|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | Atherton | Brisbane | Burlingame | Colma | Daly City | East Palo Alto | Foster City | Half Moon Bay | Hillsborough | Menlo Park | Millbrae | Pacifica | Portola Valley | Redwood City | San Bruno | San Mateo Co. | South SF | Woodside |
| *Strategies that expand the inventory of sites where housing is allowed:* |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1. Allow housing on land currently zoned for public use (including schools) | 1 | 3 | 3 | 3 | 1 | 2 | 3 | 1 | 1 | 2 | 2 | 2 | 2 | 3 | 1 | 2 | 1 | - |
| 1. Allowing mixed-use residential anywhere mixed-use office (but not industrial) is currently allowed | 3 | 3 | 2 | - | 2 | 2 | 1 | 1 | 3 | 1 | 1 | 1 | 1 | 3 | 1 | 3 | 2 | - |
| 1. Allowing mixed-use residential anywhere retail is currently allowed | 3 | 1 | 2 | 3\* | 1 | 2 | 1 | - | 3 | 1 | 1 | 1 | 1 | 2 | 1 | 2 | 1 | - |
| 1. Allowing residential units (any density) within the airport noise contour |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 1 |  |  |  |
| 1. ~~Extend residential overlay zoning in certain industrial/commercial areas~~ |  | ~~1~~ |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| A6. Rezone from nonresidential use (office) to residential zoning or overlay district. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| *Strategies that allow more housing on sites where housing is already allowed* |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1. Allowing multiplexes where only single-family is currently allowed | 1 | 3 | 2 | 3 | 3 | 1 | 3 | - | 1\* | 2 | 3 | 2 | 1 | 1 | 2 | 1 | 2 | 1\* |
| 1. Upzoning certain districts to allow taller buildings (variant: allow more height if includes residential) | 3 | 1 | 2 | - | 1 | 1 | 1 | - | 2 | 1 | 1 | 1 | 1 | 2 | 2 | 1 | 3 | - |
| 1. Upzoning certain districts to allow greater density (more units/acre) | 2 | 1 | 1 | - | 1 | 1 | 2 | 1 | 1 | 1 | 1,2\* | 1 | 1 | 1 | 2 | 1 | 1 | 1 |
| 1. Relaxing certain zoning standards (e.g., setbacks, FAR, etc.) | 2 | 1 | 3 | 1 | 1 | 1 | 3 | - |  | 1 | 1 | 1 | 2 | 1 | 2 |  | 2 | 1 |
| 1. Explore areas to allow live-work opportunities |  |  |  |  |  |  |  | 2 |  |  | 2 |  |  |  |  |  |  |  |
| 1. Allow higher density housing without voter’s initiative (San Bruno Ordinance 1284) |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 1 |  |  |  |
| 1. Require minimum density standards for lots of a certain size in existing residential districts |  | 1 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 1\* |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| *Strategies that help increase development feasibility, lower costs and/or require affordability:* |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1. Eliminate (or reduce) parking requirements near transit | 3 | 1 | 1 | 1 | 1 | 2 | 3 | 3 | 2 | 1 | 2 | 2 |  | 2 | 2 | 2 | 2 | - |
| 1. Modified (or adopt) inclusionary housing requirements | 3 | 1 | 1 | 1 | 3 | 3 | 1 | - | 3 | 1 | 1 | 1 | 1 | 3 | 2 | 3 | 3 | - |
| 1. Waive $X of impact fees per unit for all units, including market-rate, or for affordable units only | 3 | 3 | 3 | 2 | 3 | 3 | 2 | - | 3 | 1\* | 3 | 1 |  | 2 | 2 | 3 | 1\* | - |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

NOTES:

Millbrae – B3, in R2 districts increase for “missing middle”

SSF – C3, Waive impact fees per unit for affordable units.

Colma – Allowing residential where retail is allowed

Hillsborough – Perhaps rephrasing as “multiple units on sites where only unit is allowed” or similar instead of “multiplex”. In practice for Hillsborough this would mean multiple ADUs on a lot, as opposed to duplex/4-plexes (or anything larger than that”

Woodside – has three policies they are already exploring, focused on ADUs (mapping where multiple ADUs could be achieved, and requiring in certain circumstances) and relaxing zoning standards.