

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

DATE: February 11, 2026

TO: Planning Commission
FROM: Planning Staff
SUBJECT: 2026/2027 Long Range Planning Work Program

PROPOSAL

Consider a briefing by staff on the 2026/2027 Long Range Planning Work Program that describes current, upcoming and future policy projects, including project descriptions, staffing and timelines

RECOMMENDATION

1. That the Planning Commission consider and concur with the 2026/2027 Long Range Planning Work Program

BACKGROUND

Report Prepared By: Bharat Singh

Location: Unincorporated San Mateo County

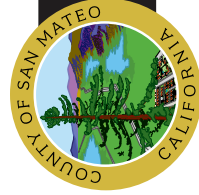
DISCUSSION

A. **KEY ISSUES**

The staff has prepared the attached key project list (Attachment A) and a detailed work program (Attachment B) to inform the Planning Commission of the Planning and Building Department's policy workload, and the projects the Commission will consider in the next two years.

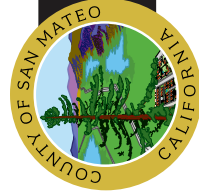
ATTACHMENTS

- A. 2026/2027 Long Range Planning Work Plan Key Projects
- B. 2026/2027 Long Range Planning Work Plan Projects and Programs



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

LONG RANGE WORK PLAN 2026-2027
PROJECTS AND PROGRAMS

	PROGRAMS AND PROJECTS	STATUS	PRIORITY	LEAD	STAFF	OTHER AGENCIES	DESCRIPTION	WORK STATUS UPDATE	WINTER 2026	SPRING 2026	SUMMER 2026	FALL 2026	WINTER 2027	SPRING 2027	SUMMER 2027	FALL 2027		
State Mandated Policy Updates	Environmental Justice Element*	In Progress	1	Y	Katie Faulkner, Planning Manager,	Health, SUST, Consultant	SB1000 requires certain cities and counties to adopt an environmental justice element into their general plans, or related goals, policies, and objectives integrated in other elements. The effort identifies disadvantaged communities, as defined, within the area covered by the general plan, and identifies environmental justice goals, policies, and objectives to reduce the unique or compounded health risks in disadvantaged communities. This is a multi-jurisdictional effort.	The Environmental Justice Element project is in progress. The next step is the drafting of the goals, policies and strategies. This stage will be followed up a an internal review, and then a release of the public draft for public review and comment. The website for the project is https://envirojusticeplanning.com/ .										
	Safety Element Update*	In Progress	1	Y	Katie Faulkner, Planning Manager,	DEM, SUST Consultants	Prepare revisions to the General Plan Natural Hazards Elements as needed to comply with state law requirements to address climate change, wildfires, flooding, emergency evacuation routes and other hazards. Work includes a vulnerability assessment, public engagement and outreach, incorporating an equity approach, development of resiliency policies & implementation measures, and updates to hazard mapping and background information. Additional work will include coordinating an evacuation analysis with the Department of Emergency Management. This is a multi-jurisdictional effort, with San Mateo County collaborating with eight cities to address these Safety Element legal requirements and to share a consultant.	The Safety Element project is the final stages of preparing a public review draft that should be release by March. The website for the project is https://prepsmc.com/ .										
	Annual Housing Surveys and Reporting	Continuing	2	Y	Will Gibson, Sam Becker, Planning Manager	DOH, CMO	Housing Element Annual Progress Report; State Department of Finance Annual Unit Production Report; Silicon Valley Land Use Survey; ABAG Development Survey; Sustainable San Mateo County Survey; C/CAG Housing and Development Data (occasional); 21 Elements Periodic Production Reports; Other occasional surveys/data requests (SBWMA, ABAG FOCUS/One Bay Area Survey, State Data Center Affiliates Survey, etc.)	This is an ongoing task providing responses to inquiries from other agencies, both to meet state requirements, and to facilitate regional housing planning and production.									ON-GOING (State Mandated)	
	Housing Element Implementation	Continuing	2	N	Will Gibson	DOH, Others	As the County's updated Housing Element is not yet certified by the State, the County continues to implement the existing 2014-2022 Housing Element on an interim basis. Ongoing programs include: monitor and report housing production against the County's RHNA targets; continue participation in Countywide and regional efforts to implement the Housing Element and incentivize housing production, including 21 Elements, HOPE Initiative, Home for All, and others; continue to assess opportunity sites for Farm Labor Housing. Once adopted, the 2022-2031 Housing Element implementation plan will replace the current work program, covering the next eight years.	The Department will continue to work on these projects and programs based on the schedule contained in the 2014-2022 Housing Element, until adoption and certification of the updated Housing Element and new implementation plan.									ON-GOING (State Mandated)	
	General Plan Conformity Requests*	Continuing	4	Y	Staff	n/a	Ongoing requests from the public, County Departments and other agencies requesting a determination from the Planning Commission regarding the conformity of governmental actions with the County's General Plan	Projects vary, and include easement or street vacations, public property purchases, etc.									ON-GOING (State Mandated)	
	Local Hazard Mitigation Plan Implementation	Continuing	4	N	Katie Faulkner	DEM, ISD, SUST	Implementation of the Hazard Action Mitigation Plan within the LHMP.	Safety Element update in progress.										ON-GOING
	ADU Permit Streamlining	Continuing	4	Y	Assistant Director, Will Gibson/ Sam Becker	Consultant	Process changes in response to State law requiring permit streamlining of ADUs and JADUs to be processed ministerially and within 60 days. Allows the approval of ADUs in proposed housing to be delayed until the new construction is approved.	Contract to expand vendor services to assist with streamlining completed. Internal staff workflow documentation in progress. Consultant has received initial training.										ON-GOING
	CEQA Responsible Agency Review	Continuing	4	Y	Planning Manager	n/a	Planning and Building Department review of environmental documents prepared by external agencies and departments for potential program/project impacts within the unincorporated County.	Review of CEQA Notices, Negative Declarations, and EIRs when received by the Department.										ON-GOING (State Mandated)
Community Planning	Plan Princeton*	In Progress	1	Y	Summer Burlison, Katie Faulkner, Planning Manager	SUST, One Shoreline	A comprehensive update to the land use plan and zoning for the Princeton area, including the establishment and implementation of a shoreline management plan. This work includes preparation of final drafts of Plan, zoning regulations and shoreline management plan for review and input by technical advisors and stakeholders, preparation of environmental impact analysis, community engagement, advisory committees, Planning Commission, BOS, and CCC for certification.	Conducted a public meeting to discuss new Sea-Level Rise overlay district, new development standards to account for Sea-level rise, and the recommendation of establishing a Transfer of Development Rights (TDR) program. The update of the plan document is underway and tentatively should be release for public review by Spring. Additionally the Harbor District has engaged the US Army Corp of Engineers to design and build mitigations to stop and rebuild the coast in Princeton.										
	Harbor Industrial Area - City of Belmont Annexation	Continuing	4	N	Planning Manager	n/a	Formal Local Agency Formation Commission Process to annex portions of, or the entire Harbor Industrial Area to the City Of Belmont.	Ongoing review as needed.										ON-GOING
	Middlefield Junction Mixed Use Redevelopment Master Planning and Development	Continuing	4	N	Will Gibson, Angela Chavez,	DOH, CMO, Health, Redwood City staff, others	A multi-year collaboration between San Mateo County and Redwood City to master plan future mixed-use redevelopment of County and Redwood City owned parcels at the junction of Middlefield Road and the Dumbarton and Caltrain rail tracks, currently housing the North Fair Oaks Library, the County Health Services Agency Building, and North Fair Oaks Community Center.	Currently Middlefield Junction is in the 1st phase of developing the County-owned parcel adjacent to the County Health Clinic. Staff is assisting the DOH as the team refines project plans, finalizes funding, and prepares application materials. Staff is also assisting with grant applications to support active transportation improvements. Building Permits have been submitted and are currently under review for the two affordable housing buildings.									ON-GOING	
Transportation	TIA Requirements, TDM, Fee, & SB 743 CEQA VMT standards update	In Progress	1	N	Chanda Singh, Summer Burlison, Planning Manager	DPW Consultant	Previously separate efforts have been combined into one project being facilitated by outside transportation consultants	The goal is to provide a set of documents that will be available to internal staff and applicants that will provide clarity on project TDM requirements, CEQA evaluation, and a project's transportation impact assessment approach. DPW and Planning staff are continuing to identify policies that may require updates in order to implement the revised guidelines. In addition, the Department of Public Works will be pursuing fee studies with the support of external consultants.										
	A. CEQA Thresholds of Significance for Transportation-Related Impacts *		1															
	B. Traffic Impact Analysis Requirements Update		1															
	C. Transportation Fee Studies		2															
	D. Transportation Demand Management Ordinance and Program	2																
	Moss Beach State Route 1 Congestion & Safety Improvements Project	In Progress	1	Y	Chanda Singh, Planning Manager, Director	DPW, SMCTA, Caltrans, Consultants	The County of San Mateo and the San Mateo County Transportation Authority (TA), in cooperation with the California Department of Transportation (Caltrans), are initiating a project along State Route 1 (SR-1) in Moss Beach. The goal of this project is to improve traffic flow and safety within the project area (between Marine Blvd and 16th Ave), which includes three major intersections: SR-1/16th Street, SR-1/California Avenue, and SR-1/Cypress Avenue. Improvements for the intersections and surrounding project area may include roundabouts, signals, dedicated turn lanes, high-visibility crosswalks, pedestrian walkways, bus stop enhancements, and bike lanes. The Project would implement recommendations in Connect the Coastside.	The County of San Mateo, San Mateo County Transportation Authority (SMCTA), and Caltrans completed the project initiation phase of the Project, resulting in a signed Project Study Report-Project Development Support Report on February 28, 2024. The second phase of the project, Environmental Studies and Project Approval (PAED), began in June 2024, with the hiring of a consultant team by the Transportation Authority. The team is currently preparing Caltrans' required documents for the Project Report and preparing a draft environmental document. The phase, which should be complete in mid-2026, will result in an approved environmental document compliant with CEQA and NEPA. The County requested funds from SMCTA for the next phase of the project, Plans, Specifications and Estimates, which if awarded, would begin after the completion of the PAED phase in late 2026 and conclude in 2028. The County also requested partial funds for the future Construction of the project from the State Transportation Improvement Program (STIP).										
Midcoast Multimodal Parallel Trail Gap Closure (Carlos Street)	In Progress	1	Y	Chanda Singh, Planning Manager	Consultant, DPW	Evaluation and initial concept design for bicycle and pedestrian improvements on Carlos Street in Moss Beach to support Multimodal Parallel Trail development.	The Consultant team supporting the project delivered a final concept and memorandum in June 2025. Staff intend to seek funds to support the next phase of the project (engagement, preliminary design, and environmental clearance) as opportunities become available, such as the 2026 SMCTA Bicycle and Pedestrian Call for Projects.											
Connect the Coastside Implementation	Continuing	2	Y	Chanda Singh, Katie Faulkner	SMCTA, Caltrans, DPW, SUST, others	Pursue Implementation of several Phase 1 projects from Connect the Coastside. Includes: Moss Beach Intersection Controls, Parallel Trail, Bicycle Parking Phase 1, Transportation Impact Mitigation Fee.	Staff worked with the Commission on Disabilities and Coastside Fire Protection District to secure funding for installation of a sidewalk gap in El Granada, part of the Safe Routes to School recommendation from Connect the Coastside. Staff continues to work with Caltrans to support implementation of recommendations where feasible, such as Caltrans' SR 1 Multiasset Roadway Rehabilitation Project, which began construction in 2025, and with other ongoing projects. Staff is also developing an interactive mapping viewer to summarize the progress of projects and programs. Staff will work with Public Works to incorporate projects in planned pavement maintenance projects to the extent feasible.									ON-GOING		
Transportation Working Group Grants Committee	Continuing	2	Y	Chanda Singh, Planning Manager	SUST, DPW	Interdepartmental working group to increase implementation of transportation-related projects by securing and managing grant funds. The Committee seeks to increase County competitiveness for grant funding and successfully implement grant-funded projects by: 1) increasing awareness of available grants; 2) identifying projects appropriate for grant funds; 3) advancing interdepartmental collaboration; and 4) increasing staff's knowledgebase to secure and manage grants.	Monthly meetings facilitated by Planning staff. Since 2020, the committee has collaborated to seek and secure external funding for various projects in unincorporated areas. Grant projects led by Planning in 2025 include the Midcoast Multimodal Parallel Trail Gap Closure Study (Carlos Street), Moss Beach SR-1 Congestion & Safety Improvements Project (PAED phases) and Midcoastside TDM Plan. In 2026, Planning staff intends to seek funds to continue implementation of various transportation projects, such as the next phase of the Carlos St Trail project.									ON-GOING		
External Agency Transportation Project Coordination	Continuing	3	N	Chanda Singh, Planning Manager	Caltrans, C/CAG, SMCTA, SUST, DPW	Participate in transportation projects led by external agencies, such as Caltrans, San Mateo County Transportation Authority, and City/County Association of Governments of San Mateo County. Share opportunities for coordination with County-led projects and/or adopted plans.	Caltrans' State Highway Operations and Protection Program (SHOPP) program includes several ongoing projects on State owned and maintained facilities in unincorporated areas (e.g., SR-84, SR-1, SR-82, SR-35). Projects are at different phases of development; planning staff coordinates with partners to review materials and share feedback with Caltrans. SMCTA and C/CAG are leading various planning studies and projects, such as the Grand Boulevard Initiative, Active 101, Strategic Plan Update, VMT/GHG Mitigation, and others; County staff provides feedback as part of Technical Advisory Committees and on draft documents.										ON-GOING	

**LONG RANGE WORK PLAN 2026-2027
PROJECTS AND PROGRAMS**

	PROGRAMS AND PROJECTS	STATUS	PRIORITY	LEAD	STAFF	OTHER AGENCIES	DESCRIPTION	WORK STATUS UPDATE	WINTER	SPRING	SUMMER	FALL	WINTER	SPRING	SUMMER	FALL				
									2026	2026	2026	2026	2027	2027	2027	2027				
Ordinances and Regulations	Housing Element related Zoning updates (HE)	In Progress	1	Y	Will Gibson, Planning Manager	n/a	Identify funding sources and select a consulting firm to complete rezoning and general plan amendments to various unincorporated areas identified in the updated Housing Element Rezoning Program, in order to meet the County's Regional Housing Needs Allocation. Areas identified for rezoning to higher-density multifamily residential uses include unincorporated Colma, Broadmoor, and portions of El Granada.	The CEQA assessment is underway by the Consultant. The Department expects to complete the effort by May, and then take it to the Board for adoption in July.												
	LCP Amendment for Farmworker Housing (HE)	In Progress	1	Y	Kanoa Kelley, Assistant Director	n/a	In advance of initiation of the South Coast Housing Study, assess the County's Local Coastal Program and Implementation Plan to determine amendments that could streamline and facilitate the production of farmworker housing, including scattered site, congregate, and other farmworker housing types; to determine if County is in full compliance with California Employee Housing Act; and to assess progress in implementing the findings of the 2016 Farm Labor Housing Study. Process identified amendments for adoption by the Planning Commission, Board of Supervisors, and California Coastal Commission.	The required amendments have been drafted and are being reviewed by Management and County Administration												
	Objective Development Standards Update	TBD	1	Y	Will Gibson, Camille Leung, Planning Manager	n/a	To comply with ministerial, objective review and approval requirements for multifamily residential development imposed by various State laws, review the County's design standards in multifamily zoning districts both on the Bayside and Coastside, determine which standards remain applicable, which can be modified to be objectively applicable, and which cannot be applied ministerially, and prepare appropriate amendments to achieve compliance with State law.	The update has been drafted, and was presented to the PC in January 2026. It is slated to go to the Board in March along with the recommended amendments from the PC.												
	C-1 Height Change Update for MidCoast	In Progress	1	Y	Camille Leung	n/a	Revise building height measurement standards in C-1 for MidCoast	Continued community engagement, draft ordinance, advisory committee hearings, Planning Commission, BOS, CCC certification. Department considering to combine the effort with the Objective Development Standards update.												
	Coastside Design Review Regulations Demonstration of Scale Update*, Residential Design Standards	In Progress	1	Y	Camille Leung	n/a	Amend Coastside residential design policies to incorporate a requirement for demonstration of scale, such as story poles or posters with scaled renderings; Update residential design review policies for the Midcoast and add applicability in other zoning districts, such as Planned Agricultural District, C-1/S-3, CCR, COSC, PUD-124, R-1/S-10, R-1/S-13, R-1/S-17, R-1/S-94, RM-CZ, R-3/S-3, and R-3-AW zoning districts	Continued community engagement, draft ordinance, advisory committee hearings, Planning Commission, BOS, CCC certification; Coastside Design Review Committee, assisted by staff has begun developing policy concepts for updated design review standards. Project will entail extensive outreach to property owners and the public. Department considering to combine the effort with the Objective Development Standards update.												
	ADU Ordinance Update for Non-Coastal areas	In Progress	3	Y	Sam Becker, Will Gibson, Planning Manager	n/a	Amend the County's Accessory Dwelling Unit regulations, Chapter 22.5 of the Zoning regulations, to comply with State ADU Law updates 2025 including SB 1211 detached ADUs on multifamily properties	The updates were completed, however new State laws in 2025, requires the department to make further updates. These will be started in the later half of the year.												
	Confined Animal Regulations	In Progress	4	Y	Sam Becker, Summer Burlison, Planning Manager	EHS, SUST	Amend the Confined Animal Regulations to address Technical Advisory Committee recommendations (from 2013 and 2015) for clarity and modifications to permit processes, inspection and enforcement procedures that are also aligned with the Water Board's ASBS and TMDL objectives to protect and enhance water quality.	With changes in staff, and other State bill led updates taking precedence, the effort will be taken up in Winter 2026												
	Department Equity Team	Continuing	4	Y	LRP Team, Director, Administrative Services Manager, others	n/a	In tandem with the Countywide Racial and Social Equity efforts, the Department convenes its own Equity Team to advance the Department's Equity Action Plan, as part of the Countywide Equity Action Plan. The Department's Action Plan includes goals that are implemented by the long range planning team, such as implementing planning projects that specifically support vulnerable or marginalized communities and supporting the development and implementation of countywide equity tools.	Updates to General Plan Elements, including the Environmental Justice, Safety, and Housing Elements support implementation of the Department's Action Plan. The Countywide Equity Engagement Toolkit informed the engagement strategies for efforts, including the Midcoastside TDM Plan.										ON-GOING		
	Home for All	Continuing	4	N	Will Gibson, Planning Manager,	DOH, CMO, Consultants, others	The Planning and Building Department will continue to assist with Home for All's comprehensive work promoting housing solutions, including a variety of efforts related to promoting and facilitating ADUs, and various other work to promote housing production in cities and the unincorporated County. Ongoing and recurring tasks include staffing and participation in various workgroups and committees, meeting facilitation and support, and other support tasks.	Work Plan being implemented by Home 4 All.											ON-GOING	
	SB 9 Guidance and Implementation	Continuing	4	Y	Will Gibson, Planning Manager, County Counsel		SB 9 requires ministerial review of housing developments of not more than 2 residential units within single-family residential zones to be considered ministerially, in addition to urban lot split resulting in no more than 2 lots to also be considered ministerially.	Public facing documentation created (website, eligibility checklist). Current refining internal processes and preparing public-facing frequently asked questions. All necessary materials and procedures are complete, and are continually being revised as new information warrants.											ON-GOING	
Completed	Pescadero Workforce Housing Opportunity sites assessment	Completed			Kanoa, Kelly, Will Gibson, Planning Manager	Consultant	Analyze and identify sites suitable for the development of farmworker/workforce housing and a visitor serving commercial facility on sites in and adjacent to the Town of Pescadero	In review with County Admin & DOH												
	Housing Element Update*	Completed			Will Gibson, Planning Manager, Director	DOH, CMO	Comprehensive Update of the County's General Plan Housing Element as required by state law. Updates are required on an eight year cycle. Tasks for updating the housing element include: An evaluation of existing housing policies and programs; A housing needs assessment; An analysis of any obstacles to affordable housing production; An inventory of all potential sites where housing may be constructed; Goals, objectives, and policies on various housing issues and setting measurable targets for meeting housing needs; An action plan, identifying the specific steps the community will take to implement its housing policies.	In Rezoning stage											List of Acronyms DPW C/CAG CC CMO DEM DOH EHS Health ISD LAFCo LHPUSD NFO OCA OOS Parks PDU SMCTA	
	Pescadero Fire Station/CSA-11 Water Line Extension LCP Amendment*	Completed			Michael Schaller, Director	CMO, PDU, DPW CSA-11, LHPUSD, LAFCo, State Water	Focused Local Coastal Program amendment to facilitate construction of replacement County Fire Station #59 and extension of CSA-11 water line to serve the station and Pescadero Middle/High School.	Submitted to the CCC for certification. Expected to be certified by February.												County Department of Public Works City and County Association of Governments County Counsel County Manager's Office County Department of Emergency Management County Department of Housing County Environmental Health Services County Health System County Information Services Department Local Agency Formation Commission La Honda-Pescadero Unified School District North Fair Oaks County Office of Community Affairs County Office of Sustainability County Parks Department County Planned Development Unit San Mateo County Transportation Authority
	Stormwater Ordinance and Drainage Manual*	Completed			Camille Leung,	SUST - Lead, CC, DPW, EHS, Parks	Resulting from the Green Infrastructure Plan, there is a requirement to update the Stormwater Ordinance and Drainage Manual. OOS is taking the lead with Planning staff supporting.													
	Midcoastside Transportation Demand Management (TDM) Plan	Completed			Chanda Singh, Planning Manager	HMB, SMCTA, Consultant	The Midcoastside TDM Plan is a joint project with the City of Half Moon Bay, and aims to develop a TDM for the unincorporated Midcoast and City of Half Moon Bay. TDM encourages the use of sustainable transportation options and enhanced mobility, working toward ensuring that all modes of transportation are safe, reliable, and convenient while discouraging driving, managing congestion, and reducing Vehicle Miles Traveled (VMT).													
	Protected Tree Ordinance*	Completed			Natalie Krug, Camille Leung, Planning Manager	DPW, Parks, SUST Consultant	In collaboration with Public Works, Parks, and Office of Sustainability, Planning and Building are preparing updates to the Significant and Heritage Tree Regulations to improve management of individual trees and tree canopy in the unincorporated County, consistent with the General Plan and Local Coastal Program.	In consultation with Coastal Commission for consistency analysis												
	Zoning Ordinance Reorganization*	Completed			Kanoa Kelley, Planning Manager	n/a	Renumber and reorganize Zoning Code for transfer to Municode website with all other County Ordinances. Include minor clarifying amendments to correct references, add missing code sections that were never repealed, and delete obsolete text etc. Coordinate with Tree Ordinance update staff for section number requirements.	In consultation with Coastal Commission for consistency analysis												
	North Fair Oaks Community Plan 10-yr review	Completed			Will Gibson, Planning Manager	Consultant	Assess the effectiveness of NFO Community Plan, including the status of policy implementation, the measurable outcomes of implementation, and the ongoing appropriateness and effectiveness of the Plan's policies and programs. Through various analysis, outreach, and assessment, including engagement with community members, stakeholders, and County and other staff, the project will assess progress made in implementing the Plan; evaluate current conditions in NFO, and the community's current goals and priorities; identify gaps not addressed by the Plan; prioritize Community Plan policies and programs in light of progress to date and current goals and priorities; create a final report of findings and recommendations to address community needs; and establish performance measures and dashboards to track ongoing and future progress in implementation.													

Note: Programs/Projects identified with an asterisk * indicate the program/project will require Planning Commission workshop/recommendation/decision.