

# APPENDIX A



**OCTOBER 25, 2018:**  
**YOUTH IN GOVERNMENT DAY WORKSHOP,**  
**CITY HALL**



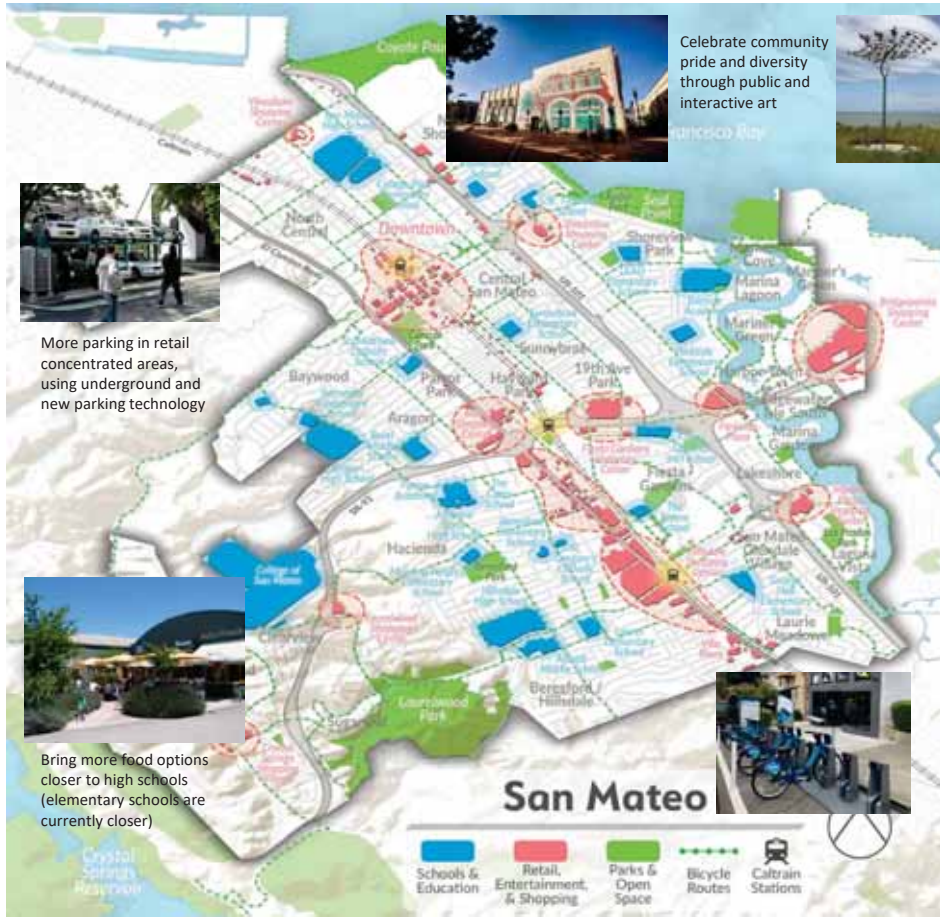
Uncrowded public spaces, including sidewalks



More benches in general, but especially near bus stops



Additional and more affordable housing, including above retail



Celebrate community pride and diversity through public and interactive art



Increase and continue outdoor community events, more designated locations



Encourage shopping and retail in new locations (corner/neighborhood markets and open air)




**NOVEMBER 3, 2018:**  
**MORNING AND AFTERNOON VISIONING  
WORKSHOPS: CENTRAL PARK RECREATION  
CENTER AND HILLSDALE HIGH SCHOOL**




↓ This also combines  
jobs and economy.

1/2

	<b>COMMUNITY LIFE AND PUBLIC HEALTH</b>	Date: <u>AM</u> Table #: <u>1</u>
<p>Our vision is.....</p> <p>① New job-generating development in the community is evaluated on its ability to build community and provide public benefit.</p> <p>② Evaluate opportunities where existing large employers contribute community benefits that mitigate their impact on the jobs/housing balance.</p>		

1/3

1/2

	<b>HOUSING</b>	Date: <u>AM</u> Table #: <u>1</u>
<p>Our vision is.....</p> <p>① housing that is attractive for people of all incomes and abilities, prioritizing low, very-low, and extremely low income, with a stronger live-work preferences</p> <p>② allow greater height and density along high-capacity transit routes as long as there is sufficient open space, transit, public service and infrastructure to support the housing</p>		

1/3

## CIRCULATION

Date: AM  
Table #: 1

1/2

11.3

Our vision is.....

San Mateo promotes and incentivizes alternatives to the single occupancy vehicle and improves safety of other modes of transportation. (bike/walk) including ferries

5/1/18

Revised by 2040

## CIRCULATION

Date: 11/3/18  
Table #: 2

1/2

AM

Our vision is.....

Moving across our City through active transportation is safe, easy and preferred, ~~in particular~~ <sup>for example</sup>, with enhanced east/west connections that tie into existing infrastructure.

1/2

AM

## JOBS AND ECONOMY

Date: 11/3/18  
Table #: 2

Our vision is.....

our city nurtures ~~exists~~ existing and emerging, small and medium size businesses across all sectors, including retail, food, tech, and manufacturing.

## HOUSING

Date: 11/3/18  
Table #: 2

Our vision is.....

In our city, all education, health, and public safety workers of all household sizes (single, married, family) can afford\* to live and thrive in San Mateo, with shared density increases throughout the city.

\* afford = less than 1/3 of pre-tax income



## CIRCULATION

Date: 11/3/18  
Table #: 3

Our vision is.....

- WALKABLE TO RETAILS, TRAIN STATION, & ETC
- BUS STATION AND/OR TRAIN STATION AVAILABLE TO DIFFERENT AREA
- FUTURE TECH CIRCULATION
- SHUTTLE SERVICES
- LIMIT PARKING SPOT
- LINE BIKE RENTAL BIKE / ~~BIKE LANE / PROTECTED BIKE LANE~~
- ~~BIKEWAY (PROTECTED)~~
- PROTECTED BIKE LANE

## HOUSING

Date: 11/3/18  
Table #: 3

Our vision is.....

- MORE DENSITY BUILDING <sup>GRADER</sup> & HIGH LIMIT.
- APARTMENT & CONDO AVAILABLE TO PEOPLE
- AFFORDABLE HOUSING
- UP ZONING (ADAPT POLICY, FLEXIBILITY, ETC)
- MIX-USE BUILDING
- HOUSING FOR SENIOR & PEOPLE WITH DISABILITY
- THOUGHTFUL DESIGN

Our vision is.....

- Need more school since foster city school is not available so they come to SM school district.

Our vision is.....

- GREEN HOUSE & ROOFTOP

## CIRCULATION

Date: 11/3/19  
Table #: 4

Our vision is.....

San Mateo has multimodal transportation that feels safe, regionally connected, sustainable, affordable, and technologically adaptive.

Traffic planning ~~should~~ <sup>that</sup> discourages cut through traffic on surface streets

## OTHER

Date: 11/3/19  
Table #: 4

Our vision is.....

Making San Mateo more engaging by enlivening the downtown, encouraging mixed use development and enhancing parks and public spaces.

Our vision is.....

Protect existing residents while encouraging new housing that's higher density, emphasizes housing over office, affordable, regionally-connected, good transit of all kinds (many income levels)

Preserve our diversity as a community

Protecting existing residents while encouraging new higher density affordable housing and preserves our diversity as a community

Our vision is.....

TO BUILD A CLEAN-AIR CITY USING NEW MATERIALS AND TECHNOLOGIES.

## JOBS AND ECONOMY

Date: 11/3/18  
Table #: 4

Our vision is.....

Companies should contribute<sup>more</sup> to creating more affordable housing and protecting residents from displacement.

## HOUSING

Date: 11/3/18  
Table #: 5

Our vision is.....

San Mateo has enough housing, at all levels of affordability throughout the city, with higher density near transit, to house our growing community.

## CIRCULATION

Date: 11/3/18  
Table #: 5

Our vision is.....

People of all ages and abilities are comfortable and safe moving ~~th~~ around the city without using fossil fuels.

## HOUSING Draft

Date: \_\_\_\_\_  
Table #: 5

Our vision is.....

- sufficient to house community
- adequate supply
- ~~var~~ variety of housing types
- stays human, ~~less luxury units w/ few~~ ~~at luxury intensity of~~ ~~barre~~
- development w/o displacement
- fixer-up & trailers line near
- dense units near transit location.
- affordability ~~growing~~ ~~disperse~~ throughout city, density should be focused ~~at~~ ~~near~~ transit-served walkable areas.

San Mateo has enough housing at all levels of affordability, throughout the city, with higher density near transit, to ~~accommodate~~ ~~house~~ the growing community.



people

## CIRCULATION

Draft

Date: \_\_\_\_\_  
Table #: 5

Our vision is.....

- connect ~~city~~ with peninsula - more frequent trains & buses
- pedestrian focus - improve & around transit stops
- prioritize <sup>pedestrian</sup> development -
- useful & <sup>ability to</sup> walk everywhere
- & in combination w/ other modes of transit
- prioritize clean transit - pedestrian, bicycle, avoid fossil fuel
- sense of place w/ medians, wayfinding, neighborhood
- update parking meters - ~~be~~ ~~simple~~ simplify
- \* safety & accessibility for families & elderly
- automated shuttle - seniors
- traffic lights - improve

- prioritize ~~people over~~ <sup>pedestrians</sup> cars, while adapting to technology
- comfortable <sup>people of all abilities</sup> moving ~~that~~ <sup>are</sup> city, ~~clean transit~~ <sup>accessible & safe</sup> w/o using fossil fuel.

1/2


## HOUSING

Date: 11/3/18 Amy  
Table #: 6

Our vision is.....

Higher concentration of housing and services  
around ~~concentration~~ nodes  
transportation  
balanced with transportation capacity.

1/2

 STRIVE SAN MATEO GENERAL PLAN 2040	<b>CIRCULATION</b>	Date: <u>11/3/18</u> AM Table #: <u>6</u>
<p>Our vision is.....</p> <p>MAKE IT EASIER THAN TODAY TO GET AROUND WITHOUT A CAR.</p>		

 STRIVE SAN MATEO GENERAL PLAN 2040	<b>SUSTAINABILITY</b>	Date: <u>11/3/18</u> AM Table #: <u>6</u>
<p>Our vision is.....</p>		

rehab  
• remove obstacles to retrofits for sustainability initiatives like grey water  
→ permits  
→ education

## OTHER

Date: 11/3/18 AM  
Table #: 6

Our vision is.....

- SM feels run down a bit
- the streets feel poor quality
- older missing tree plantings

## HOUSING

Date: 11/3/18 AM  
Table #: 6

Our vision is.....

circulation:

make it easy and enticing to get around without a car

Housing: ~~we want~~ higher concentration of housing <sup>and services</sup> around transportation nodes

- I like inclusive housing
  - Build along El Camino, and beautify it, potential to redevelop low-rise
- Some people disagree about raising height limits

- put growth near train stations
- tied to traffic/transportation
- I feel like we need more housing and housing density
- put housing on El Camino & give out Clipper passes
- more people downtown would improve vitality, more places to go transit
- I'd like to see historic preservation & better blending of new buildings
- match land use to capacity of

Our vision is.....

make it easier than today to get around without a car

• Be able to walk or bike comfortably to my daily needs (food, shopping)

- think about streets as more than for cars
- Increase TDM
- one way to get people out of cars is not give free parking
- reserve space for BMT travel capacity
- How to make it easier to get where you want to go?
- Need wider sidewalks
- enhance pedestrian experience & safety
- making biking feel safer
- It's difficult to get traffic calming

Our vision is.....

ARCHITECTURAL BLENDING IN THE DOWNTOWN IS IMPORTANT. WE DO NOT WANT TO SEE ICE-CUBE TYPE BUILDINGS - BUILDINGS WITH TOO MUCH GLASS.

EXPAND THE HISTORIC DISTRICT IN DOWNTOWN SAN MATEO.

- from one group participant

Our vision is.....

to support a multi-modal ~~public~~ safe, transit system that accounts for all demographics, incomes, and abilities, improving overall access and efficiency.

Constraint

- public transit lacks,  
near ECR is OK, overall  
the routes are long +  
take a sig amount  
of time to get  
anywhere.

\* expensive

\* inefficient

\* need a transfer system

\* more routes

Our vision is.....

to address the housing crisis by promoting mixed-use development near transit, offering a variety of housing types that accommodate for the wages within the city, while maintaining the current quality of life.

- Affordability
- TOD
- Mixed-use, live/work/shop
- Green Space
- Parking
- ADU

### CONCERNS

- \* get businesses into affordable housing
  - some businesses are leaving
- \* Range of housing
- \* Build housing that is focused on what people are making
- \* Displacement!
  - Also means closing of businesses because people are displaced (bakeries, boutiques, auto, restaurants)
- \* Making sure developers build affordable housing instead of paying in-lieu fees

doesn't mean they will use transit

### DESIRES

- \* more housing around transit corridors (ECR), gets people out of cars,
- \* increase density around transit
- \* greater # of aff. housing
  - ↳ make accessible to renters
- \* rent control + protections
- \* Encourage ~~see~~ ADUs
- \* subsidy or shuttles to transit
- \* maintain quality of life
- \* mixed-use development, smaller units
- \* small open spaces + green spaces for residents



## JOBS AND ECONOMY

Date: 11/3/18  
Table #: 7

Our vision is... IMPORTANT CONCEPT

- \* try to get employers involved in the housing game!!!
- \* The landlords are having more of a benefit from housing, and employers don't get much
- \* look @ what a reasonable return on investment would be
- \* People are moving away because they cannot afford to live near work, and it hurts businesses, quality of life, economy, GHG
- \* look @ percentage of jobs in SM that can afford to live in SM

## HOUSING

Date: 11/3/18  
Table #: 8

Our vision is.....

Anyone who wants to live and work in San Mateo is able to, while maintaining the quality of life and character of our community

~~Policy~~

• TOD, high density, jobs-housing conjugacy

• ~~PDA~~ in PDAs

• Anyone who wants to live and work in San Mateo is able to  
↳ while maintaining the quality of life  
and character of our community



## CIRCULATION

Date: 1/13

Table #: 8

Our vision is.....

- Getty people out of cars
- Reduce commute travel times for people

- TOD

- Integration

Get around town without a  
car safely and reasonably  
commute times

Get around town without a <sup>having to drive</sup> car, safely  
conveniently and affordably and reasonable  
travel times for those who need to drive

• Get out city without a car + 11

• Reasonable travel times for <sup>local</sup> residents

• Make pos for caltrans/trains

• TOD, More people on Transit, More transit.

• Incentives to use cars

• Car free

• Pedster friendly

incentives not  
punishment

• Tunnel get out of there cars

Bikes

Walk

Transit

• Better connectivity b/w where jobs and housing are

• Accomodate new forms of transportation

• Better integration of Transportation modes / Last mile



## OTHER

Date: 11.3

an

Table #: 8

Our vision is.....

vibrant, attractive

A pedestrian-focus downtown with more public space  
and less cars going through

Some segments  
streets reclaimed for  
pedestrians

A vibrant, attractive, pedestrian-  
focus downtown with some  
street segments reclaimed for pedestrians

Housing, Services  
Circulation

Denton → Jobs, Economics,

→ Open Space

Smaller things

Circulation first?

TOD is model

## 1/2 Flexibility Table 9

o housing → ideas modular + micro +  
Zoning to ↑ affordability

+ more public space  
→ central living room  
w/ programming

o People centered priorities w/  
preserving character

o Parking → Parks

o Transit → more spaces to  
accessibility

- rethink
- Zoning

## HOUSING

Date: 1/2  
Table #: 9

Our vision is.....

- Affordable housing with lower parking requirements with more common space
- higher densities
- height higher(?) mixed feelings about the final affordability outcome)
- ↑ % of affordable units
- Smaller units with more public space - micro units  
modular - adaptable modular - Community living

Replace Parking lots to Parks

## OTHER

Date: 1/2  
Table #: 9

Our vision is.....

- policies to protect + enhance historic buildings  
identify what is important
- historic resource inventory
- Character of flexibility plus history  
↳ Keeping Diversity
  - income
  - people

People centered approach

## JOBS AND ECONOMY

Date: 11/2  
Table #: 9

Our vision is.....

manage job growth - balance

connect downtown + park  
walking streets  
3rd + 4th walking street downtown

## PARKS AND PUBLIC SPACES

Date: 11/2  
Table #: 9

Our vision is.....

Public gathering spaces - community spaces

central location


↳ including activities  
programs

copy Redwood City → community  
living room

wider sidewalks + street dining




o protected bike/scooter/skateboard lanes


 STRIVE SAN MATEO GENERAL PLAN 2040	CIRCULATION	Date: 11/2 Table #: 4
Our vision is.....		
<ul style="list-style-type: none"><li>• More walkable</li><li>• more public transportation: microbuses<ul style="list-style-type: none"><li>• Shared car/bike/scooters</li><li>• independent operator</li></ul></li><li>• accessibility</li><li>• More bike/scooter parking + spaces</li><li>• flexible parking spaces → so can be other things</li><li>• parking w/ shuttle → LAST MILE</li></ul>		

 STRIVE SAN MATEO GENERAL PLAN 2040	SUSTAINABILITY	Date: 11/2 Table #: 4
Our vision is.....		

1/2

	<h2>CIRCULATION</h2>	Date: <u>11.3.20</u> Table #: <u>10</u>
Our vision is.....		
<div style="text-align: center; margin-bottom: 10px;">OPTICS</div> <ul style="list-style-type: none"> <li>A VARIETY OF <del>TRANSIT</del> <sup>OPTICS</sup> INTEGRATED WITH THE REGIONS with less emphasis on CARS</li> </ul>		

1/2

	<h2>HOUSING</h2>	Date: <u>11.3.20</u> Table #: <u>10</u>
Our vision is.....		
<ul style="list-style-type: none"> <li>A VARIETY OF <del>HOUSING</del> HOUSING OPTIONS FOR PEOPLE OF ALL SOCIOECONOMIC GROUPS, INCLUDING</li> <li>Taller/HIGHER DENSITY DEVELOPMENT.</li> </ul>		

Our vision is.....

- MORE CULTURAL / CONCERT VENUES
- MORE PARKS IN OTHER PARTS OF THE CITY
- EMPHASIZING PEDESTRIAN NETWORK
- IMPROVE ACCESSIBILITY TO ALL SOCIOECONOMIC GROUPS / ALL NEIGHBORHOODS.

Our vision is.....

- MORE SOLAR USE
  - PROGRESSIVE POLICIES WHICH ADDRESS CLIMATE CHANGE
- ↓  
LEADERS PRACTICE

## PARKS AND PUBLIC SPACES

Date: 11/13/18  
Table #: 10

Our vision is.....

- ~~connected~~ ACCESSIBLE & CONNECTED TRAIL/PATH ~~AND~~  
FROM RESIDENTIAL TO PARKS

## JOBS AND ECONOMY

Date: 11/13  
Table #: 10

Our vision is.....

- SMALL BUSINESSES PRIORITY; ENCOURAGE MIXED-USE  
USES
- ~~APPROPRIATE~~ APPROPRIATE LOCATIONS OF COMMERCIAL/RETAIL  
SPACE
- REVIEW ~~HOUSING~~ LAND USE DISTRICTS (MORE HOUSING?)
- AFFORDABLE HOUSING
- ENCOURAGE LAND USES FOR REMODELS

## CIRCULATION

Date: 11/3/18  
Table #: 10

Our vision is.....

- ~~ALTERNATIVES~~ (CHOICES), TRANSPORT QUALITY DESIGN,
- HOW DISCOURAGING SINGLE-OCCUPANCY, SINGLE-LAND-USE PLANNING
- NOVEL SOLUTIONS TO REDUCE CAR DEPENDENCY.
- FOR BEING STRAIGHT/PROFESSIONAL (CROWDING)

< W

## HOUSING

Date: 11/3/18  
Table #: 10

Our vision is.....

- A VARIETY OF HOUSING OPTIONS, TOD, MORE HARKING (DENSITY), THINK OF <sup>FOR ALL SOCIOECONOMIC GROUPS</sup> ~~OURSELVES~~ AS AN URBAN CITY
- ~~THE~~ ZONING FOR HIGHER DENSITY (MAKE IT EASIER)

PM

0

1/2



## CIRCULATION

Date: 11.3  
Table #: 4.2

Our vision is.....

~~ensure equitable transportation~~  
Provide a transportation system that  
~~incorporates a variety of~~ incorporates all existing  
modes of transportation. <sup>It also</sup> ensure equitable  
access to ~~the transportation modes~~ modes. The industry  
~~and~~ is chaotic already. <sup>& very diverse</sup> Provide  
more east west connecting while ~~at~~  
minimizing cut through traffic to ex. neighborhoods  
~~during~~



## HOUSING

Date: 11/2/18  
Table #: 2

12

Our vision is.....

Inclusive & equitable community with a broad range of housing types that support education, commercial, social & recreational activities. Greater density & heights around transit. Consider the architecture of the existing surrounding neighborhood.

## CIRCULATION

Date: 11/3/18 1M  
Table #: 3

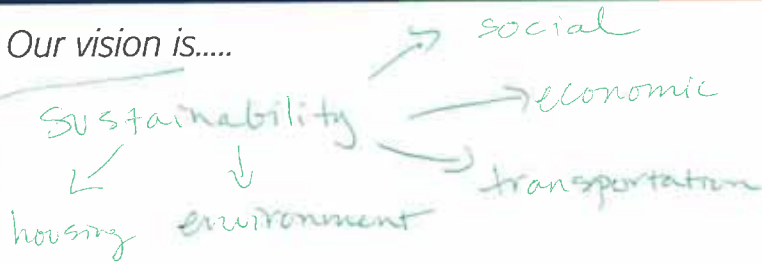
Our vision is.....

1. Clean, connected, efficient, affordable public transit.

## CIRCULATION

Date: \_\_\_\_\_  
Table #: \_\_\_\_\_

Our vision is.....



→ a city that maintains its commitment to family & community's business in the most equitable & sustainable.

## JOBS AND ECONOMY

Date: \_\_\_\_\_  
Table #: \_\_\_\_\_

Our vision is.....

mi-thun - architectural firm

## CIRCULATION

Date: 11/3/18  
Table #: 4

PM

Our vision is.....

☆ A city with robust transportation options  
so ~~you~~ people can get around without a car

- services closer to people
- people are ~~afraid~~ concerned about safety  
for people riding bikes
- Barriers such as us-101
- Thinking about how we measure level of service

## HOUSING

Date: 11/3/18  
Table #: 4

PM

Our vision is.....

☆ A variety of  
Housing that meets the needs of different  
income levels ~~own~~ with options for various stages of  
life.

---

- important to have inclusivity
- A community where children can afford to ~~live~~ live

Our vision is.....

What vision can we do to have satellite offices  
so people don't have to commute so far?

1/2


PM

Our vision is.....

- reuse & reimagine built environment that allows people to interact with each other.

- Reuse & reimagine built environment, streets, and parking that allows people to interact with each other.

PM 1/2



**STRIVE SAN MATEO**  
GENERAL PLAN 2040


## SUSTAINABILITY

Date: 11/8/19  
Table #: 6

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*Our vision is.....*

A city that maintains its commitment to families<sup>th</sup>, community, businesses, in the most equitable & sustainable way, by building taller denser housing with community benefits.



**STRIVE SAN MATEO**  
GENERAL PLAN 2040

## COMMUNITY LIFE AND PUBLIC HEALTH

Date: \_\_\_\_\_  
Table #: \_\_\_\_\_

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*Our vision is.....*

- pedestrian pace
- shut down of streets
- want community <sup>gathering</sup> public space
- ~~private~~ create people-friendly spaces
- re-envision ~~the~~ how to reuse existing facilities

- streets that facilitate people interacting w/ each other, and urban open space
- re-envisioning streets space as a part of public realm.
- have people, not cars.

## HOUSING

Date: \_\_\_\_\_  
Table #: \_\_\_\_\_

Our vision is.....

- denser housing; good road use with daycare & other needs downstairs

## SUSTAINABILITY

Date: \_\_\_\_\_  
Table #: \_\_\_\_\_

Our vision is.....

- housing: affordability (health, workforce) & supply
- childcare: adequate supply; impacts traffic & environment
- preschool: include open space
- children: access to parks
- no strict night limit to allow for more open space
- sustainability is tied to walkability, transit, social justice
- people of large amount of income levels able to access transit.

# Housing Table #3 PM

- Housing affects finding employees
- expensive to find
- folks w/ disabilities, elderly, unable to find housing
- Direct support staff
- Housing for extremely low income folks, can't wait to be homeless, specialist
- Section 8 is no longer enough, subsidies no longer enough
- Jewish center good example inclusive design
- design bldgs to improve healthy environments
- balance traffic w/ housing, think of these issues together and not silo'd
- potential for displacement, destruction of affordable rent
- jobs / housing balance
- incorporating technology and flexible - ADUs
- Air bnb impacts on housing stock



## How Community Life #3 PM

- Inclusive design principles for public buildings
  - ↳ people w/ special needs and elderly.
- safe & sanitary homes
- clean downtown, more people & businesses
- civic engagement: more robust & inclusive
- not a lot of community events for younger residents
- public amenities & buildings for new technology
  - ↳ bookable spaces

## Circulation

- Deal w/ people outside of SM driving
- families w/ children
- Transit at capacity, so are roads (are they true?)  
 ↓  
 metrics to prove
- encourage people to use public
- reducing reliance on automobiles
- (affordability) enhance resources
- High speed rail, difference in system
- ridesharing, Scoop, no time benefit (no HOV lane on 101 or 92)
- pedestrian safety, reckless bikes & cars
  - school's drop-off, too dangerous for kids to walk/
- In El Camino
- walkability, pedestrian scale
- Cities must implement & be apparent
- Ferry has potential
- Efficiently transporting a large amount of people ~~without~~ to  
 minimize impact on local community  
 improve → safety of other modes

after dability

housing for all incomes and abilities  
need to increase density to allow for  
affordable housing

- how much higher?
- it's not working right now
- people can live/work in the same place
- people are being driven out b

on ~~live/work~~ <sup>to prioritize</sup> affordable housing with an ~~accommodate~~ <sup>preference</sup> in any new development in the city  
affordable to low ~~and~~ and very  
extremely low incomes.

higher height, density  $\sim$  to allow for more housing and open space as long as there is sufficient <sup>transit</sup> public services and infrastructure to support future growth.

• events DT

• having people feel included in the community and not isolated

• Community life is stronger if people can work one job

- Maxine → the only way you get affordable housing is with subsidy

- Maxine is fine w/ higher density

- family oriented community (need 2 to 3 bedroom units)

- walking through tunnel

→ more public restrooms, public restrooms more public restrooms

- mix of businesses, San Mateans have access to affordable, health care

- protected pedestrian plazas, wider sidewalks

San Mateo supports community wide events and ~~has~~ ~~offers~~ protected, pedestrian-oriented plazas, "

- Incorporate gathering <sup>places</sup> ~~plazas~~ in new development

- ~~Incubator~~

- San Mateans ~~support~~ foster/incubate new businesses and innovation

Taller, denser housing with community space for: parks, childcare, community markets, senior centers, etc. that better suits the needs of San Mateo residents.

Altering our land use policy by:

- creating taller, denser housing to help keep <sup>San Mateo open to all</sup> ~~all~~ of
- re-envisioning streets as places for people, ~~not for~~ <sup>for</sup> ~~cars~~ public gathering

People drive too much here

- I take transit every day
- I think we should make it easier

Hillsdale station move

- need better access to station

Circulation → the network

We're getting squeezed, hard to be middle class

- Cost of living

More transparency around crashes

- we need something on the website
- concerned about crashes

Neighborhood preservation

- Traffic impact fees should go to make streets safer

Housing → where and what type

## COMMENT CARD

If you have subsequent comments or questions of importance to you, please fill out this comment sheet. Please return it to City staff at the meeting, email your comments to [generalplan@cityofsanmateo.org](mailto:generalplan@cityofsanmateo.org), or return this comment card to the City of San Mateo Planning Division, Attn: Julia Klein, 330 W. 20th Avenue, San Mateo, CA 94403.

Name: Barbara Kulpatnick  
Address: 430 Station Park Circle #322 SMTO 94402  
Phone: (415) 315-2771  
Email: kulpatnickabarbara@gmail.com

## Comments/Questions:

Growing up on Louse Lane,  
then to Hillsdale Garden Apartment  
(Homes) now at SPB -  
how can you leverage leasing  
rates - build income levels - college degrees! -  
and encourage employers to  
include the internet w/ their  
employees \* Apple \*  
- in Foster City - there is  
gross income equality -  
→ races ← → "un-making the making"  
Thank you!  
"housing is expensive"



## COMMENT CARD

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Name: Binh Thai

Address:

Phone:

Email: [jhwkr@yahoo.com](mailto:jhwkr@yahoo.com)

Comments/Questions:

It was good to see where concerns are,  
but maybe assign topics so you get  
input in all areas

## COMMENT CARD

Dec 17 - next subcommittee

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engage broad spectrum of community

Name: Lester Chen

Address: 35 10<sup>th</sup> Ave (N2)

Phone:

Email: CHEN.LESTER.H@GMAIL.COM.

## Comments/Questions:

~~Representation~~ Attendance today (11/3)  
did not seem representative of  
San Mateo demographics.

Compare attendance across all forums  
to demographics, and add extra  
session specifically tailored for  
those whom have not yet been heard.  
Maybe Spanish-only sessions?

## COMMENT CARD

If you have subsequent comments or questions of importance to you, please fill out this comment sheet. Please return it to City staff at the meeting, email your comments to [generalplan@cityofsanmateo.org](mailto:generalplan@cityofsanmateo.org), or return this comment card to the City of San Mateo Planning Division, Attn: Julia Klein, 330 W. 20th Avenue, San Mateo, CA 94403.

Name:

Address:

Phone:

Email:

Comments/Questions:

{ Table 9: "Flexibility"  
people-centered priorities

## COMMENT CARD

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Name: Chelsea Bonini  
Address: 338 Rolling Hills Ave  
Phone: 415-531-0508  
Email: [Chelsea@Kiskilaw.com](mailto:Chelsea@Kiskilaw.com)

## Comments/Questions:

Can you hold a entirely spanish language visioning session? The San Mateo-Foster City SD has an active group of hatmala leaders who meet regularly as ELAC groups at local school sites and as a DELAC group at the District Office in Foster City. This would be a good "base" group to start with to also enable a reach-out to other parents who are not already active in those school-level or district groups.

## COMMENT CARD

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Name:

Address:

Phone:

Email:

Comments/Questions:

- Postings First Watch  
- farmers watch  
- real estate signs  
- male gender  
- druggies  
- Starbucks  
- w/s

New <sup>major</sup> employers are required to provide community benefits in an equitable and ~~market~~ systematic way.

New <sup>job-generating</sup> development in the community is evaluated on its ability to build community and provide public benefit.

Evaluate opportunities where existing large employers contribute community benefits that mitigate their impact on the jobs/housing balance.



## COMMENT CARD

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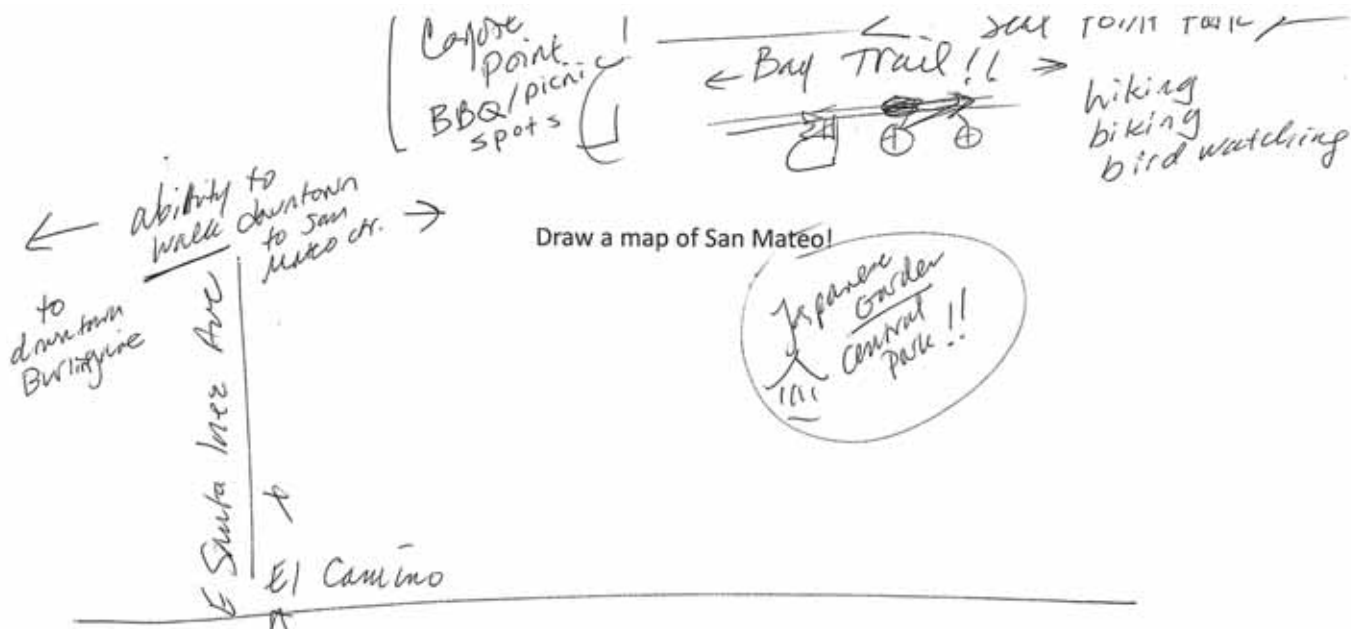
Name: Valerie Ryne  
 Address: 24 E. Santa Inez Ave - Unit 310  
 San Mateo, CA 94401  
 Phone: (650) 796-8991  
 Email: [valerie.ryne@gmail.com](mailto:valerie.ryne@gmail.com)

## Comments/Questions:

Look at Peninsula Jewish Community Ctr for range of needs they accommodate in design of restrooms / changing rooms etc

- Use universal design principles in community housing developments to respond to full range of functional abilities + needs — beyond "mobility access" — "sensory friendly" / supports / infrastructure for those w. vision + hearing disabilities, sensory sensitivities etc. Also Enough restrooms / changing rooms / that accommodate 2 people of opposite gender (person needing support / care provider of opposite gender).
- Inclusive, affordable, safe housing (such as subtenant set-asides) for extremely low income residents who experience developmental disabilities.
- Configurable spaces in rec. center to provide opportunities for small group ~~for~~ classes and meetings, open <sup>Page 2</sup> for use by community members.





Draw a map of San Mateo!



Draw a map of the places and things in your City that are the most important to YOU! Where is your neighborhood? What do you like most about your neighborhood? Which route do you take home, to school, or activities?



What is your favorite thing about San Mateo?



What makes the San Mateo community special? What does the San Mateo community mean to you?

NOVEMBER 3, 2018:

MORNING VISIONING WORKSHOP,

CENTRAL PARK RECREATION CENTER, 50 E 5TH AVENUE, SAN MATEO

## WHAT DO YOU LIKE ABOUT SAN MATEO?

Central Park + ||||

CalTrain + ||||

Restaurants + |

Sunny, temperate weather year-round + ||

Diversity - of people ||  
- of housing stock + |

Walkability + ||

Friendly people

Government interested in community input + ||

Good downtown + |

location + ||

neighborhood commercial districts

Beautiful downtown libraries (San Mateo / Burlingame) + ||

HISTORIC DWTN  
SEA COVE Park, Lagoon, Bay Walk

CHILDREN'S PROGRAMS @ LOCAL LIBRARIES

EASE OF COMMUTE - LOTS OF OPTIONS: TRAIN, BUS, FREEWAYS

Good parks

Dog friendly

## WHAT DO YOU LIKE ABOUT SAN MATEO?

Easy to walk to train/shops/restaurants \* ✓  
Schools

Perfect weather ✓\* + Pre-War Street Grid =  
WALKABILITY\*

Diversity, location in the region, emerging downtown, attractive to lots of ppl

GREAT VARIETY OF ETHNIC BUSINESSES, RESTAURANTS  
SAFE - VERY PROFESSIONAL POLICE FORCE.

✓ Location: ① 1/2 way between SF + Silicon Valley  
② makes it desirable for people to buy a home

Strong Communities ex. central

unpretentious

Lots of Caltrain Stations

Downtown  
HISTORIC DOWNTOWN, AUTHENTIC, Humble

A community center to host events like this.

diversity!

PHYSICALLY BEAUTIFUL

PARKS!

Good people/neighbors look out for each other.

A walk to  
Central Park (by Camino)  
4 yrs-old

STRIVE SAN MATEO  
GENERAL PLAN 2040



NOVEMBER 3, 2018:

MORNING VISIONING WORKSHOP,

CENTRAL PARK RECREATION CENTER, 50 E 5TH AVENUE, SAN MATEO

## WHAT DO YOU DISLIKE ABOUT SAN MATEO?

Does not always feel safe to walk or bike (car-centric). <sup>+1 (agree)</sup>  
<sup>+111 (I agree)</sup>

The parking structure is ugly

Rent too high & increase in rent is form of eviction <sup>+1</sup> <sup>+1</sup>

Building new housing is good, but we need to plan better for traffic & traffic safety <sup>+11</sup>

Measure P <sup>+1111</sup>

Lack of cohesive, attractive downtown - we need design guidelines to <sup>+1</sup>  
reinforce historical details. We also need to plan for merchant placement. 3 NAI  
salons next to each other, or 2 spin cycle places next to each other is bad

Lack of density in key transit corridors (i.e. downtown, Hillsdale) <sup>+11</sup>

INADEQUATE? EXPENSIVE PUBLIC TRANS <sup>+1</sup> <sup>+1</sup> <sup>+1</sup>

traffic most of the DAYTIME hrs. <sup>+11</sup>

Understanding that we are part of a region & have a housing crisis <sup>+1</sup>



**MORNING VISIONING WORKSHOP,  
CENTRAL PARK RECREATION CENTER, 50 E 5TH AVENUE, SAN MATEO**

Lack of trees \* \*

Lack of "all season" playing fields

RYDER PARK/SEAL POINT PARK MAINTENANCE. A LOT OF MONEY WAS SPENT RECONSTRUCTING BUT MAINTENANCE IS VERY POOR.  
BARKER INTERVIEWING DISPLACED HOME SEVENTH GRADE BOY, WENT AWAY LEFT IN THEM.

Too much reliance on cars + \*

Dirty sidewalks +1

### Downtown loitering

MAJOR RENT INCREASES IN DOWNTOWN SAN MATEO DRIVING OUT LONG-TERM BUSINESSES

Filthy sidewalks downtown. +1

10. 90% 100% 100% 100% Residents

Climate &amp; vandalism in CalTrain parking garage

displacement of low + moderate income families

700 Street maintenance

OUT OF BALANCE - JOBS/HSE

OUT OF BALANCE - <sup>TO</sup> 30% / 10%  
DOWNTOWN LOOKS "TIRED" & A BIT DIRTY - NOT COMMENSURATE WITH REST OF CITY  
FRIENDLY / SAFE

NOT PEDESTRIAN FRIENDLY / SAFE

Too Expensive

NOVEMBER 3, 2018:

MORNING VISIONING WORKSHOP,

CENTRAL PARK RECREATION CENTER, 50 E 5TH AVENUE, SAN MATEO

## WHAT DO YOU WISH WE HAD IN SAN MATEO?

- MORE AGGRESSIVE ENFORCEMENT OF QUALITY-OF-LIFE NUISANCES: ILLEGAL PARKING IN NEIGHBORHOODS, ILLEGAL FIREFWORKS, ILLEGAL DUMPING, ETC.
- Better bus service on El Camino to rest of Peninsula + ||||
- More + more AFFORDABLE housing + ||||
- More frequent CalTrain service + ||||
- SAFER PEDESTRIAN WALKWAYS/INTERSECTIONS
- Public restroom at CalTrain to reduce excrement in tunnel +1
- More Senior Housing |||
- More & better connected public transportation + ||||
- "Conversation spots" - outdoor dining, cafes, plazas + |||
- dispersed throughout downtown +1
- Protections for renters + |||
- Continuous sidewalks + |||
- Continuous dedicated bike lanes + |||
- Inclusionary housing housing near transit + |||
- More parking for bikes |
- addressing homelessness
- Enforcing no parking on sidewalks |
- more housing for persons w/ disabilities
- more housing at entry level price points +1
- Downtown Design Guidelines to make a more cohesive, attractive place highlighting our history, differentiating downtown from Hillsdale or Burlingame
- A true French bistro, open morning til night
- Better maintained roads in more affordable neighborhoods
- Planning efforts Involving School Districts +1
- RENT CONTROL, REASONABLE & PUBLIC TRANS +1



## WHAT DO YOU WISH WE HAD IN SAN MATEO?

Enlivened downtown. +1 \*

Better transportation, <sup>better</sup> connection to regional transportation \*

Affordable housing \* ||| \*

More Types of homes for everyone in  
Walkable areas \* +1

year-round rec centers, like  
covered pools

Mixed housing along transit corridors

ADOPTION OF "FORM BASED CODES" \* \*

More affordable housing \*

Multi Use Community/Rec Centers to take some of that Rec load off of schools.

Educate residents <sup>about</sup> CIVIC EDUCATION: CONTRIBUTION: Residents have Rights they also have obligations. V more civic participation

POLITICAL COURAGE

DOWNTOWN BLOCKED OFF TO VEHICLE TRAFFIC \* !

→ better East/West  
transit ties.

sense of place with neighbor hoods \*

More foot traffic downtown



NOVEMBER 3, 2018:

AFTERNOON VISIONING WORKSHOP, HILLSDALE HIGH SCHOOL CAFETERIA,  
3115 DEL MONTE STREET, SAN MATEO

# WHAT DO YOU LIKE ABOUT SAN MATEO?

## LOCATION

THE BAYSIDE  
THE HILLS  
THE PEOPLE  
the latitude:  
longitude  
- Apple -

upbringing

LIVABILITY

NEIGHBORHOODS WITH CHARM; ARE OF GREAT QUALITY +1

community minded

Diversity

Proximity of services

Diversity (+1)

Transit

Housing Leadership Council  
to equal leasing contracts  
SEE'S CANDIES

Food options  
by the water

weather

commitment to sustainability

NOVEMBER 3, 2018:

AFTERNOON VISIONING WORKSHOP, HILLSDALE HIGH SCHOOL CAFETERIA,  
3115 DEL MONTE STREET, SAN MATEO

## WHAT DO YOU DISLIKE ABOUT SAN MATEO?

DIRTY PUBLIC SURFACES

- Water quality -  
- tied directly to  
Foster City -

OVER DEVELOPMENT

"making "

OVER DEVELOPMENT

Litter

alum billing of sewer/water/trash

Unsafe Biking (+1)

Exclusion

Lack of child care; Pre School options

LACK OF AFFORDABLE HOUSING \*

Lack of attention to pollution in "transit-oriented"  
developments — harmful to children's health + development

NOVEMBER 3, 2018:

AFTERNOON VISIONING WORKSHOP, HILLSDALE HIGH SCHOOL CAFETERIA,  
3115 DEL MONTE STREET, SAN MATEO

## WHAT DO YOU WISH WE HAD IN SAN MATEO?

### SMALL QUALITY RETAIL

### MORE AFFORDABLE HOUSING (+1) (+1)

- For teachers + disaster service workers + medical staff

### more Louise Lane lifestyles

Quality affordable child care + housing

### LEADERSHIP

facilities built w. universal design principles in mind to support accessibility for all — including indivs. w. sensory (sound) sensitivity, vision loss etc.

more union based employers i.e. UFCW  
to equal income levels -

Stable, affordable, inclusive housing for residents w. developmental disabilities and support staff

### - ARCHITECTURAL REVIEW BOARD

- sufficient number of readily available non-gender specific restrooms to accommodate indivs w. need for direct support, often from (someone of opposite gender. (care providers)

- Teacher/ Housing - Affordable (+1) Staff

- Better class 1 bike lanes! \*

- more discussion about sea level rise

- Better connection to transit w/  
Walking: Biking Safely


- More Affordable homes

### PEOPLE MOVES DOWNTOWN


**NOVEMBER 26, 2018:**  
**JOINT NEIGHBORHOOD VISIONING MEETING,**  
**SAN MATEO POLICE STATION**




Notes

	<b>OTHER</b>	Date: <u>11/24</u> Table #: <u>1</u>
<p><i>Our vision is.....</i></p> <p>concern: mental health, pets (dogs) access</p>		

Notes


	<b>CIRCULATION</b>	Date: <u>11/24</u> Table #: <u>2</u>
<p><i>Our vision is.....</i></p> <p>IN 2040 SAN MATEO WILL ENJOY 2 additional bridge crossings for cars + transit. Residential + D.T. streets will accommodate Bikers, Pedestrians and cars in a safe + convenient way.</p> <p>Synchronize traffic lights</p> <p>— ONE WAY STREETS —</p>		

Notes


	<b>COMMUNITY LIFE AND PUBLIC HEALTH</b>	Date: 11/26 Table #: 2
<p>Our vision is.....</p> <p>A clean air community with open spaces, parks. Good public transportation, less traffic congestion. Shops that you can stay in town to go to. Elder care communities More social gathering like Redwood City -</p>		


#2

Notes


	<b>JOBS AND ECONOMY</b>	Date: 11/26/23 Table #: 2
<p>Our vision is.....</p> <p>New Business Parks with good access to transportation.</p> <p>More private businesses</p> <p>Partnership w/ local Ed. Institute for training. (Schools + Unions)</p>		




 STRIVE SAN MATEO GENERAL PLAN 2040	<h2>HOUSING</h2>	Date: <u>1/26</u> Table #: <u>2</u>
<p>Our vision is.....</p> <p>more residential homes with <u>no</u> <sup>or small</sup> associations. <sup>DUB</sup></p> <p>How to manage traffic?</p> <p>Losing quality buyers. <sup>Added density is</sup></p> <p>Required to have people at an affordable level.</p>		

 STRIVE SAN MATEO GENERAL PLAN 2040	<h2>PARKS AND PUBLIC SPACES</h2>	Date: <u>1/26/18</u> Table #: <u>2</u>
<p>Our vision is.....WELL MAINTAINED, HEALTHY PLACES FOR ALL RESIDENTS AND VISITORS TO ENJOY AND THAT OFFERS A WIDE RANGE OF POTENTIAL ACTIVITIES (ONE THAT ARE FAMILIAR TO US TODAY; BUT, WITH FLEXIBILITY FOR NEW, FUTURE ACTIVITIES DEVELOPED GOING FORWARD.)</p> <p>Emphasis on green spaces, particularly in the city's densest neighborhoods</p> <p>SHARE FACILITIES W/ SCHOOLS + MAINTENANCE STAFF</p> <p>Encouraged pocket parks to bring close to homes</p>		

Notes

 STRIVE SAN MATEO GENERAL PLAN 2040	SUSTAINABILITY	Date: <u>11/26</u> Table #: <u>2</u>
<p>Our vision is.....</p> <p>Our city is a statewide leader on actions to reduce the city's climate change gas emissions</p> <p>Our city develops + implements a plan to adapt to climate change. In the first phase the plan will emphasize infrastructure changes needed to address sea level rise.</p>		

Notes

 STRIVE SAN MATEO GENERAL PLAN 2040	OTHER	Date: <u>11/26</u> Table #: <u>2</u>
<p>Our vision is..... <sup>AGING</sup> INFRASTRUCTURE - PLANS TO REPLACE/REPAIR AND CONDUCT W/ OTHER PLANS.</p> <p><sup>WHAT'S THE TIME LIFE OF INFRASTRUCTURE</sup></p> <p>Our city will have a plan to upgrade + maintain <u>all</u> of our infrastructure (wastewater, streets, City buildings, parks) and will <del>plan</del> establish a process to fund + implement the plan. The plan will include the lifetime + replacement + long-term maintenance needs. <sup>water gas power</sup></p> <p><sup>funding will be covered by</sup> securing replacement funds from annual budget.</p> <p>Our Urban Design feels suburban, not urban, even in dense neighborhoods</p>		

## VISION

\* sustain community that is

liveable

\* places to recreate

\* wide variety of residents  
(diversity)

\* get to places easily

1) Better transportation

2) Put as much time into Transportation as we do Housing,

3) Ferry service - that allows cars on

4) Be creative about transportation.

5) 24 hr Days instead of 9 hrs/day. work hours are more flexible.

6)

- Creative ways to create transportation

- Funds, supports

## 1) Lack of Affordable Housing

2) Neighbors - Keeping quality of life for neighbors hard &amp; services

3) Highly Housing in appropriate locations

4) ~~Making~~ <sup>ADDITIONAL</sup> ~~State~~ Infrastructure to maintain the quality of life

5) Variety of housing types &amp; options

6) Concentration &amp; Results in lack of Diversity.

7) ~~Sanborn~~ Housing  
• Environmental Resources

8) Housing has an impact on Circulation / Development of Housing / impact on Circulation

9) Housing on All Income Levels

10) Renting is an issue.

11) - Affordable Rentals -

Race, Income Levels, Multi-Generational

- ~~Attract~~ Community, quality of life

- Housing for specific groups

• Student

• Teacher

• Public Safety workers

• People that serve the community

- Diversity

## Notes



## HOUSING

Date: 11/26  
Table #: 4

## Our vision is.....

- Affordable
- for different income level and occupations
- variety of housing types
- more housing for lower income ~~jobs~~ residents
- higher density near transportation

## Our vision is.....

- Bike connections need to be safer
- more east-west connections
- shuttles to take people around to amenities (stores, etc.)
- Link Transit to homes (shuttles, etc.)
- Ferry Service (Coyote Point)
- Increase the ability for trains to carry more people (high capacity)
- Senior housing near transit
- Encourage modes other than driving alone

**NOVEMBER 26, 2018:**

**JOINT NEIGHBORHOOD VISIONING MEETING, SAN MATEO POLICE STATION,  
200 FRANKLIN PARKWAY, SAN MATEO**

## WHAT DO YOU LIKE ABOUT SAN MATEO?

IT'S NOT FOSTER CITY

Public works  
took care of my  
concern quickly!

Parks & Rec programs  
for Senior

Close to the airport

Great stores



NOVEMBER 26, 2018:

JOINT NEIGHBORHOOD VISIONING MEETING, SAN MATEO POLICE STATION,  
200 FRANKLIN PARKWAY, SAN MATEO

## WHAT DO YOU LIKE ABOUT SAN MATEO?

PARKS  
PUBLIC ART

Location  
shopping  
Parks

DIVERSITY

BAY TRAIL

Suburban design in some -  
of our new developments (Bay Meadows)

Parks

Shopping areas

Central location to SFO/SF/ beach

Parks (open space)

New developments: Bay Meadows & Hillside Hall renovation

Location in Bay Area

Location  
People  
Restaurants  
diversity  
energy  
easy to go around  
within bay area  
has  
parking  
SF  
SJ

**NOVEMBER 26, 2018:**

**JOINT NEIGHBORHOOD VISIONING MEETING, SAN MATEO POLICE STATION,  
200 FRANKLIN PARKWAY, SAN MATEO**

## WHAT DO YOU DISLIKE ABOUT SAN MATEO?

Add-ons to Hillsdale Mall (all side) when  
large shopping malls will continue to be thing of the  
past due to online shopping. Ditto!

Traffic  
Population

Possibility of El Caminos  
Becoming a high Rise jungle  
Similar to San Carlos

Lack of affordable housing

NOVEMBER 26, 2018:

JOINT NEIGHBORHOOD VISIONING MEETING, SAN MATEO POLICE STATION,  
200 FRANKLIN PARKWAY, SAN MATEO

## WHAT DO YOU DISLIKE ABOUT SAN MATEO?

TRAFFIC ON EAST HILLSDALE

Traffic congestion ✓

Very high housing cost (I'll 2nd this!)

Losing Diversity

PRESSURE ON DEVELOPMENT

Traffic control

Traffic Congestion

next generation can't afford to live here

Traffic Safety: one can have a lot of traffic  
& efficiency but it needs to be safe & efficient

Building height limits

Old buildings & businesses that need updating

Stubborn residents who block progress

trash

**NOVEMBER 26, 2018:**

**JOINT NEIGHBORHOOD VISIONING MEETING, SAN MATEO POLICE STATION,  
200 FRANKLIN PARKWAY, SAN MATEO**

## WHAT DO YOU WISH WE HAD IN SAN MATEO?

No More Apartments  
Lg Buildings

An off-leash dog park in Beresford area.

Redo Concord-Delaware Center / No Apartment / Big Buildings Ditto

- MORE ACCESSIBLE OPEN SPACE
- BETTER COORDINATED PUBLIC TRANSIT

Leave the Hillside Inn a Hotel

More affordable housing



NOVEMBER 26, 2018:

JOINT NEIGHBORHOOD VISIONING MEETING, SAN MATEO POLICE STATION,  
200 FRANKLIN PARKWAY, SAN MATEO

## WHAT DO YOU WISH WE HAD IN SAN MATEO?

- <sup>better</sup> More Public Transit Systems ✓
- More Bay Crossings

- More green space
- Improved treatment plant (sewage)
- better roads

Bike network + bike  
parking throughout the  
city - now

- Better Transportation option  
(Rail, BART, etc.)

→ they are not well connected w/ each other

- Better Bike & Pedestrian access
- More economically & culturally diverse

More green park  
space to hang out in  
- like Central Park -  
in southern part of town

- Better Bike path from ✓

- Hillsdale to downtown

- more frequent Caltrain stops

- NO more raised power lines in residential areas (should be underground)

A SECONDARY  
EGRESS/INGRESS  
TO THE LOS PRADOS  
NEIGHBORHOOD.

(THERE IS ONLY ONE  
WAY IN & OUT.)

- More parks w/ open space
- Variety of housing development types