



**Sustainable San Mateo County  
2017 City and County Survey**

Municipality: Town of Colma

**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		2	41 Total Employees
Firefighters			None. The Colma Fire Protection District is an independent Fire District that is not a Town Department. It is primarily a volunteer organization.
Police Officers	3	9	23 Total Police Employees

**2. What policies has your municipality enacted to ease the transportation and/or housing costs for employees? Pre-Tax Commuter Benefit Program**

**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		The Town uses the Planned Development Zoning process to adjust parking based on location and circumstances. For example, the Town approved an affordable housing project with 1 parking space per unit. Market rate development requires 1.5-2 spaces per unit, and an additional space for 5 bedrooms or more.
Does the city require or allow unbundled parking (paid separate from unit rent)? Unbundled parking can help reduce housing cost.	X		The Town allows and encourages this practice as outlined in our 2015 Housing Element
Does the city encourage shared parking by reducing per unit parking ratio where shared parking is provided? This can reduce development cost by reducing total number of spaces needed to meet	X		Parking for the retail portion of a mixed-use project can be reduced and shared with residential.

demand.			
Does your municipality have a policy regarding Residential Permit Parking (RPP) which is used to protect nearby properties from overflow parking from new development?	X		The Town has residential permit parking to protect against BART day parking in an adjacent neighborhood.

**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? 5 market rate homes are currently under construction and 65 – 100% affordable units will start construction in January 2018.**

**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? We have a net reduction in commercial development since 3 light industrial buildings were removed to allow for the construction of a CarMax dealership.**

**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.) none**

**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? The Town of Colma only has about 450 residential units, many already with two or more units. Remaining single family homes are on small 3,300 square foot lots. As a result, no one has applied for an ADU. The Town adopted state law earlier this year which allows for ADU's in an existing footprint. ADU's of up to 800 square feet can be proposed as an addition. Since ADU's are largely unfeasible in Colma, the Town has not promoted them.**

**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? The City Council is expected to adopt a resolution of support at their September 13, 2017 meeting.**

**9. What are the most pressing sustainability-related issues for your municipality in the short- and long-term? Please describe them. The Town is fortunate to have made great strides in lowering energy use on a municipal level and by private property owners and businesses. The Town was the only recipient in the state to receive a Gold Beacon Award last year for our reductions and sustainability practices. The Town is currently working with our waste franchise of Republic Services on implementing residential and commercial green waste and recycling to reduce the number of items entering the waste stream.**

**We have largely addressed all of our short-term goals. Our long-term goals are to continue to connect businesses with energy saving programs and improvements, including the desire to have more businesses add solar systems to their facilities. The Town will continue to look for ways to improve sustainability at municipal facilities. The Town has monthly sustainability meetings that include representatives from all Town departments.**

**The Town is currently working with our cemeteries and the SMC Resource Conservation District on strategies for water reduction and efficiency. Many of our larger cemeteries have received audits that provide a roadmap of improvements to irrigation facilities.**

**10. What additional resources, programs or events could SSMC provide that would be valuable to your work? None that I can think of now.**

**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.<sup>1</sup> Current work in 2017 has included:**

- We've had significant success in increasing recycling and organics collection at our Colma businesses since the rollout of the new franchise agreement. For example, Lucky Chances has been a champion of the new organics recycling program and not only started the new organics recycling program they also have internal collections bins throughout their kitchen, restaurant and game room, and have fully participated in the staff training for the new programs.
- We have submitted Colma's AB 939 (recycling mandate) reporting requirements, due August 1, 2017, to the State's CalRecycle enforcement agency and have met and exceeded AB 939 recycling requirements.
- The City Council will consider a resolution on September 13, 2017 stating the Town's continued support for the Paris Agreement and our Town's ongoing commitment to implement greenhouse gas reduction programs that include energy efficiency, water conservation and expanded recycling /organics collection.

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<sup>1</sup> If you have supporting photos, please send high-resolution image files (1 Mb or higher or at least 300 dpi) to: [photos@sustainablesanmateo.org](mailto: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.