincorporate d Colma	1.72	High Density Residential	PC/DR	100 - 120	Non-Vacant	Residential
107 San Pedro Rd, Colma	006-372-180	Unincorporate d Colma	1.33	Institutional Institutional	PC/DR	100 - 120	Non-Vacant	Educational/i nstitutional/re ligious
30 Reiner St, Colma	006-372-170	Unincorporate d Colma	2.45	Institutional Institutional	PC/DR	100 - 120	Non-Vacant	Educational/i nstitutional/re ligious
20 Reiner St, Colma	006-372-100	Unincorporate d Colma	0.23	Medium High Density Residential	PC/DR	100 - 120	Non-Vacant	Educational/i nstitutional/re ligious
1055 Hillside Blvd, Daly City	006-473-010	Unincorporate d Colma	0.16	High Density Residential	C-1/S-1	100 - 120	Non-Vacant	Commercial
1110 Hillside Blvd, Daly City	006-484-110	Unincorporate d Colma	0.12	Mixed Commercial/R esidential	C-1/S-1	100 - 120	Non-Vacant	Commercial
525 Sylvan St, Daly City	006-473-130	Unincorporate d Colma	0.10	High Density Residential	C-1/S-1	100 - 120	Non-Vacant	Commercial
1102 Hillside Blvd, Daly City	006-484-100	Unincorporate d Colma	0.09	Mixed Commercial/R esidential	C-1/S-1	100 - 120	Non-Vacant	Residential

Housing Element Rezoning Program Parcels

Address/ Intersection	APN	Community/ Area	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed Maximum Density	Vacant/ Nonvacant	Existing Land Use
514 Lisbon St, Colma	006-473-020	Unincorporate d Colma	0.16	High Density Residential	C-1/S-1	100 - 120	Non-Vacant	Residential
545 Sylvan St, Colma	006-473-120	Unincorporate d Colma	0.10	High Density Residential	C-1/S-1	100 - 120	Non-Vacant	Residential
524 Lisbon St, Colma	006-473-030	Unincorporate d Colma	0.10	High Density Residential	C-1/S-1	100 - 120	Non-Vacant	Residential
536 Lisbon St, Daly City	006-473-140	Unincorporate d Colma	0.14	High Density Residential	C-1/S-1	100 - 120	Non-Vacant	Commercial
1093 Hillside Blvd, Colma	006-473-100	Unincorporate d Colma	0.17	High Density Residential	C-1/S-1	100 - 120	Non-Vacant	Residential
570 Sylvan St, Daly City	006-482-050	Unincorporate d Colma	0.55	Mixed Commercial/R esidential	C-2/S-1	100 - 120	Non-Vacant	Industrial
1135 Hillside Blvd, Colma	006-482-030	Unincorporate d Colma	0.15	Mixed Commercial/R esidential	C-2/S-1	100 - 120	Non-Vacant	Residential
414 A St, Colma	008-125-020	Unincorporate d Colma	0.23	Density Residential	C-2/S-1	100 - 120	Non-Vacant	Residential
1111 Hillside Blvd, Colma	006-482-040	Unincorporate d Colma	0.41	Mixed Commercial/R esidential	C-2/S-1	100 - 120	Non-Vacant	Industrial
1280 Hillside Blvd, Daly City	006-488-130	Unincorporate d Colma	0.34	Commercial General Commercial	C-2/S-7	100 - 120	Non-Vacant	Commercial
1216 Hillside Blvd, Daly City	006-488-170	Unincorporate d Colma	0.29	Commercial General Commercial	C-2/S-7	100 - 120	Non-Vacant	Commercial
1156 Hillside Blvd, Daly City	006-484-160	Unincorporate d Colma	0.21	Mixed Commercial/R esidential	C-2/S-7	100 - 120	Vacant	Parking
1195 Hillside Blvd, Colma	006-483-070	Unincorporate d Colma	0.20	Density Residential	C-2/S-7	100 - 120	Non-Vacant	Residential
1195 Hillside Blvd, Colma	006-483-060	Unincorporate d Colma	0.17	Density Residential	C-2/S-7	100 - 120	Non-Vacant	Industrial
1185 Hillside Blvd, Colma	006-483-050	Unincorporate d Colma	0.12	Density Residential	C-2/S-7	100 - 120	Non-Vacant	Residential
1232 Hillside Blvd, Colma	006-488-120	Unincorporate d Colma	0.10	Medium High Density Residential	C-2/S-7	100 - 120	Non-Vacant	Residential
1165 Hillside Blvd, Daly City	006-483-080	Unincorporate d Colma	0.08	Density Residential	C-2/S-7	100 - 120	Non-Vacant	Residential
1248 Hillside Blvd, Daly City	006-488-100	Unincorporate d Colma	0.10	Medium High Density Residential	C-2/S-7	100 - 120	Non-Vacant	Residential
1240 Hillside Blvd, Colma	006-488-150	Unincorporate d Colma	0.09	Medium High Density Residential	C-2/S-7	100 - 120	Non-Vacant	Mixed Use
1166 Hillside Blvd, Daly City	006-484-170	Unincorporate d Colma	0.28	Density Residential	C-2/S-7	100 - 120	Non-Vacant	Commercial
1272 Hillside Blvd, Daly City	006-488-110	Unincorporate d Colma	0.09	Medium High Density Residential	C-2/S-7	100 - 120	Non-Vacant	Residential

Housing Element Rezoning Program Parcels

Address/ Intersection	APN	Community/ Area	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed Maximum Density	Vacant/ Nonvacant	Existing Land Use
1256 Hillside Blvd, Daly City	006-488-160	Unincorporate d Colma	0.09	Medium High Density Residential	C-2/S-7	100 - 120	Non-Vacant	Residential
1264 Hillside Blvd, Daly City	006-488-140	Unincorporate d Colma	0.09	Medium High Density Residential	C-2/S-7	100 - 120	Non-Vacant	Residential
1132 Hillside Blvd, Daly City	006-484-150	Unincorporate d Colma	0.22	Mixed Commercial/R esidential	C-2/S-7	100 - 120	Non-Vacant	Industrial
1118 Hillside Blvd, Daly City	006-484-140	Unincorporate d Colma	0.22	Mixed Commercial/R esidential	C-2/S-7	100 - 120	Non-Vacant	Industrial
2nd Ave & A St	006-393-050	Unincorporate d Colma	0.08	Medium High Density Residential	R-1/S-7	100 - 120	Vacant	Vacant
361 2Nd Ave, Colma	006-393-060	Unincorporate d Colma	0.31	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
423 A St, Colma	006-392-010	Unincorporate d Colma	0.28	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
379 2Nd Ave, Colma	006-393-040	Unincorporate d Colma	0.14	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
353 2Nd Ave, Colma	006-393-070	Unincorporate d Colma	0.14	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
472 A St, Colma	006-413-020	Unincorporate d Colma	0.08	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
466 A St, Colma	008-125-150	Unincorporate d Colma	0.08	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
395 2Nd Ave, Colma	006-393-010	Unincorporate d Colma	0.07	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
396 3Rd Ave, Colma	006-393-250	Unincorporate d Colma	0.07	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
389 2Nd Ave, Colma	006-393-030	Unincorporate d Colma	0.06	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
520 A St, Colma	006-414-050	Unincorporate d Colma	0.06	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
368 3Rd Ave, Colma	006-393-300	Unincorporate d Colma	0.08	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
372 3Rd Ave, Daly City	006-393-310	Unincorporate d Colma	0.11	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
374 2Nd Ave, Colma	006-392-030	Unincorporate d Colma	0.15	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential

Housing Element Rezoning Program Parcels

Address/ Intersection	APN	Community/ Area	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed Maximum Density	Vacant/ Nonvacant	Existing Land Use
380 3Rd Ave, Colma	006-393-220	Unincorporate d Colma	0.14	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
392 3Rd Ave, Colma	006-393-240	Unincorporate d Colma	0.06	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
424 A St, Colma	008-125-040	Unincorporate d Colma	0.06	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
428 A St, Colma	008-125-050	Unincorporate d Colma	0.11	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
440 A St, Colma	008-125-070	Unincorporate d Colma	0.11	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
444 A St Unita, Colma	008-125-090	Unincorporate d Colma	0.09	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
445 A St, Colma	006-393-270	Unincorporate d Colma	0.07	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
447 A St, Colma	006-393-260	Unincorporate d Colma	0.07	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
448 A St, Colma	008-125-100	Unincorporate d Colma	0.10	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
456 A St, Colma	008-125-120	Unincorporate d Colma	0.13	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
460 A St, Colma	008-125-130	Unincorporate d Colma	0.08	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
476 A St, Colma	006-413-030	Unincorporate d Colma	0.08	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
484 A St, Colma	006-413-050	Unincorporate d Colma	0.08	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
508 A St, Colma	006-414-020	Unincorporate d Colma	0.07	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
516 A St, Colma	006-414-040	Unincorporate d Colma	0.07	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
524 A St, Colma	006-414-060	Unincorporate d Colma	0.07	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
436 A St, Colma	008-125-060	Unincorporate d Colma	0.17	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
380 2Nd Ave, Colma	006-392-020	Unincorporate d Colma	0.12	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
468 A St, Colma	008-125-270	Unincorporate d Colma	0.13	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
346 Clark Ave, Colma	006-413-060	Unincorporate d Colma	0.11	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
420 A St, Colma	008-125-030	Unincorporate d Colma	0.11	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
442 A St, Colma	008-125-080	Unincorporate d Colma	0.06	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
512 A St, Colma	006-414-030	Unincorporate d Colma	0.07	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential

Housing Element Rezoning Program Parcels

Address/ Intersection	APN	Community/ Area	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed Maximum Density	Vacant/ Nonvacant	Existing Land Use
504 A St, Colma	006-414-010	Unincorporate d Colma	0.07	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
464 A St, Colma	008-125-140	Unincorporate d Colma	0.08	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
360 2Nd Ave, Colma	006-392-040	Unincorporate d Colma	0.14	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
388 3Rd Ave, Colma	006-393-230	Unincorporate d Colma	0.06	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
393 2Nd Ave, Colma	006-393-020	Unincorporate d Colma	0.06	Medium High Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
452 A St, Colma	008-125-110	Unincorporate d Colma	0.09	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential
480 A St, Colma	006-413-040	Unincorporate d Colma	0.08	Density Residential	R-1/S-7	100 - 120	Non-Vacant	Residential