



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



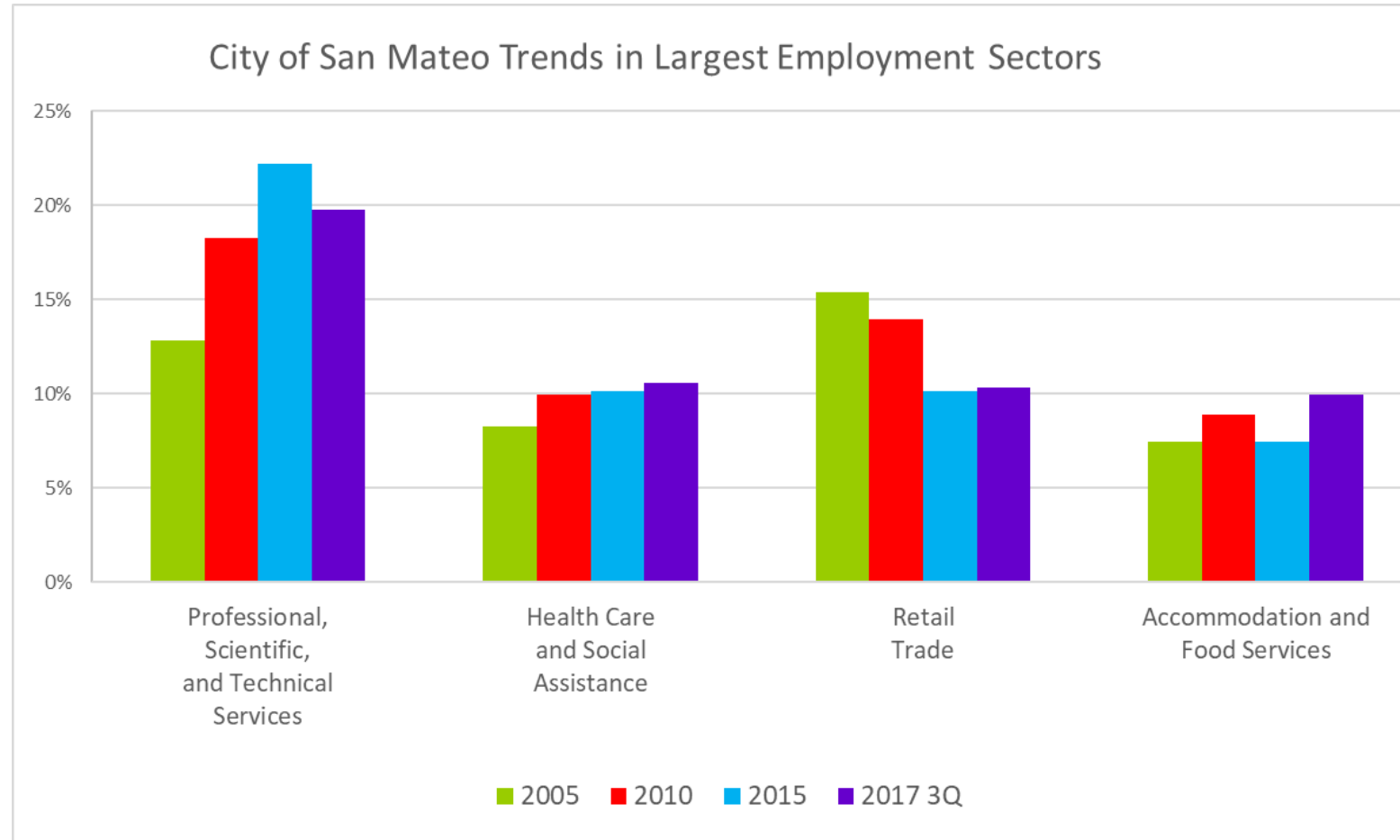
Demographic Trends

- » **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

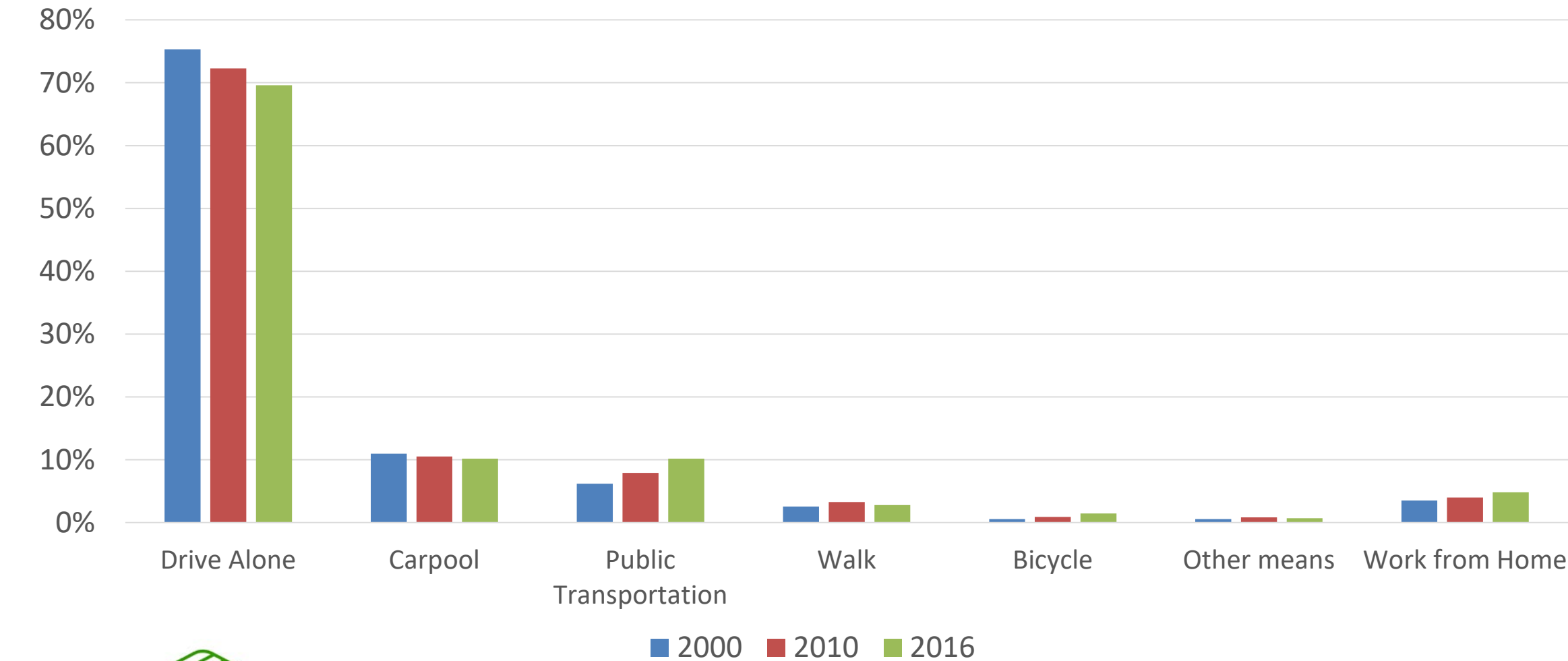


Traffic Level of Service

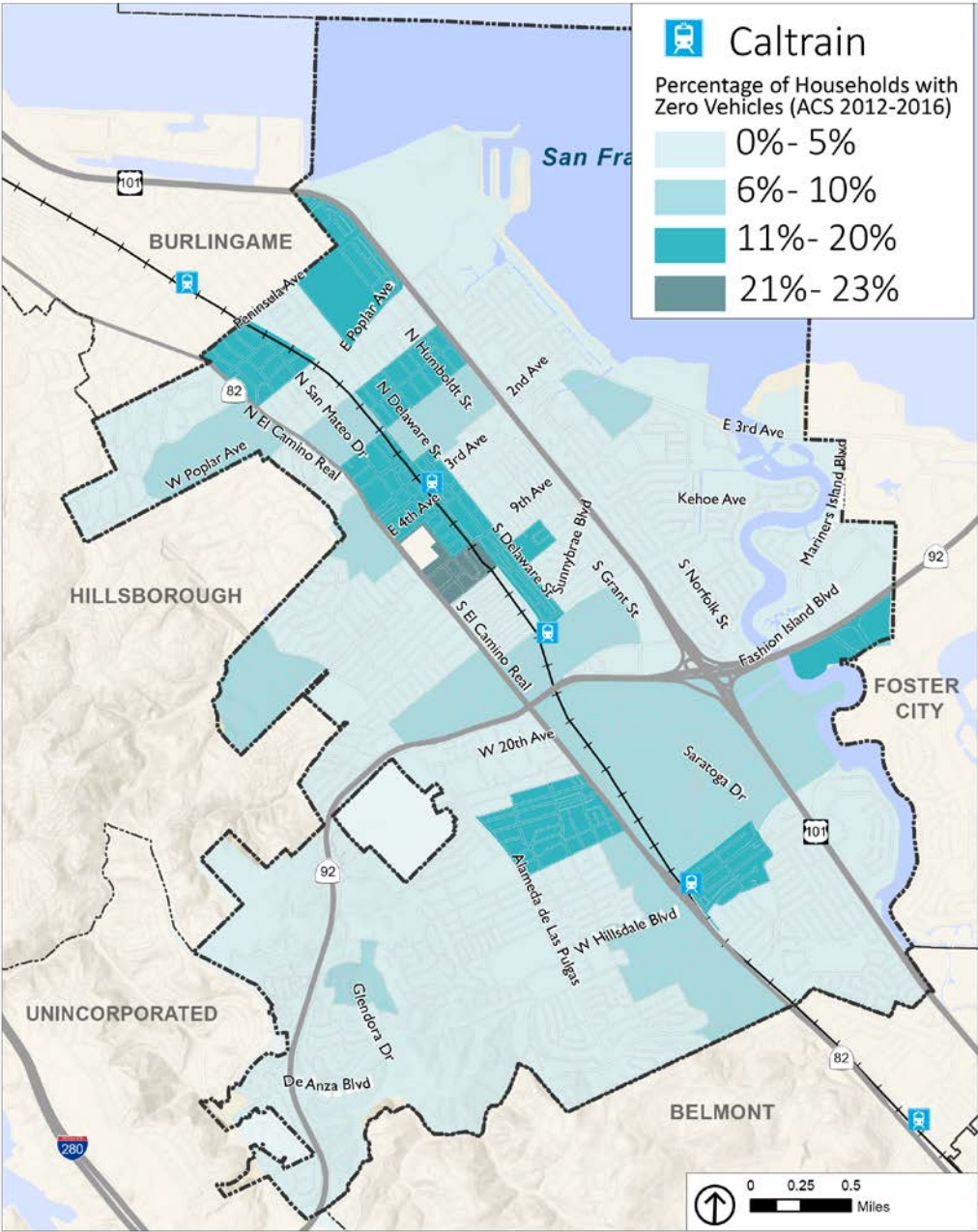
- » Evaluated 64 intersections
- » Most intersections operating at acceptable LOS (Mid-LOS D)
- » 9 intersections are operating below acceptable LOS



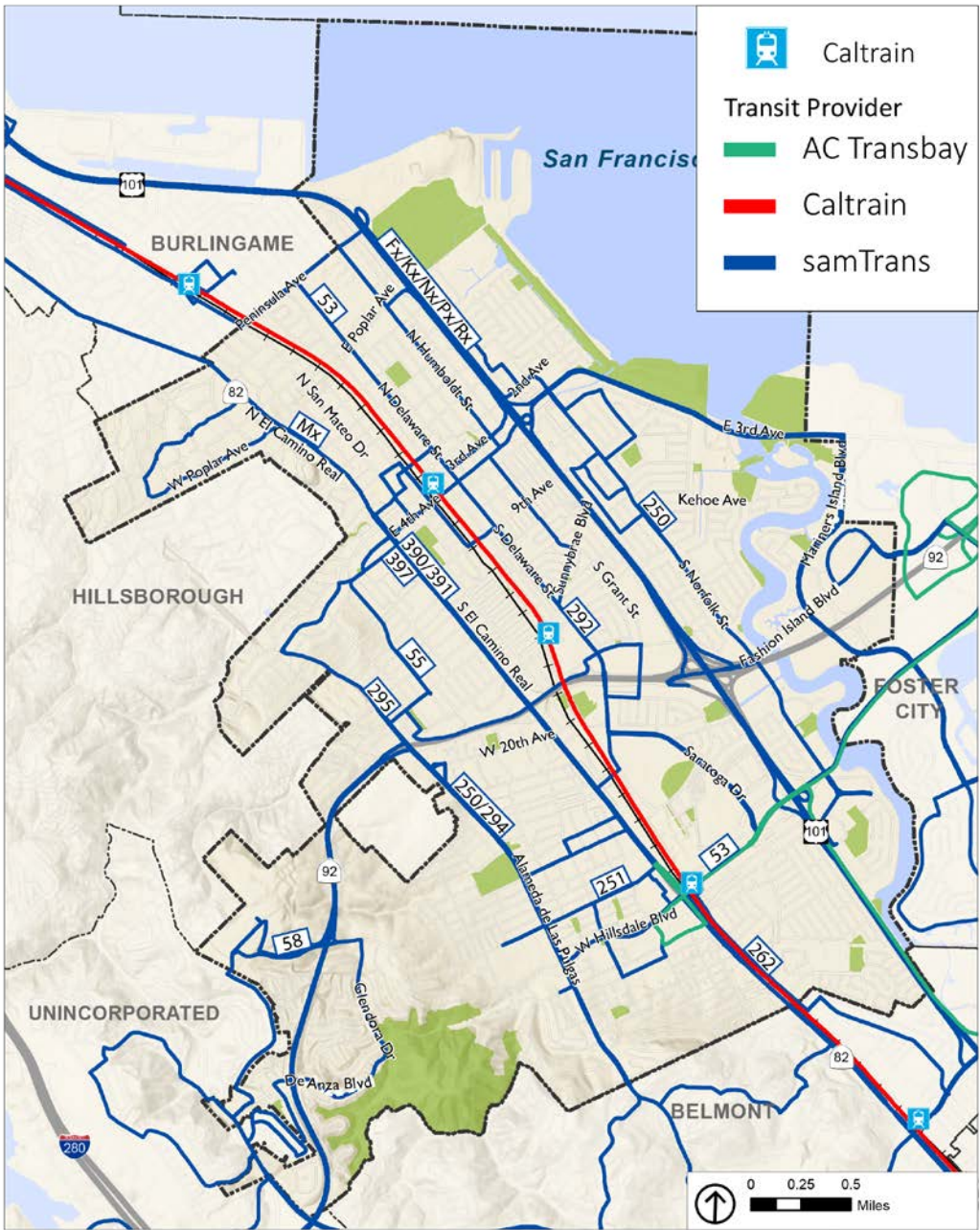
Journey to Work



Transit



Source: City of San Mateo, American Community Survey



Source: City of San Mateo, Metropolitan Transportation Commission

Walking



Norfolk Street



Delaware Street



Bicycling



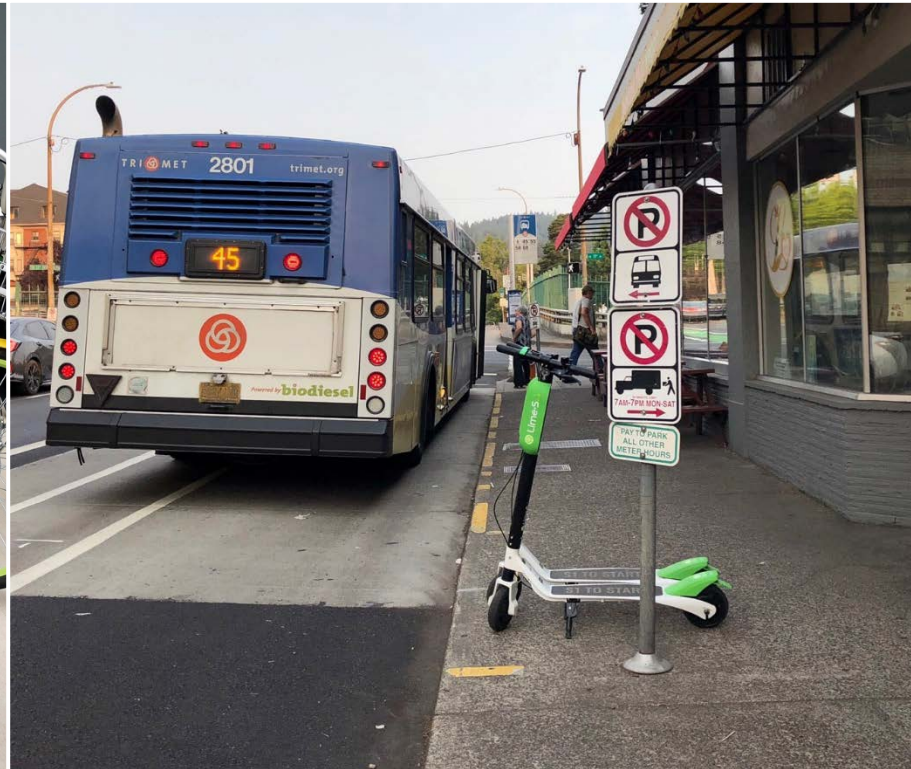
36th Avenue



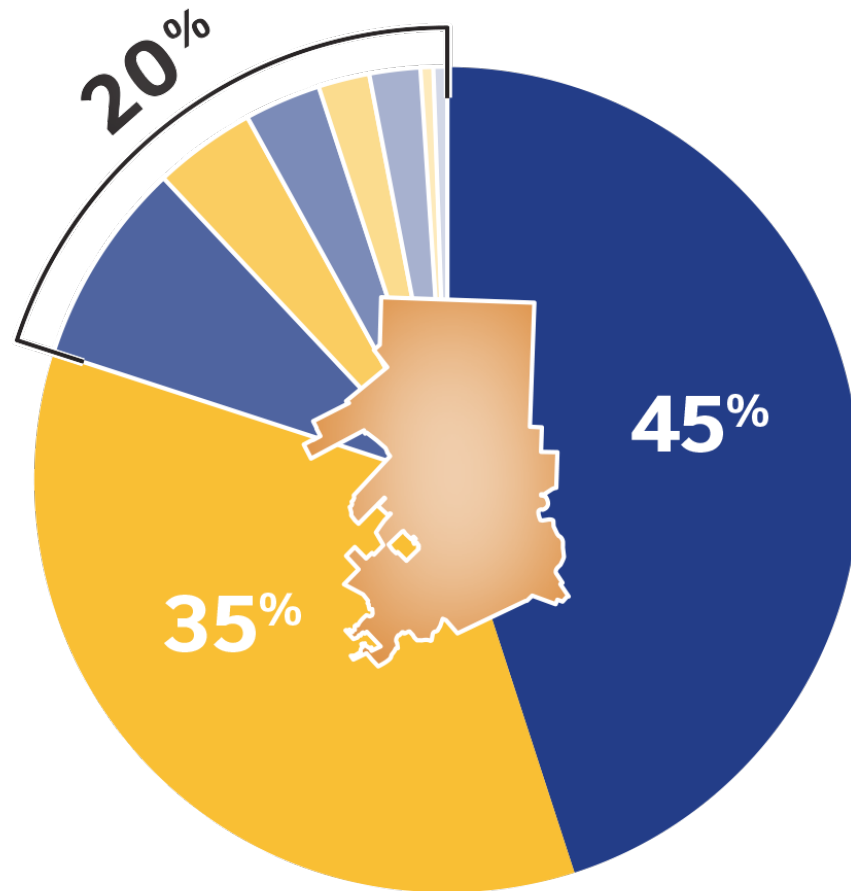
Delaware Street



Shared and Emerging Mobility



General Plan Land Use Designations

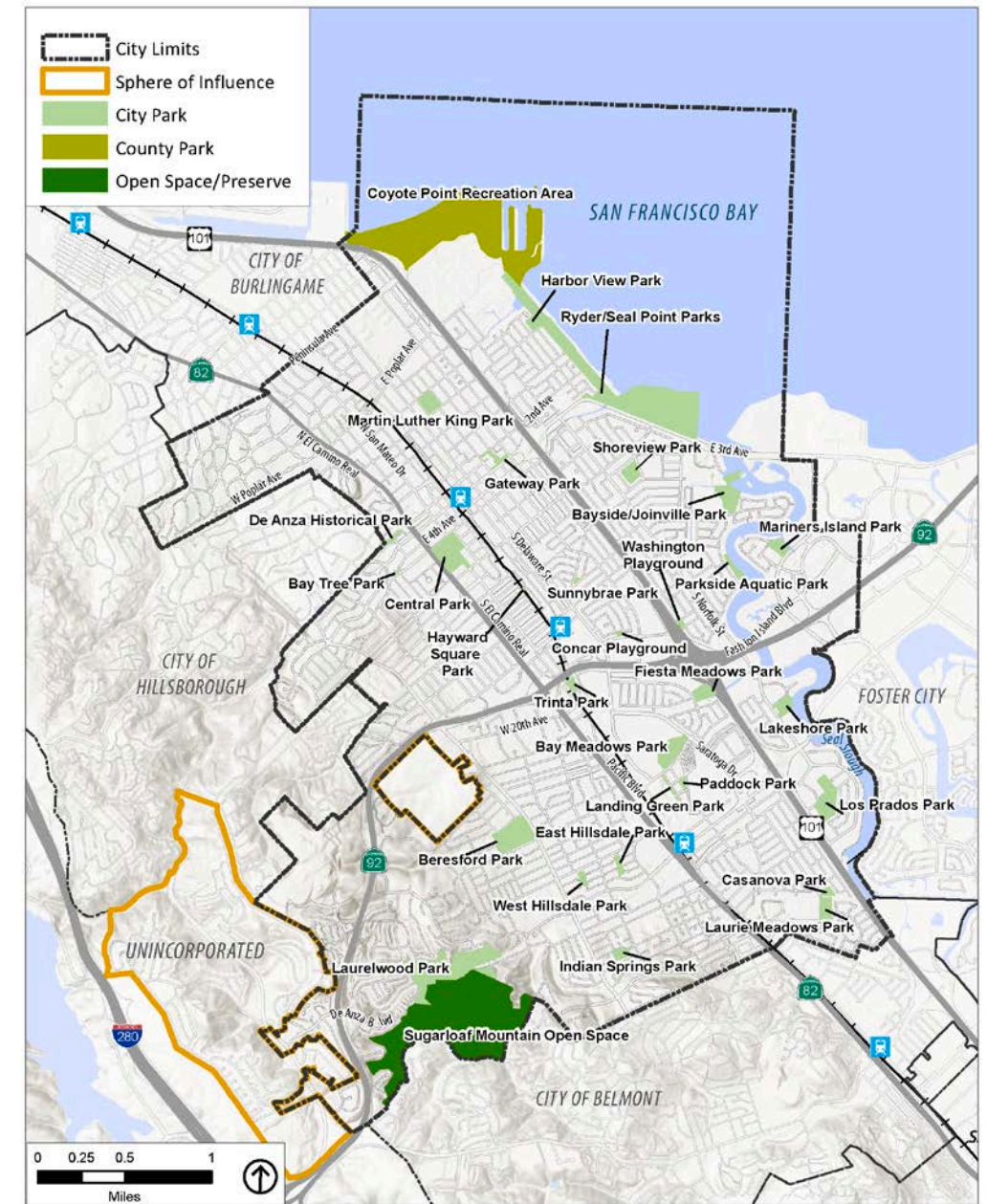


- Residential **(45%)**
- Parks/Open Space **(35%)**
- Institutional **(8%)**
- Commercial **(4%)**
- Office **(3%)**
- Mixed Use **(2%)**
- Transit Oriented Development **(2%)**
- Industrial **(.5%)**
- Transportation Corridor **(.5%)**



Parks and Recreation

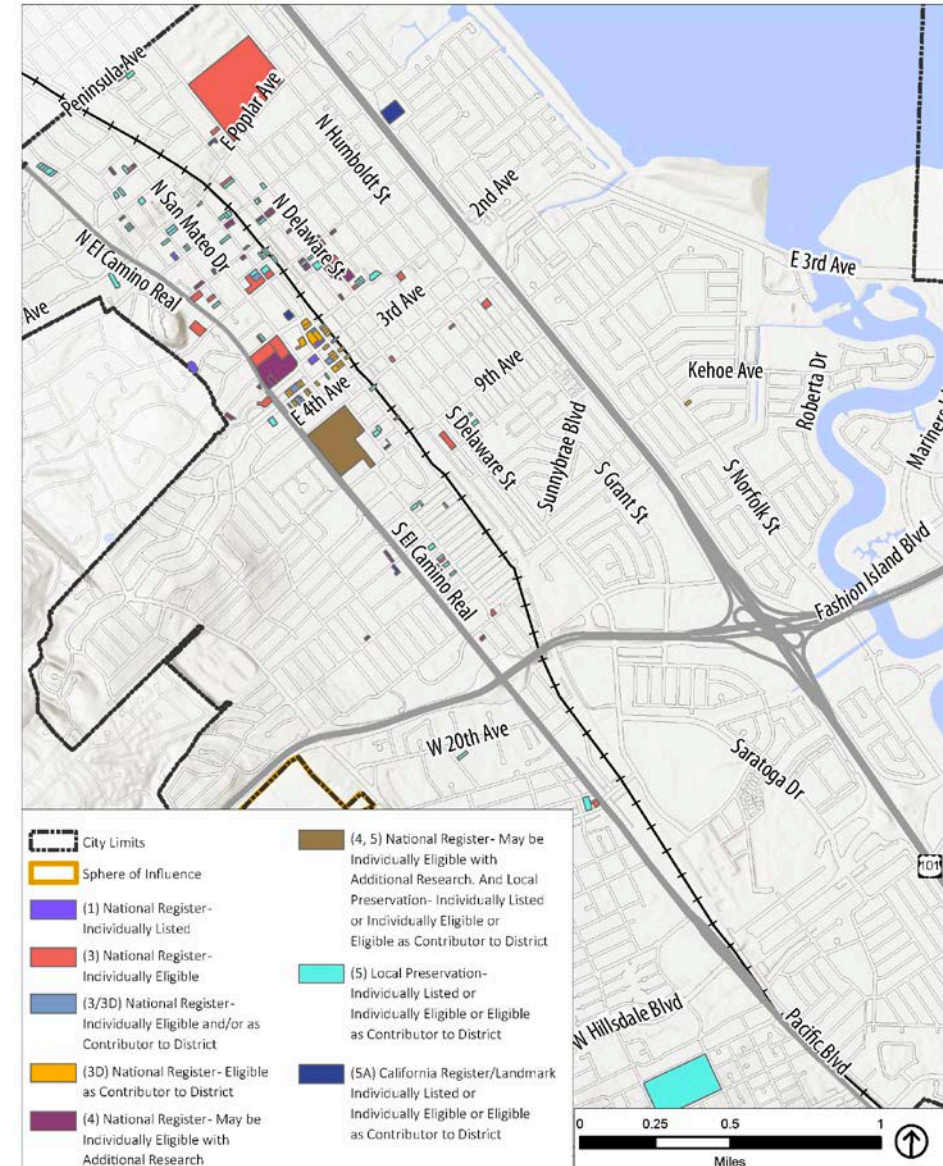
- » City's goal is 6 acres of Community/Neighborhood Parks per 1,000 people
- » Current ratio is 4.05 acres of parks per 1,000 people (5.53 with County-owned Coyote point)



Source: City of San Mateo, 2018; San Mateo County, 2018; Esri, 2018; PlaceWorks, 2018

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



Source: City of San Mateo, 2018; San Mateo County, 2018; Esri, 2018; PlaceWorks, 2018

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



