



City Attorney's Impartial Analysis of Measure T

Measure T would increase certain limits on building heights, residential densities, and nonresidential building intensities previously enacted by the voters. The changes would occur primarily in the Downtown, near Caltrain stations, and along transit corridors such as El Camino Real.

These locations are known as "study areas" and were approved by the San Mateo City Council. Buildings in the study areas could be six to eight stories in height and allow for increased density over current limits. Further increases for individual projects throughout the City could be obtained under state law in exchange for providing affordable housing units. A map that is an attachment to Measure T identifies the location of study areas, and what areas would retain current limits.

Existing limits were enacted by the voters in November 2020. Commonly known as Measure Y, it extended current limits through 2030 and represented an extension of policies enacted by the voters in 2004 and 1991.

Approval of Measure T would allow buildout of the General Plan approved by the City Council in March 2024. The General Plan is a document required by state law that plans for overall growth in the City through 2040. Measure T would repeal the text of Measure Y to ensure internal consistency of the recently adopted General Plan.

Measure T seeks voter approval of the General Plan's Land Use Element, which includes the Land Use Map. The Land Use Element sets forth goals, policies, and actions that govern development projects in the City. The Land Use Map applies land use designations that specify height and other limits to individual parcels.

The measure would permit new land use designations, but no new designation could allow for increased height, density, or building intensity than currently allowed for in the General Plan. The land use designation for any parcel could also be changed, but no such change could allow greater height, density, or intensity than currently allowed under the new General Plan on that specific parcel.

If Measure T passes, the land use designation for eight locations identified in the text of the measure could be also changed without voter approval, but only up to specific height and density limits, and subject to a General Plan amendment process involving public hearings before the Planning Commission and City Council.

Measure T would remain in effect through 2030, consistent with the timeframe of Measure Y, after which the City Council could amend the General Plan as it deems appropriate without seeking voter approval. While Measure T is in effect, no changes to its terms would be permitted without voter approval.

Measure T requires a simple majority vote for approval. The measure was placed on the ballot by the City Council.

If approved by the voters at the November 5, 2024 election, Measure T would become operative 10 days after certification of election results by the City Council.

A YES vote approves the measure.

A NO vote rejects the measure.

The above statement is an impartial analysis of Measure T. If you desire a copy of the measure, please call the City Clerk's office at (650) 522-7040 and a copy will be mailed at no cost to you. A copy of Measure T is also available online at www.cityofsanmateo.org.



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