



Sustainable San Mateo County 2017 City and County Survey

Municipality: CITY OF SAN MATEO

1. How many of your municipal staff, firefighters and police officers live outside the county or more than 20 miles from your municipality?

Category	Outside Municipality (more than 20 miles)	Outside County	Comment
Staff	N/A	111 of 347 employees	32% live outside San Mateo County
Firefighters	N/A	40 of 84 employees	48%
Police Officers	N/A	62 of 107 employees	58%

2. What policies has your municipality enacted to ease the transportation and/or housing costs for employees?

The City keeps a separate wait list for City and school district employees. Unless prohibited by a funding source (tax credits, Project Based Section 8, etc.) every third unit is offered to an employee. This policy is most successful with its inclusionary units, since no govt funding is provided.

The City also offers a personal loan of up to \$7500 (low interest and easy repayment schedule) to employees to either use for home purchase related costs, or move in costs for renters (security deposits, 1st/Last rent, moving costs).

3. Parking policy can shape travel behavior, community design, and development economics. What are your parking policies?

Category	Yes	No	Comment (please provide details, clarifications, or links to additional information)
Does your municipality have parking space minimums for new housing developments (# cars per unit or # cars per bedroom outside TOD? within TOD)? The number of required spaces is important economically because the cost of each space adds to development cost and can increase rents or sales price.	X		Parking requirements for the majority of the city are in SMMC 27.64 http://qcode.us/codes/san-mateo/view.php?topic=27-27_64&frames=off . TOD are defined by specific plan areas, and within the adopted plan area the parking requirements are less than the citywide standards.
Does the city require or allow unbundled parking (paid separate from unit rent)? Unbundled parking can help reduce housing cost.	X		
Does the city encourage shared parking by reducing per unit parking ratio where shared parking is		X	The city does not

<p>provided? This can reduce development cost by reducing total number of spaces needed to meet demand.</p>		<p>encourage because the mix of uses in the proposed development is a factor in determining whether shared parking is viable; however, the city's zoning code does provide it as an option for developers to consider. See same link as above.</p>
<p>Does your municipality have a policy regarding Residential Permit Parking (RPP) which is used to protect nearby properties from overflow parking from new development?</p>	<p>X</p>	<p>Residents of neighborhoods who feel parking is impacted by local traffic generators (businesses, schools, hospitals) may request to have an RPPP implemented. Once established, the program is in place for 10 years, and may be extended by neighborhood survey after that time period. The RPPP policy and procedures document is available online: http://www.cityofsanmateo.org/DocumentCenter/View/1175</p>

4. How many housing units have been built in the past year or in the pipeline for this year? What percent of these are affordable?

Permits for 522 units issued including 49 affordable. Projects approved but not obtained building permit: 675 including 68 affordable. Projects submitted for review but not approved: 452.
 What percent of these are affordable? 10%

5. How many square feet of office/commercial development has been approved in the past year or in the pipeline for this year? How many new jobs are expected to result from this development?

No breakdown on NEW and ALTERATIONS.

2016-2017 (July 1, 2016 to June 30, 2017): 108,455 sq ft
 Approvals = Projects that have been approved through the Planning Application process.

2016-2017 (July 1, 2016 to June 30, 2017): 1,068,381 sq ft.
 Permitted = Building Permits that that have been applied for and have been issued for construction.

Per Planning: Not all Building Permits require Planning Applications. For the Building Permits that do require an approved Planning Application, the customer has 2-years from the approved P.A. date to

submit for the building permit.

Per Planning -We do not track or estimate jobs job numbers.

6. Does your city have a minimum wage ordinance? Please describe the timeline, wage levels and other adjustments (such as requirements for use of prevailing wage labor in city-owned developments.)

The City adopted a Minimum Wage Ordinance on August 15th, 2016. It requires annual increases in the Minimum Wage paid within the City boundaries, above and beyond the wage required by the State. The City Council adopted a wage schedule whereby most employers will be required to pay \$15 per hour by 2019. Non-profit organizations that are tax-exempt per Section 501(c)(3) of the tax code are provided with an extended time frame to reach \$15 per hour. Beginning January 1, 2020, and annually thereafter, the City will adjust the minimum wage based on the Regional Consumer Price Index.

Year	Citywide	501©(3) Nonprofit
1/1/17	\$12.00	\$10.50
1/1/18	\$13.50	\$12.00
1/1/19	\$15.00	\$13.50
1/1/20	\$15.00 + CPI	\$15.00 + CPI
1/1/21	CPI	CPI

7. How many permits have been approved for second or Accessory Dwelling Units (ADU)? ADUs have the potential to provide affordable housing. Does your municipality provide any incentives or participate in any activities to promote ADU's?

How many permits have been approved for second or Accessory Dwelling Units (ADU)? 3 units

Does your municipality provide any incentives or participate in any activities to promote ADU's? Pilot fee reduction program started spring 2017. Will be participating in 21 Elements project to identify potential incentives.

8. Has your municipality signed the US Climate Mayor's commitment to adopt, honor and uphold the Paris Climate Agreement goals and/or has the subject been discussed at a Council meeting?

On June 19th, 2017, the San Mateo City Council adopted a resolution to uphold the Paris Climate Agreement and also joined the US Climate Mayors to work with other mayors to strengthen local efforts in reducing greenhouse gas emissions.

9. What are the most pressing sustainability-related issues for your municipality in the short- and long-term? Please describe them.

Transportation – The City of San Mateo is actively looking at ways to ease traffic and promote alternative transportation options. Short term we look at ways to ease traffic by promoting carpooling programs, promoting our City bike share and also hosting a website called Connect San Mateo that lets residents and commuters plan their trips and show different transportation options in the City. The City is also promoting Evs. The San Mateo Sustainability Commission is looking at ways to promote and grow EV infrastructure at multi-family residences. The City is also hosting the 3rd EV Expo on 9/9/17.

Water conservation – Although last winter was very wet, San Mateo will still work as a leader in water conservation efforts by offering workshops on drought tolerant gardening, limiting its water usage in public parks and promoting programs like the Rain Barrel Rebate program.

10. What additional resources, programs or events could SSMC provide that would be valuable to your work?

Programming or best practice events with other peninsula cities on outreach to the business community on energy efficiency practices.

11. The Indicators Report covers more than 40 sustainability indicators addressing the three E's – economy, environment and equity. Please describe any other initiatives that showcase progress your municipality is making towards sustainability.¹

- The City launched a bike share pilot program in May 2016 with 50 bikes and 15 locations. The program will now add 50 more bikes by the end of 2017. All 100 bikes will be electric pedal assist which should help grow the program to the more areas of the City.



- In October 2016, The City of San Mateo partnered with Scoop, to provide discounted carpool rides in and out of the City. The program was successful and funding lasted almost 5 months. The program matched 2,400 participants with over 5,000 carpooler trips taken.

¹ If you have supporting photos, please send high-resolution image files (1 Mb or higher or at least 300 dpi) to: photos@sustainablesanmateo.org together with a description of the image and photo credits. We will include selected photos on the website and in print materials.



New year,
new commute.

scoop

- EV Infrastructure in multi-family dwellings – the San Mateo Sustainability Commission is looking at ways to promote and grow EV infrastructure at multi-family residences as a key initiative for 2016-17.
- The City is now offering an additional \$50 rebate on the purchase and installation of a rain barrel – this is in addition to the BAWSCA \$50 rain barrel rebate, for a total rebate amount of \$100.
- LED streetlights – The City replaced just over 4,000 streetlight fixtures to LED bulbs.
- The City adopted an ordinance that requires all new single-family homes to install a three-way diverter valve to allow for future laundry machine greywater reuse.
- The City adopted an energy ordinance for mandatory solar systems on all new construction and cool roof installation for all new multi-family and commercial development.
- The City adopted a green building ordinance that requires a higher number of mandatory electric vehicle ready (EV ready) parking spaces than what is required by the State for new construction projects.