General Plan Subcommittee Meeting #2
October 16, 2018
Agenda

» Call to Order
  • Welcome and Overview of Tonight’s Meeting
  • Public Comment: Items Not on the Agenda

» New Business
  • Existing Conditions Presentation
  • Public Comment
  • Subcommittee Discussion
**GP Subcommittee Meeting Procedures**

- **Meetings are recorded**

- **Public comment periods**
  1. Items not on the agenda
  2. Agenda items
     - Speakers will have a time limit
     - Questions may be answered outside of the meetings
     - Comments/questions may be submitted to City staff

- **Subcommittee comments and discussion only on agenda items**
Public Comment:

Items Not on the Agenda
Presentation Outline

» Existing Conditions

• Economics
• Circulation
• Land Use
• Parks, Recreation, and Cultural Resources
• Utilities
Demographic Trends

» Largest age group (35 to 64 years) will continue to need family-appropriate housing, parks, libraries, and schools

» 65 and older cohort is growing, which is expected to increase demands for:
  - Smaller housing units and senior housing
  - Healthcare
  - Senior programming (parks and recreation)
  - Public safety services
Economic Trends

» Professional, Scientific, and Technical Services expected to remain the largest employment sector
Real Estate Trends: Office

» Demand for office space has increased sharply in the city since 2012
  • Nearly 400,000 sq. ft. currently under construction
  • Another 550,000 sq. ft. under City review
Real Estate Trends: Industrial

» Industrial space vacancy at or below 2% since 2010

» No new industrial growth has occurred in this business cycle
  • A result of demand for warehouse/logistics space (not manufacturing)

» Pressure to convert light industrial zoning along key commercial corridors to residential
Real Estate Trends: Retail

» New shopping trends
  • Online retail
  • Showrooms
  • Omnichannel

» Increased demand for experiential retail and walkable/accessible commercial space (i.e., Hillsdale Mall renovation)

» Older stock becoming less competitive but new opportunities for neighborhood retail
Traffic Level of Service

- Evaluated 64 intersections
- Most intersections operating at acceptable LOS (Mid-LOS D)
- 9 intersections are operating below acceptable LOS

Source: Hexagon Transportation Consultants, Inc.
Journey to Work

Walking

Norfolk Street

Delaware Street
Bicycling

36th Avenue

Delaware Street
Shared and Emerging Mobility
General Plan Land Use Designations

- Residential (45%)
- Parks/Open Space (35%)
- Institutional (8%)
- Commercial (4%)
- Office (3%)
- Mixed Use (2%)
- Transit Oriented Development (2%)
- Industrial (0.5%)
- Transportation Corridor (0.5%)
Parks and Recreation

» City’s goal is 6 acres of Community/Neighborhood Parks per 1,000 people

» Current ratio is 4.05 acres of parks per 1,000 people (5.53 with County-owned Coyote point)
Cultural and Historic Resources

» Archaeological resources left by the Ohlone Indians may be present in undisturbed areas below ground

» City has two Historic Districts and many historic resources:
  • 5 listings on National Register
  • 13 on State Register
  • 200+ historically significant structures identified in 1989 Historic Building Survey
Utilities

» Water supply (providers and projected supply and demand)
» Wastewater treatment
» Stormwater infrastructure
» Energy providers (PG&E and Peninsula Clean Energy)
» Solid waste (collection and disposal)
Public Comment: Existing Conditions
General Plan Subcommittee Discussion