

DECEMBER 2, 2018:
JOINT NEIGHBORHOOD VISIONING MEETING
(IN SPANISH), CONGREGATIONAL CHURCH

Jobs and Economy Vision Statement

Nuestra vision es.... Más fuentes de trabajo con mejores salarios y beneficios.

Translation: More sources of employment with better salaries and benefits.

Housing Vision Statement

Viviendas accesibles para personas de bajos recursos en buenas condiciones y accesibles a personas discapacitadas.
Y poner un alto a RENTAS
Y A LOS ^{de señoras} ALTO y es mas lo importante q. queremos

Translation: Homes in good condition that are accessible to low income people and persons with disabilities.

Housing Vision Statement

- ELIGIBILIDAD REALISTICA DE LO QUE SE GANA.
- COMUNICACION DE LA CIUDAD DE COMO ~~AF~~ Y CUANDO VAN A ABRIR NUEVAS UNIDADES.
- HAY MUCHOS REQUISITOS.
- QUE SEAN CLAROS DE LA ELIGIBILIDAD Y REALIZAN EN LO QUE PIDEN.
- EL ~~AVANCE~~ DE NUEVAS CASAS SEAN PARA PERSONAS DE INGRESOS MEDIOS Y BAJOS.
- COMUNICACION SOBRE OPORTUNIDADES PARA APLICAR PARA HOUSING QUE LLEGUEN A TODOS LOS RESIDENTES CON TIEMPO SUFICIENTE PARA ENTENDERSE Y APLICAR.
- COSTO DE LA RENTA NO SUBA.
- PASAR UNA LEY PARA EL CONTROL DE RENTA.
- QUE SE CONSTRUYAN MAS DUPLEX, TRIPLEX, QUADRUPLIX.
- ~~tema~~

Que la ciudad provea ~~la ciudad~~ a personas para construir más unidades de viviendas que se puedan comprar para personas con ingresos ~~medios~~ bajos y medianos.

Que la ciudad ~~propuesta~~ sea una que examine con sus orien-
ciones.

Translation:

- Realistic eligibility based on income/salary.
- Communication from the City of how and when new units will be made available.
- There are too many requirements.
- That you are clear on the eligibility and realistic in what you ask for.
- That 30% of the homes be set aside for persons of medium and low income.
- Communication for opportunities to apply for housing be made available to all residents with adequate time to be informed and apply.
- Cost of rent does not increase.
- Pass a law for rent control.
- Construct more duplex, triplex, and fourplex.
- That the City provide more resources to construct more residential units that can be purchased by persons of low and medium income.
- That the City coordinate salaries that allow home purchase or rental.

Jobs and Economy Vision Statement

- SALARIO MINIMO SEA INCREMENTADO Y SUFICIENTE PARA MANTENERSE.
- MÁS TRABAJOS DE SERVICIO PÚBLICO.
- QUE HAYA UNA LEY PARA NO TRABAJAR LOS DOMINGOS.
- QUE LA CIUDAD PROVEA BICICLETAS GRATUITAS O POREN WAN NO BICICLETAS SIN COSTO.

Translation:

- Minimum wage be raised and sufficient to maintain oneself.
- More public service jobs.
- That there be a law to not work on Sundays.
- That the City provide free bicycles or be able to give bicycles without cost.

Housing Vision Statement

San Mateo es una ciudad diversa donde todos sus residentes, especialmente los de menores ingresos, puedan quedarse aquí; pueden comprar una casa y no sólo pagar renta, es una ~~buena~~ ciudad que da prioridad a los que ya vivimos aquí y no sacrifico a la gente de menores ingresos a la hora de embellecer la ciudad y la vivienda.

Translation: San Mateo is a diverse city that all residents, especially those with lower incomes, can call home; can purchase a home and not just rent. It is a City that gives priority to those that already live here and does not sacrifice persons with lower income at the time of improving the City and its residences.

Housing Notes

- La gente que vive aquí se puede quedar
- Que la belleza / el embellecimiento no sacrifique a los residentes de bajos ingresos.
- Que la política de vivienda sea dictada por el bienestar de la gente, no por el dinero
- La vivienda es asequible de acuerdo a nuestros salarios.
- Más vivienda cerca del transporte público. Más ciudad que suburbio. La gente puede vivir y trabajar.
- Vivienda disponible a nuestros ingresos. Parece un alto a los incrementos injustos de renta.
- Priorizar a los que vivimos aquí ahora
- La ciudad trabaja por proteger a la gente que lo necesita, especialmente familias con hijos pequeños.
- San Mateo está hermoso como está, pero más vivienda asequible.
- La gente que vive aquí ahora puede comprar su casa en vez de pagar renta.
- La renta no se lleva una porción tan grande de nuestros ingresos.

Translation:

- The people that live here can stay.
- That the beautification efforts do not sacrifice residents with low income.
- The housing policies be dictated for the benefit of the people, not the money.
- Homes be made accessible based on our salaries.
- More homes near public transit. More city than suburbs. The people can live and work.
- Homes made available based on our salaries. Put a stop to the unjust increase of rents.
- Priority to those who live here today.
- The city work to protect those that need it, especially families with small children.
- San Mateo is beautiful as it is, but more homes.
- The people that live here today can purchase their home instead of paying rent.
- Rents not take such a large portion of our salaries.

Notes

- ~~Notas~~ (Notas iniciales)
- Este plan no va a funcionar para nosotros por que para el 2040 ya nos van a haber desalojado, no nos podemos quedar aqui con las rentas que suben y suben.
- No hay justicia de vivienda ni económica
- El servicio de Transporte público ha sido recortado.
- No se puede haber de vivienda sin haber de circulación.
- La gente no puede pagar la renta y se va, se cierran las escuelas, los jóvenes dejan la escuela para poder pagar a pagar la renta, pero les paga muy poco, \$15/hora no es nada
 - Tienen que pagar los desalojos y los incrementos de renta, por que nuestra gente trabaja 10, 11, 12 hasta 13 horas para poder pagar la renta

Translation:

- This plan will not work for us because by 2040 we will have been displaced. We cannot stay here with the rents that keep climbing and climbing.
- Public transit service has been reduced.
- You can't talk about homes without talking about circulation.
- People can't pay the rent and the leave. The youth leave school to help pay the rent, but they pay them very little. Fifteen dollars an hour is nothing.
- You have to stop the evictions and the increases in rent because our people work 10, 11, 12 and up to 13 hours to be able to pay the rent.

Circulation Vision Statement

~~Nuestra~~ vision es..... (de una persona)

Mi

Hay mucha circulacion porque tanta gente que trabajan en San Mateo no pueden vivir aqui. Debemos
Si la gente que trabajan aqui, ~~podrian tambien vivir aqui~~
~~podrian~~ podrian vivir a cerca de su empleo, o podrian usar
la transportacion publica, podrian dejar sus coches, ~~en~~
~~en~~ Necesitamos ~~mas~~ mas viviendas multifamilia alrededor
de ~~los~~ Caltrain, de los autobus, etc. - La transportacion debe
ser economica, y eficiente -

Es mi opinion a mi

Translation: There is a lot of traffic because so many people that work in San Mateo can't live here. If the people that work here could live closer to their job, or could use public transit, they could leave their cars. We need more multifamily homes around public transit. Transportation should be affordable and efficient. This is my opinion.

Circulation Vision Statement

Nuestra vision es..... Angie

- Mejores rutas en el Transporte
- Que haya más salidas en lugar de eliminar horarios
- Poner bancas y Techos en todas las paradas del bus.

Esta es la opinión de una persona individual

Translation:

- Better transit routes.
- That there be more departures instead of eliminating them.
- Place more benches and shelters on all bus stops.

Housing Vision Statement

is diverse & provides higher density ~~building~~ near transit, and accommodates affordable housing for all income levels and different sizes of families.

No translation needed. Comment is in English.

Jobs and Economy Vision Statement

Residents are able to live and work in San Mateo, which includes fair pay and professional training.

Small businesses are supported and thrive in San Mateo, and unions are supported.

No translation needed. Comment is in English.

Jobs and Economy Notes

<p>Our vision is.....</p> <ul style="list-style-type: none">✓ ^{protect} support small businesses✓ better pay for workers⊖ increase minimum wage- more protection for workers✓ ^{protect} support lower-wage earners- protect unions- keep small businesses local✓ create ^{support} professional training- protect small business rent	<p>apartment ^{San Mateo} - live & work in the ^{there}</p> <p>which includes fair pay, professional training,</p> <p>Small businesses are supported, thrive in San Mateo and unions are supported.</p>
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No translation needed. Comment is in English.

Housing Vision Statement

<p>Our vision is.....</p> <ul style="list-style-type: none">- build ^{apartments} closer to transit, esp. apartment- build higher, given limited space- affordable for low-income & medium-income & ^{income} all levels- apartments ^{need more} housing to support families- housing units need more bedrooms to accommodate families- need housing for all- financial for assistance- protect renters- need diversity
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No translation needed. Comment is in English.

Housing Vision Statement

Nuestra vision es.....

UNA VARIEDAD DE
NUESTRA COMUNIDAD TIENE TIPOS DE VIVIENDAS PARA TODOS
LOS NIVELES DE INGRESOS Y PERSONAS DE TODAS ABILIDADES.

OUR COMMUNITY HAS A VARIETY OF HOUSING TYPES
THAT ARE AFFORDABLE TO ALL INCOME ~~LEVELS~~ LEVELS, AND
ALL ABILITIES.

Translation: Commenter already translated above.

Circulation Vision Statement

Nuestra vision es.....

NUESTRO
SISTEMA DE TRANSPORTE ES: INNOVADOR, ACCESIBLE,
CONVENIENTE, SEGURO Y ECONOMICO PARA TODOS.

OUR TRANSPORTATION SYSTEM IS INNOVATIVE, ACCESSIBLE,
CONVENIENT, SAFE AND ~~COST-EFFECTIVE~~ AFFORDABLE
FOR ALL.

Translation: Commenter already translated above.

Housing Vision Statement

Our vision is.....
a) Viviendas muy caras.
b) Viviendas estan en mal estado y condiciones.
c) Viviendas Accesibles para personas de bajos recursos, como tambien para comprar.
d) Viviendas accesibles para personas mayores con problemas

Translation:

- a) Housing too expensive
- b) Housing is in bad condition.
- c) Housing accessible to persons with low income, also to purchase.
- d) Housing accessible for elderly people with disabilities.

Notes

- ACCESO → ESTACIONAMIENTOS
CENTRO -
COSTO - PUBLIC TRANS
- FRECUENCIA

NUESTRO ~~SIST~~ SISTEMA DE TRANSPORTE ES:

- INNOVADOR / INNOVATING
- ACCESIBLE {
 - CONVENIENTE / FREQUENT SERVICE
 - EXPANSIVO
 - PROMOVER / STIGMA
- CONVENIENTE
- ASEQUIBUE → ECONOMICO
- TODOS.

Translation:

- Access - parking, center, cost, public transit, frequency

Our transportation system is:

- Innovative
- Convenient/frequent service
- Expansive
- Promote/stigma
- Convenient
- Available/economic

TARJETA DE COMENTARIOS

Si tiene comentarios posteriores o preguntas de importancia para usted, complete esta hoja de comentarios. Por favor devuélvalo al personal de la ciudad en la reunión, envíe sus comentarios por correo electrónico a generalplan@cityofsanmateo.org, o devuelva esta tarjeta de comentarios a: City of San Mateo Planning Division, Attn: Julia Klein, 330 W. 20th Avenue, San Mateo, CA 94403.

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Correo Electrónico: esther409@gmail.com

Comentarios/Preguntas:

I think the biggest issue we face is housing affordability, and the general plan is a critical opportunity to revisit policies + develop an approach that will promote a diverse and equitable community. Height + density limits should be revisited. - can this help enable more housing to be built, while also preserving parks/open space? ^{And minimize carbon emissions}
Tenant protections should also be considered. We can't build our way out of this affordability crisis.

SEPTEMBER 19, 2018 TO DECEMBER 2, 2018:
ONLINE VISION STATEMENTS

San Mateo General Plan 2040 Vision Survey Results

1. A General Plan vision helps establish future planning priorities and shared community values. The vision describes what San Mateo wants to become in 2040 through implementation of the General Plan Update. A General Plan vision describes the community's aspirations for things like future development, urban design, public services, circulation, jobs, and parks and open space. Please describe your vision of San Mateo in 2040. Please limit your response to 500 characters.

Answered

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Respondents	Response Date	Responses
1	Dec 02 2018 10:50 PM	SM residents speak: End OVERDEVELOPMENT, defined by economists as the US's outsized ecological footprint, excessive consumption, and high greenhouse gas emissions. Car-dependent suburbanism is the culprit, evinced by our 15.53 metric tons of annual CO2 emissions per capita (vs. the UK's 5.99). SM radically reinvests in its urban areas, ends resource-intensive SFH-exclusive zoning, and remakes itself as a walkable city that can grow its housing and population while shrinking its CO2 emissions.
2	Dec 02 2018 09:44 PM	An inclusive community that values the individuality of its residential neighborhoods and its unique historic downtown while allowing new development in appropriate locations, at appropriate densities, and of appropriate heights.
3	Dec 02 2018 08:09 PM	A thriving, transit-oriented city. Dense and highly walkable around transit, vibrant with variety.
4	Dec 02 2018 07:56 PM	Slightly more built out city with smoothly running throughfares. Everyone contributing through work. People content with their lot in life and not blaming others. Kindness - live up to our namesake, St. Matthew.

- | | | |
|----|----------------------|---|
| 5 | Dec 02 2018 05:36 PM | A more walkable design with wider sidewalks, allowing more downtown outdoor seating, safer & inviting pedestrian focus. More and safe east/west connections for all modes of transport that bring the City closer together and reduces the bottleneck traffic conditions. A diversity of economic infrastructure to sustain a healthy & vibrant community. Higher density housing with greater affordability that can house residents of all incomes. |
| 6 | Dec 02 2018 12:15 PM | Land used as if it is the precious resource that it is. Property owners treated with respect. Business - including housing businesses - valued. The word "vulnerable" goes away. Public policy made truly thoughtfully, listening to the real stakeholders, not with just an eye toward votes. |
| 7 | Dec 01 2018 09:07 PM | San Mateo should continue to have a suburban feeling with neighborhoods that are walkable and easily accessible. |
| 8 | Dec 01 2018 07:26 PM | No ugly cell towers in residential neighborhoods. Housing providers free of burdensome government regulations so that they can serve their customers - the renters. Politicians who are not chasing their personal agendas. |
| 9 | Dec 01 2018 06:33 PM | Vision 2040: S M is a vibrant safe city that has held on to its neighborhoods feel & despite growth maintains its small city charm.S M 2040, is a great place to live work shop dine be educated pursue arts music culture recreational activities. S M 2040 has public transportation, especially last 1-2 mi. GP Recommendations for GP aren't all weighed equally. GP 1st strives to meet the needs/desires of current residents & 2ndly strives to meet needs/desires of current employees & employers. |
| 10 | Dec 01 2018 03:52 PM | Get rid of the height and density housing limit and build more housing, especially affordable housing, near transit corridors. Expand public transportation and make the city more bicycle- and pedestrian-friendly. |
| 11 | Dec 01 2018 02:11 PM | My vision of San Mateo is a place that has focused on ending overdevelopment (overuse of resources). San Mateo is a place that has reduced car-dependency and reinvested in becoming a walkable, sustainable, compact city. I can meet all my daily needs within a 10 min walk and no longer need a car. There is more housing for all people and those people are engaged in the local shops and businesses. People from all over the bay come to San Mateo on public transportation for work and entertainment. |

12 (Potential Duplicate)	Dec 01 2018 02:00 PM	SM residents speak: End OVERDEVELOPMENT, defined by economists as the US's outsized ecological footprint, excessive consumption, and high greenhouse gas emissions. Car-dependent suburbanism is the culprit, evinced by our 15.53 metric tons of annual CO2 emissions per capita (vs. the UK's 5.99). SM radically reinvests in its urban areas, ends resource-intensive SFH-exclusive zoning, and remakes itself as a walkable city that can grow its housing and population while shrinking its CO2 emissions.
13 (Potential Duplicate)	Dec 01 2018 01:55 PM	SM residents speak: End OVERDEVELOPMENT, defined by economists as the US's outsized ecological footprint, excessive consumption, and high greenhouse gas emissions. Car-dependent suburbanism is the culprit, evinced by our 15.53 metric tons of annual CO2 emissions per capita (vs. the UK's 5.99). SM radically reinvests in its urban areas, ends resource-intensive SFH-exclusive zoning, and remakes itself as a walkable city that can grow its housing and population while shrinking its CO2 emissions.
14	Dec 01 2018 12:15 PM	San Mateo has a safe, sustainable transportation system prioritizing walking and bicycling, including increased protected bicycle lanes and bike paths, well maintained. The jobs/housing balance is improved, with more dense housing, including affordable housing, near Caltrain stations and limiting large-scale commercial development potential outside downtown and El Camino Real. Economic development includes facilitating or recruiting performance venues (live theater, concert/night clubs).
15	Nov 29 2018 12:46 PM	San Mateo will be an actual city with the amenities to match. Bike lanes + tall, dense housing for all. Wider sidewalks, narrower streets, better transportation options. A city that my kids can afford.
16	Nov 28 2018 08:44 PM	In 20 years san mateo will have a sustainable energy and water system. It will have reduced its carbon footprint by creating protected bikelanes north to south, east to west, north east to southwest, etc. It we I'll have mature trees in all areas of san Mateo and water wise plants, grass, and no turf. the traffic lights will be timed correctly and the traffic planners will do a better job at designing the roadways in ways that make sense to ease traffic

17	Nov 28 2018 06:01 PM	San Mateo has experienced a significant decline in affordability & diversity. We have fewer teachers, doctors & nurses, a smaller pool of employees for small businesses, & longer commutes for all. It is time to reevaluate some long out-of-date policies, such as the underinvestment in public transit & the ill-founded experiment in imposing excessive constraints on the production of housing. Throughout, we have a responsibility to protect & empower those most often pushed to the periphery.
18	Nov 28 2018 05:40 PM	A dense, resilient, mixed-use city that enables and incentivizes car-free living while being prepared for earthquakes, fires, etc
19	Nov 27 2018 02:06 PM	My grown grandchildren love San Mateo but are talking of moving away because of the housing expense. We are rapidly losing certain population groups and ages while the elderly are "trapped" in their homes due to tax structure. It is all about housing...housing...housing plus climate change expenses for safety of existing communities.
20	Nov 27 2018 12:57 PM	A city where pedestrians feel safe walking anywhere and any time of the day.
21	Nov 27 2018 12:36 PM	A cleaner (zero trash) San Mateo, whereby all the trash thrown out of car/truck windows is retrieved.
22	Nov 26 2018 10:40 AM	General planning priorities should include those components that ensure that San Mateo can stay an accessible, inclusive and diverse, dynamic area. This includes more affordable housing, better public transit options, and open or public spaces for community. Specifically, people with disabilities who are residents need to see that San Mateo prioritizes these components which will allow these residents to continue to live and thrive in the community.
23	Nov 26 2018 12:00 AM	We need to return to our roots as a small town!!! . put current residents FIRST transplants LAST. More american food, more of OUR restaurants, why is it all asian now? No more tall buildings, need to protect measure p! Our city and govt need to serve US, the TAXPAYERS, not THEM.
24	Nov 25 2018 03:26 PM	Society's metrics are all measured in 'growth'..GDP/Inflation/etc...without bedroom growth San Mateo will need to increase taxes...sales/bonds/etc
25	Nov 25 2018 01:54 PM	I would like to see controls on housing prices, perhaps lottery so the percentage of income for housing would be a reasonable amount.

26	Nov 23 2018 12:58 PM	Planned Growth, which as basic metrics. Understand and increase metrics for TOD/HighDensity for designated areas. Move away from automotive based planning.
27	Nov 23 2018 12:05 PM	San Mateo will be a diverse community supporting residents of all ages inclusive of great public schools, well maintained and accessible public spaces, and affordable housing for all income levels.
28	Nov 22 2018 09:14 PM	San Mateo desperately needs more housing. San Mateo should allow more building, including ADUs, apartments, and homes. Also, it should have more public transit options. Would love to see BART extended south; Caltrain and the buses don't cut it.
29	Nov 22 2018 01:47 PM	The diverse community (including racial, financial, gender ID, occupation, living situation, etc) finds a way to tolerate differences, changes, collaborate to approach climate impact and return the community to a high quality of life for all
30	Nov 22 2018 07:31 AM	The most important thing is to have as much housing as possible. Establish minimum height limits. Approve thousands of units. Build very tall.
31	Nov 22 2018 12:32 AM	A four (as in: 4) track Caltrain corridor on an elevated viaduct. Also, more gun stores and being able to smoke weed in public. Legalized gambling and regulated prostitution. San Mateo should be a place anyone of any color, size and age should want to visit.
32	Nov 21 2018 10:53 PM	AFFORDABLE HOUSING SO I CAN RAISE MY FAMILY HERE -3RD GENERATION SAN MATEAN BEING PRICED OUT
33	Nov 21 2018 09:49 PM	More dense housing especially near transit (Caltrain and El Camino Real)
34	Nov 21 2018 06:49 PM	We need more traffic enforcement - everybody speeds on El Camino, residential streets and even parking lots. Stop building more housing and business space - we have too many people here as it is and the quality of life is getting worse.
35	Nov 21 2018 06:31 PM	I'd like to see San Mateo in 2040 look like San Mateo in 1950. Too many people now!
36	Nov 21 2018 06:23 PM	Higher density and better transportation system.

37	Nov 21 2018 05:12 PM	As a San Mateo homeowner I would like to see San Mateo stay diverse and have affordable housing for young people of all backgrounds to stay and live here. I would like San Mateo to be thoughtful with it's new developments to hold some small town charm while the population is growing. We need more funding for our public school and access to affordable high quality child care and after school programs. We must also continue to keep our community clean.
38	Nov 21 2018 02:30 PM	A place that is prepared for climate change and inter-generational equity by ending the suburbs and greatly expanding affordability, especially eliminating the single-family home zoning and allowing amenities to be in walking distance.
39	Nov 21 2018 11:02 AM	A place where families can come (afford a house, find child care & excellent schools), feel safe & welcome (clean & safe parks & streets, strong community groups, racial equity policies that support and protect everyone, multicultural celebrations), & want to stay (i.e. good transit, reasonable traffic, clean air & water, prepared for climate change)
40	Nov 21 2018 08:23 AM	We need to redesign our neighborhood streets West 25th Ave area---downtown (how about a square ? Or mini park? Benches in common areas...brick streets 43nd Ave redesign w/ above features. Too boxy
41	Nov 20 2018 05:12 PM	Denser and more urban in the flatlands, with higher density around caltrain stops and improved public transit and walkability. Updated parks, schools, and libraries.
42	Nov 20 2018 10:51 AM	More sustainable where plenty of local, well paying CAREERS are available to all. Housing will be plentiful and available to all socio-economics. Development will be taller. The city will work with Caltrans to mitigate traffic all over town. A partnership between the city, schools, and tech, biotech, and organized labor in order to fund and instruct our students in the careers of today's economy so that EVERY child will truly have the opportunity to share in prosperity.
43	Nov 19 2018 07:51 PM	San Mateo will be a family centered community that creates spaces for social interactions. Relieves traffic congestion. Diverse leadership, including a diverse City Council and Senior City Staff. Safe and walkable!!!

- 44 Nov 19 2018 07:42 PM In 2040 I envision a San Mateo that is family-focused and environmentally conscious. Meaning that the east side and west side of San Mateo are easily accessible via multiple modes of transportation (NICE and SAFE walk/bikepaths). More activities/opportunities on the east side, i.e. Shoreview. Finding a way to streamline the pass-through traffic, so that traffic within City limits is not so disruptive to actual residents/daily life. Maintaining diversity in residents w/legislation on rent control.
- 45 Nov 17 2018 09:45 PM A place where it is clear that the current state reflects an appropriate balanced approach to jobs, housing, commerce, recreation, and traffic. Clearly not the state for San Mateo in 2018 as a result of flawed development that prioritizes city revenues via business growth/taxes over adequate planning for traffic & parking. Wishful thinking that says people will "bike" to work does not help. The planning process needs to hold ourselves accountable for sustainable development and growth.
- 46 Nov 10 2018 08:13 AM Mod tech w/respect 2 historical presvtn Free transit to dtown frm surround hoods Free schl busses Bike lanes 1-way sts & xpand sidewalks 2 promo peds +off st pkng Crime watch & frndly PD presence Buyable affordable housing & fewer rentals +Trees & rehab opn spce w/native plants & H2O saving tech Cleaners for daily neatness No foreign rl estate invsts Help residents not bldrs/corps Improve infrastructure b4 building Reps from all hoods overseeing 2 connect community & not segregate by income/race
- 47 Nov 09 2018 08:12 PM I want to see development curbed, traffic dealt with, and an emphasis on what makes San Mateo livable for current (vs future) residents, especially taxpayers and homeowners, such as recreation facilities for kids, adults, families and plentiful shops and restaurants to keep us investing in San Mateo.
- 48 Nov 08 2018 12:37 AM I hope San Mateo area will continue to be a place with friendly and busy downtowns. People young and old should be able to live there and travel safely without needing to own a car. It should be affordable so that children of today's residents still have a place to live, and people with families won't need to commute an hour or more for their jobs. Building taller and denser with less parking lots and without height limits will keep downtown interesting and open space wide and green.

- 49 Nov 05 2018 06:04 AM A city that has discovered the futility of top-down control, especially neighborhood-level top-down control, and rediscovered the ability for individual freedom to provide the goods and services that the community desperately needs. Financial incentives are useful, to take care of the less fortunate, without using mandates.
- 50 Nov 04 2018 10:59 PM a high rise dense community that have excellent public transportation and no height limits and a lot more housing. San Mateo will not become the job center if we cant enable invididual of every salary band to have a house. We remove housing, jobs will go to other areas and so does San Mateo Prosperity
- 51 Nov 04 2018 10:56 PM a dense community with excellent public transportation system that doesnt require cars at all
- 52 Nov 04 2018 08:36 PM More housing, more transport (to central SF), outstanding schools, great downtown with character, more cycling, keep farmers market
- 53 Nov 04 2018 03:43 PM "Forget the damned motor car and build the cities for lovers and friends." -Lewis Mumford. San Mateo will become an environmentally sustainable, affordable, safe, high quality-of-life city. Current and future residents will learn from and improve upon the past. They find hope together, invite diversity, encourage hard work, grow families and friendships, and innovate to build a better future. We humbly look beyond borders and are inspired by places like Copenhagen, Amsterdam, Paris, and Kyoto.
- 54 Nov 03 2018 09:13 AM A city that is aggressively committed to fighting climate change and wealth inequality by housing as many people as possible in a job-rich, good weather area, in new structures with little to no car parking.
- 55 Nov 03 2018 08:43 AM A 100% car-free dense urban core at least one square mile in size, with wide pedestrian lanes that have zero level crossings with right-of-ways for buses, trains, delivery vans, or self-driving cars.
- 56 Nov 03 2018 07:15 AM My vision of San Mateo is of an inclusive, sustainable, healthy, and fiscally sound city, built through prioritizing housing and transit for people and not cars. Steps include the end exclusive SFH zoning and subsidies for cars through free parking.
- 57 Nov 03 2018 12:54 AM My vision for San Mateo in 2040: "A city that is aggressively committed to fighting climate change and wealth inequality by housing as many people as possible in a job-rich, good weather area, in new structures with little to no car parking

- 58 Nov 02 2018 09:40 PM I'd like to see San Mateo force wayz out, like Los altos did. Ways and our bridge is a bane on our N Shoreview existence!
- 59 Nov 02 2018 08:10 PM A city that is aggressively committed to fighting climate change and wealth inequality by housing as many people as possible in a job-rich, good weather area, in tall new buildings with little to no car parking.
- 60 Nov 02 2018 07:57 AM More housing close to downtown and close to public transportation. Bicycle lanes that are separated from motorized traffic.
- 61 Oct 29 2018 10:21 PM Equity in jobs, housing, access to space to grow
- 62 Oct 29 2018 06:08 PM San Mateo desperately needs more housing of all kinds, both market-rate and affordable. All the major problems people worry about -- traffic, climate change, the high cost of housing -- can be traced back to the fact that there are simply not enough homes in San Mateo. If more people could live nears jobs and public transit, fewer people would need to commute from across the Bay; there'd be less traffic on the roads; housing prices would taper off; and there'd be fewer greenhouse gas emissions.
- 63 Oct 29 2018 04:01 PM A dense mixed-use core of affordable and market-rate housing, retail, and office space full of walking traffic, radiating out into mid-height developments and green space. Public spaces/parks at walkable or bikeable intervals throughout the city limits. Safe, convenient, and reliable bicycle and public transit connections out to other city cores and surrounding neighborhoods.
- 64 Oct 29 2018 04:00 PM Dynamic and diverse community members on a strong economic base with vibrant pedestrian- and bike-friendly transit options and more low- to mid-rise, mixed-income buildings.
- 65 Oct 18 2018 03:52 PM I envision San Mateo as a large eco village. There will be well-paying jobs, affordable housing, urban farms and family veggie gardens. We will have access to public transportation throughout the city, and/or have access to safe bike routes.
- 66 Oct 18 2018 12:44 PM more bike streets going in all directions,,,less building, clean downtown, more events for residents, library hours open longer, common sense decisions and no more homage to UNIONS and Developers, more bike parking, reduce and eliminate traffic

67	Oct 18 2018 12:14 PM	San Mateo is a city with many circulation barriers like freeways and train tracks. There should be more high quality ways to cross these barriers for people of all ages and abilities that want to walk or bike. Parking, which is basically free or heavily subsidized storage of personal property, should be a much lower priority than safety. It should be reduced in many instances to provide for safe, comfortable and continuous bike and walking facilities.
68	Oct 18 2018 11:58 AM	San Mateo is a city with many circulation barriers like freeways and train tracks. There should be more high quality ways to cross these barriers for people of all ages and abilities that want to walk or bike. Parking, which is basically free or heavily subsidized storage of personal property, should be a much lower priority than safety. It should be reduced in many instances to provide for safe, comfortable and continuous bike and walking facilities.
69	Oct 17 2018 09:43 PM	Less traffic. Less high rise commercial development. More evenly distributed development across ALL of San Mateo, including the westside of San Mateo along the bus and car corridors. 92, westside El Camino and 280.
70	Oct 17 2018 12:07 PM	Decongest North Central improve front yards appearance. Quiet transit, stop the loud horns from train and car alarms. Make walk bike paths stretch from downtown to parks and mall. Keep downtown historic. Add more parks, trees, keep clean! Add new buildings that can house their employees: jobs on bottom floors, employees upper floors. NO tall or ugly apartment buildings in downtown.
71	Oct 17 2018 02:05 AM	Correct ROADBLOCKS. THE BIGGEST PROBLEM IS TRAFFIC GRIDLOCK. BART should have stops in SM, go to East Bay and connect to San Jose along west bay. Widen 92 & 101. Do these before any more development.
72	Oct 16 2018 10:59 PM	San Mateo is becoming like the worst parts of S.F.: downtown gridlock traffic, lack of parking, abandoned cars on residential streets, cars broken into, inability to park on street in front of one's own house, dirty sidewalks downtown, cracked and uneven sidewalks, homelessness, threats to recreational spaces (ice rink, baseball field, Central Park tennis courts, lack of bike lanes), street lights (LEDs) that are too bright and light up like daylight.
73	Oct 16 2018 10:00 PM	Maintain suburban community we grew up in
74	Oct 16 2018 06:12 PM	Better roads to relieve the current horrible traffic stoppage on many San Mateo roads, 101 & 92. BART with 2 stations in San Mateo to connect to East Bay via San Mateo Bridge area and go to Tracy Modesto etc. BART also to connect to San Jose on west bay to relieve 101 and 92.

75	Oct 16 2018 02:49 PM	Retain historic charm accommodate reasonable growth. Retain family neighborhoods adding multiple family units that fit existing scale and character. Demand infill, especially along El Camino; adding 3 stories to existing structures, all new commercial construction includes housing & retail within the structure, widen all sidewalks. Add entertainment/theater venues to avoid driving out of local area. Building along rail corridor cannot encroach on current residential neighborhoods.
76	Oct 16 2018 02:46 PM	Smart Growth, not overdevelopment. Prioritize affordable housing, keep height limits. Maintain character/beauty of our SURBUBAN city. Job growth/housing balance. Environmental sustainability, quality of life, job diversity for all education levels. Recongize limits to growth. Real LOCAL transportation planning for ALL TRANSPORTATION TYPES. Balance, balance, balance. A city council that listens to and respects the citizens that they are elected to represent.
77	Oct 16 2018 02:30 PM	San Mateo is a lovely town. I do not want to see it ruined by turning it into another San Francisco. We cannot and do not need to build tall buildings. We can and should retain our character. We do need to address the traffic!
78	Oct 16 2018 04:27 AM	A town where you can work, live, play and shop without using the freeway.
79	Oct 15 2018 09:50 PM	Don't put all of the hight density housing on the eastside of San Mateo. Let's have the burden of over development spread throughout the City. Anywhere there is existing transport modes, including the westside. The city's present development policies are a making a case for the need for environmental justice, especially when you add the Caltrain berms and 50-60 ft high electric wires and poles going down the center of the city, it will be like east and west Berlin.
80	Oct 15 2018 10:53 AM	Correct the jobs/housing imbalance by increasing housing stock while also easing traffic with a well thought out plan.
81	Oct 14 2018 01:10 PM	Guide the city's appearance through Form-Based Codes, protect the character of neighborhoods by requiring new buildings match the historic style of the original existing neighborhood, but allow a mix of housing types everywhere. Focus most new development near downtown and train stops. Promote pedestrian safety and comfort above all else. De-segregate neighborhoods that were harmed by old zoning laws & redlining. Promote mixed-wealth neighborhoods to repair zoning's segregation-intended origins.

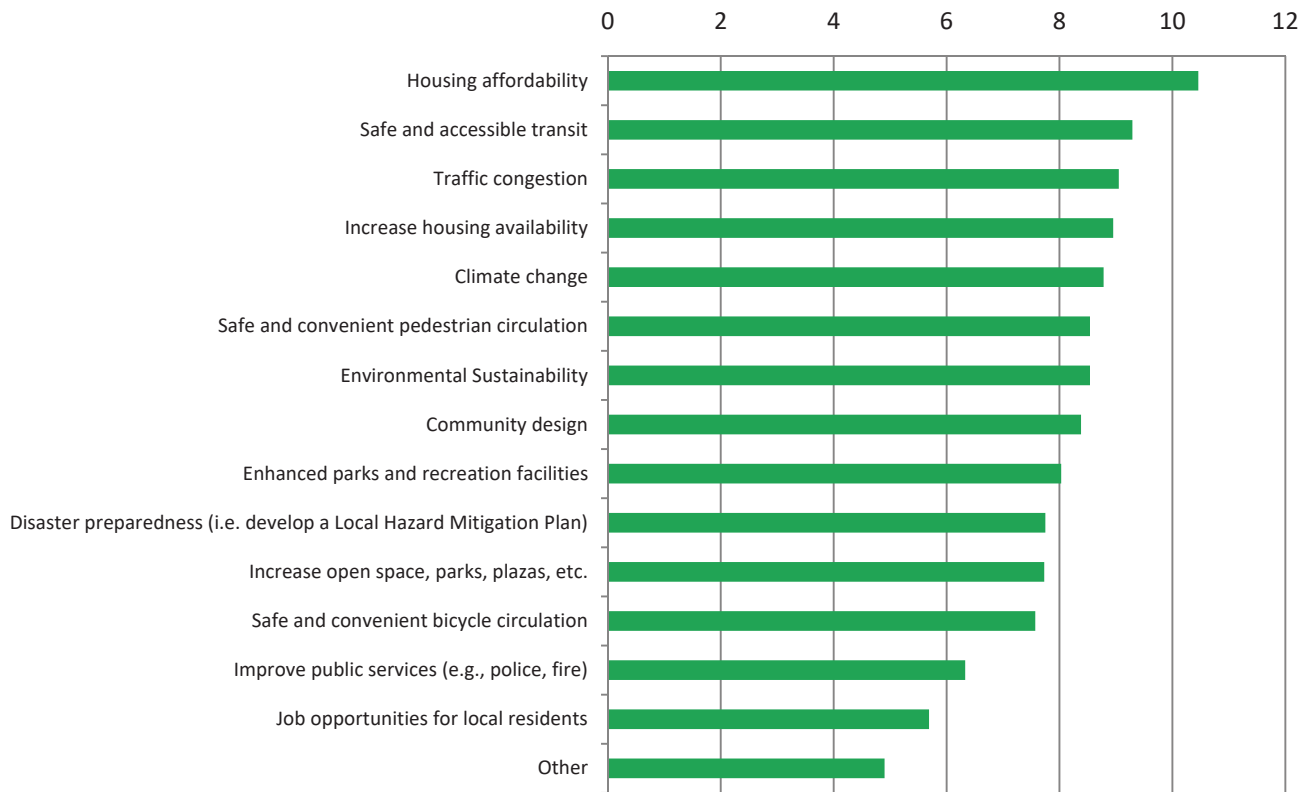
82	Oct 12 2018 08:21 PM	Welcoming and inclusive of all, regardless of income or background. In my San Mateo, no car is needed and a car is more of a burden than a boon. Public transit is plentiful, frequent, and reliable.
83	Oct 12 2018 04:30 PM	None
84	Oct 12 2018 01:09 PM	Maintain character of family neighborhoods with pretty houses, trees, gardens and architecturally well thought out low-rise downtown. Leave crowding & high rise to other cities. New apts. should all be for lower income.
85	Oct 10 2018 07:12 PM	Equitably integrating urban sustainability into the design of San Mateo to make it easier for everybody to reduce their environmental impact. Also integrating resiliency into the city to account for climate impacts.
86	Oct 07 2018 04:09 PM	A city that values community character as well as economic growth. Celebrates its past accomplishments as much as its future potential. Demonstrates pride in its history and built environment through strong policies that protect its architectural and cultural heritage. Follows a vision based on measures of community character, livability, and quality of life, not market demand. Maintains growth at a sustainable (absorbable) rate and keeps development at a human scale.
87	Oct 06 2018 11:36 AM	This should be a place our children can afford and be proud of. Let's make it lovely, resource-conscious, financially resilient, safe, fair, and built for people, not cars. Let's unlock its walkability and access to high-resource areas: Allow traditionally-scaled, fine-grained, abundant homes near transit stops and downtown. Like all pre-war cities, we began as a pedestrian-first place and grew incrementally. Allow that again. Stop artificial housing scarcity, segregation, and car-dependence.
88	Oct 05 2018 04:30 PM	I'd like a city with affordable housing for everyone who needs it. It should also have good pedestrian and bike facilities and adequate transit so that people don't have to use their cars. Climate Change and environmental impacts should be considered in all decision making.
89	Oct 03 2018 01:46 PM	Abundant housing choices for all, at all levels.
90	Oct 01 2018 08:57 PM	An inclusive community. Renters, retirees, people with disabilities, people of all races, people who grew up here, and everyone who works here should be able to have decent, quality housing that they can afford.

- 91 Oct 01 2018 08:00 PM In 2040 the city will have a mix of high density TOD and modern suburban development. The TOD will be focused on the 3 train stations and the ECR. The modern suburban will cover most of the rest of the city. The TOD will be very walkable and bikeable. Also the modern suburban will have strong transit connections to the TOD areas with shuttles, bike paths and walkable paths. Sustainable development will be inherent in the city.
- 92 Sep 25 2018 09:57 AM No foreign investors. Equal housing opportunities. Free transport for school children. Sustainability/green innovations. Elevated train station downtown. Solutions and help for homeless. Fewer rentals, more buyable homes. FREE school buses for all kids. Better traffic monitoring and police activity relating to bad drivers. Less crime. Diverse population that includes lower income families. More focus on art and nature. Preservation society.
- 93 Sep 24 2018 02:40 PM The pace of growth here has grown ridiculous. I feel like the government hasn't met a new housing plan that they don't like. My vision is for a happy community but you know, it seems like people who come here just get more entitled, more rude, and more self centered, so I doubt it will ever happen. Government kowtows to this expedited growth mindset and can't seem to figure out how to keep us modern without fostering greed and arrogance.
- 94 Sep 23 2018 09:50 PM I would like San Mateo to be a comfortable place to live and play. Please listen to the voices of those constituents who don't wish to overbuild. Don't leave San Mateo with overpopulation and a traffic mess that lacks that have no infrastructure to deal with it. Prioritize current residents and especially homeowners/taxpayers and not just people who wish to live here. Keep San Mateo a beautiful place to live.
- 95 Sep 19 2018 09:51 AM My vision for San Mateo is to maintain a sense of small-town community, with plenty of open space and parks, responsible development that meets the needs of existing residents as well as new residents, building height limits to maintain the attractiveness of our beautiful city, traffic calming measures to reduce regional traffic from using our streets as cut-throughs to major highways, and beautification of areas that can serve residents with walkways, restaurants, pubs, and open spaces.

96	Sep 18 2018 08:05 PM	Maintaining quality of life for residents, keeping open space open, keeping densities and building heights the same, prioritize the residents of San Mateo, limit growth to conserve our resources ie water, reduced traffic, put congestion pricing on the San Mateo bridge
97 (Potential Duplicate)	Sep 18 2018 08:05 PM	Maintaining quality of life for residents, keeping open space open, keeping densities and building heights the same, prioritize the residents of San Mateo, limit growth to conserve our resources ie water, reduced traffic, put congestion pricing on the San Mateo bridge

San Mateo General Plan 2040 Ranking Exercise Results

1. Please rank key issues for the General Plan Update to address in order of importance:



	Score
Housing affordability	10.46
Safe and accessible transit	9.29
Traffic congestion	9.05
Increase housing availability	8.95
Climate change	8.78
Safe and convenient pedestrian circulation	8.54
Environmental Sustainability	8.54
Community design	8.38
Enhanced parks and recreation facilities	8.03
Disaster preparedness (i.e. develop a Local Hazard Mitigation Plan)	7.75
Increase open space, parks, plazas, etc.	7.73
Safe and convenient bicycle circulation	7.57
Improve public services (e.g., police, fire)	6.33
Job opportunities for local residents	5.69
Other	4.90

Total Responses: 252

2. If you indicated "Other", please describe.

Answered 126
Skipped 126

Respondents	Response Date	Responses
1	Dec 02 2018 10:52 PM	End measure p and allow tall housing in San Mateo again but slow office growth
2	Dec 02 2018 09:05 PM	N/a
3	Dec 02 2018 05:27 PM	I only put other because the survey was not designed correctly so that I didn't have to say "other". Duh.
4	Dec 02 2018 05:05 PM	Renter protections
5	Dec 02 2018 05:01 PM	it won't let me submit unless i put something here
6	Dec 02 2018 02:57 PM	Community engagement
7	Dec 02 2018 12:12 PM	There are streeets on which 1/3 of the parking is vehicles stored longterm on the street. Rewrite and enforce the parking ordinance.
8	Dec 01 2018 11:34 PM	set asides in housing developments for extremely low income persons with developmental disabilities
9	Dec 01 2018 07:25 PM	City policy is causing mom and pop housing providers to leave the business. They provide the low to moderate income housing.
10	Dec 01 2018 12:23 PM	Recruiting/facilitating more performance spaces (live theater and concerts, nightclubs)
11	Nov 30 2018 03:51 AM	Addredd Childcare shortage
12	Nov 29 2018 03:07 PM	Child care accessibility and protection of immigrants
13	Nov 29 2018 12:49 PM	Get rid of height limits, fund public housing!
14	Nov 29 2018 09:57 AM	quality jobs and training for local residents
15	Nov 28 2018 05:39 PM	More mixed-use development
16	Nov 28 2018 05:29 PM	Childcare
17	Nov 28 2018 04:34 PM	None
18	Nov 28 2018 04:32 PM	Child care
19	Nov 28 2018 11:28 AM	Childcare
20	Nov 28 2018 09:43 AM	Affordable Childcare
21	Nov 28 2018 08:44 AM	Daycare infant education availability
22	Nov 27 2018 10:52 PM	Rent control!
23	Nov 27 2018 08:56 PM	AFFORDABLE CHILD CARE
24	Nov 27 2018 03:34 PM	Childcare
25	Nov 27 2018 03:18 PM	High quality, affordable child care, preschool, and after school programs
26	Nov 27 2018 02:41 PM	childcare and preschool shortage

27	Nov 27 2018 02:34 PM	Increased crime in the area
28	Nov 27 2018 02:03 PM	More distribution spots for the Daily Journal
29	Nov 27 2018 09:49 AM	Childcare
30	Nov 27 2018 08:48 AM	childcare
31	Nov 27 2018 06:31 AM	More childcare and preschools
32	Nov 27 2018 02:16 AM	Childcare
33	Nov 26 2018 08:58 PM	Lack of affordable daycare and preschool
34	Nov 26 2018 08:55 PM	Affordable child care facilities and after school programs
35	Nov 26 2018 06:54 PM	Childcare
36	Nov 26 2018 06:40 PM	each neighborhood deserves same quality of life. Limit urban to Downtown.
37	Nov 26 2018 05:15 PM	Housing for seniors including affordable assisted care facilities.
38	Nov 26 2018 05:11 PM	Child care
39	Nov 26 2018 04:01 PM	Childcare options
40	Nov 26 2018 03:58 PM	Keeping current height limits in place
41	Nov 26 2018 03:26 PM	transparent city government
42	Nov 26 2018 10:36 AM	NO other
43	Nov 23 2018 02:49 PM	Building a stronger sense of community that touches ALL parts of San Mateo where not only the richer or louder are heard and listened to.
44	Nov 23 2018 01:04 PM	1st and on will bring along the others, #14 is addressed by previous
45	Nov 23 2018 12:50 PM	Law enforcement reform
46	Nov 23 2018 12:23 PM	SAFETY FOR SPECIAL NEEDS ALL THE POLICE AND FIREMEN NEEDS TO KNOW HOW TO HANDLE SPECIAL NEEDS AND WHEN THEY BOLT -SEARCH AND RESCUE
47	Nov 23 2018 12:10 PM	Exceptional public schools that are well funded and support all levels of income.
48	Nov 22 2018 01:51 PM	Openness to change from us older folks to retain younger folks here
49	Nov 22 2018 12:50 AM	Increased density and taller buildings around Caltrain stations, especially the downtown core.
50	Nov 22 2018 12:33 AM	More gun stores, also a public gun range (or at least better Samtrans access to Coyote Point).
51	Nov 21 2018 06:34 PM	Population reduction
52	Nov 21 2018 05:18 PM	we need more affordable child care and better public schools

53	Nov 21 2018 04:54 PM	affordable swimming facilities (lane swimming and recreation for kids)
54	Nov 21 2018 04:30 PM	Reduce hostility and slanderous portrayal of home renters.
55	Nov 21 2018 03:05 PM	Child care
56	Nov 21 2018 02:33 PM	More housing
57	Nov 21 2018 02:27 PM	Process streamlining and expanded legalization, especially for affordable housing and non-car transportation options.
58	Nov 21 2018 10:55 AM	Child care! Racial equity policies and supports. Do we not have a Hazard Mitigation plan?! That's crazy. We need one!
59	Nov 21 2018 08:26 AM	Historical and character in design
60	Nov 21 2018 08:22 AM	High-quality education!
61	Nov 20 2018 01:01 PM	Public transit priority, like transit only lanes
62	Nov 19 2018 01:49 PM	Parking
63	Nov 18 2018 11:42 AM	Grade separate Caltrain throughout San Mateo
64	Nov 11 2018 06:51 PM	CalTrain grade separation at crossings
65	Nov 07 2018 11:20 AM	overdevelopment
66	Nov 05 2018 03:31 PM	Architectural character and quality
67	Nov 04 2018 11:03 PM	Housing, High Rise Buildings, cycle lines
68	Nov 04 2018 03:49 PM	Anything not myopically focused on traffic congestion.
69	Nov 03 2018 07:10 PM	Tax implications and development impacts to existing residents
70	Nov 03 2018 11:53 AM	unsustainable pension costs
71	Nov 03 2018 08:37 AM	Ban tobacco product sales
72	Nov 02 2018 09:47 PM	Traffic in North shoreview. No LOCAL schools. Wayz ruining our neighborhood.
73	Nov 02 2018 08:22 PM	Congestion is bad for buses, OK for private cars. "Climate change" maybe good or bad. Do you count commuters for mitigating CC?
74	Nov 02 2018 08:02 AM	Historic preservation
75	Oct 26 2018 03:03 PM	Tax implications to existing residents
76	Oct 24 2018 02:37 PM	none
77	Oct 24 2018 12:47 AM	Support economic and racial diversity
78	Oct 23 2018 09:36 PM	Tax implications of new development to existing taxpayer
79	Oct 23 2018 09:22 PM	Reliable water
80	Oct 20 2018 05:18 PM	Overdevelopment of commercial/office space
81	Oct 19 2018 08:41 AM	traffic enforcement

82	Oct 18 2018 04:19 PM	unrestrained development; if I wanted to live in a big city I would move to SF
83	Oct 18 2018 03:47 PM	Mitigate heat islands and rainwater run-off via green roofs and living walls; encourage residents to grow their own food
84	Oct 18 2018 03:40 PM	Easing parking congestion in residential neighborhoods
85	Oct 18 2018 11:50 AM	Make public facilities (like pools) open throughout the year.
86	Oct 17 2018 09:36 PM	Don't put all of the high density housing and commercial development on the eastside of San Mateo.
87	Oct 17 2018 11:25 AM	I support measure p. Height limitations! We need open space and parks! Fix the roads!
88	Oct 17 2018 02:01 AM	TRAFFIC GRIDLOCK. Local ROAD BLOCKAGES. FIX BOTTLENECKS ON 101 92
89	Oct 16 2018 11:07 PM	Clean up downtown! Sidewalks downtown are dirty, trash overflows. Also, RATS are rampant.
90	Oct 16 2018 09:58 PM	Maintain measure P height limits on buildings
91	Oct 16 2018 09:35 PM	Parking Availability
92	Oct 16 2018 04:20 PM	Fix the traffic congestion.
93	Oct 16 2018 02:52 PM	Responsive council
94	Oct 16 2018 02:41 PM	More traffic calming devices in residential neighborhoods
95	Oct 16 2018 01:57 PM	Renter protections
96	Oct 16 2018 04:29 AM	World Class Public Education
97	Oct 15 2018 10:41 PM	Water availability particularly during droughts
98	Oct 15 2018 09:42 PM	No more commercial until affordable housing balance. There is plenty of market rate now.
99	Oct 15 2018 08:29 PM	Crowded elementary/middle schools, no plan to add another one.
100	Oct 15 2018 07:15 PM	Public transportation in San Mateo is abysmal, more buses trains and light rail!
101	Oct 15 2018 06:42 PM	Enforcement of leash laws for dog owners
102	Oct 15 2018 05:09 PM	Maintain our local historic sites, those that are left.
103	Oct 15 2018 04:02 PM	Ban on new office until housing imbalance is addressed.
104	Oct 15 2018 10:59 AM	More Tennis Courts
105	Oct 14 2018 05:55 PM	not enough handicap parking. Not all handicap people use wheelchairs. Parking blocks away makes it impossible if in a walker, cane, MS, MD
106	Oct 14 2018 01:15 PM	Segregation
107	Oct 14 2018 08:23 AM	TOD has right mix of housing, office, and retail. Retail = public transit \$. Housing /office mix TODs are not ghost towns day or night
108	Oct 12 2018 08:17 PM	Anything other than Traffic since people use that to justify bad decisions

109	Oct 12 2018 12:02 PM	Curb/Moratorium on office development to reduce housing imbalance
110	Oct 10 2018 11:29 AM	Key issue is that this ranking survey is biased towards development. Residents are then forced to express their GP vision in the "Other".
111	Oct 09 2018 10:56 PM	A thriving downtown with a Bookstore like Books Inc and other interesting shops
112	Oct 09 2018 05:35 PM	nothing to say
113	Oct 09 2018 03:44 PM	reduce office development
114	Oct 08 2018 10:00 AM	Enforce traffic laws. People drive horribly in San Mateo because there's no city wide traffic enforcement.
115	Oct 07 2018 04:05 PM	Protection of historic and cultural resources
116	Oct 06 2018 11:41 AM	Home Values
117	Oct 04 2018 05:33 PM	Protect & enhance historic resources
118	Oct 03 2018 10:37 PM	we need to ensure affordable and accessible housing
119	Oct 03 2018 05:13 PM	Childcare, both Affordable for Low-income and Increasing for median income households
120	Oct 02 2018 07:14 PM	Building Heights and Density of population
121	Oct 01 2018 07:44 PM	Renter protections
122	Oct 01 2018 01:42 PM	improved architectural design and variety of building heights
123	Sep 25 2018 09:45 AM	STOP BUILDING RENTAL UNITS! Make the builders pay for city facility upgrades and traffic studies everywhere. FREE SCHOOL BUSES FOR ALL KIDS
124	Sep 22 2018 08:14 AM	Survey questions too leading toward growth
125	Sep 19 2018 09:31 AM	Responsible development for both existing and new residents
126	Sep 18 2018 07:52 PM	Protect existing neighborhoods, stop over development, maintain present height and density limits



Photos of things people "dislike" in San Mateo



I dislike huge potholes and terrible patches streets. (Location: North Central)



Obstacles in sidewalks indicate pedestrians are second-class citizens and cars are king. (Location: Sidewalk near El Camino)



Vacant building downtown, under utilized precious land downtown that could be transit oriented development. (Location:Downtown on 1st)



The city staff asks for input on all sorts of things, does not really listen, and does what they want, regardless. The city staff go in circles because it all pays the same. Next year, they will take the same survey all over again. (Location: Anyplace San Mateo)



These buildings are monotonous and do not relate to their surrounding context. (Location: Looking from B Street and Baldwin Ave.)



Empty undeveloped lots downtown in prime locations. Why not build, lease to city for community garden, art gallery, pop up shop, pocket playground. (Location: Downtown on 1st ave)



These make the neighborhood feel unsafe (Location: Near Hayward park train station)



Trying to get to Trader Joes. CONSTANT Traffic congestion and construction traffic. (Location: 25th Ave at RR tracks)

Instead of cars parked over the curb, there should be trees and larger sidewalks for comfortable pedestrianism. (Location: North Central Neighborhood)



Millennials shouldn't have to give up. It is becoming a joke even at the local Target & Wallmarts. (Location: Local Big Box Store)



Deferred building maintenance, peeling paint, giving the street a shabby appearance. Neglect of one of the city's most notable landmark buildings. (Location: Third Ave., downtown San Mateo)

Trash in the streets. Concentrated poverty = lack of community pride. (Location: Tilton Avenue at N Railroad Avenue)



I dislike the broken sidewalk and litter. (Location: North Central)



A disinvested single family home in a neighborhood that had been segregated intentionally by land use and government policy. This home is lived in because we have skyrocketing rents and have incentivized disinvestment in some neighborhoods while concentrating wealth in exclusive ones. By zoning away the ability to reinvest in this property or respond to demand with more development, it is left to crumble. The wrongs of past policy are largely perpetuated and the city is prevented from growing, renewing, and adapting like traditional cities of the past, which were not segregated like they are today. (Location: North Central)



Needs a new playground. This playground is very well used during little league and doesn't support the variety of ages of kid well. (Location: Trinta Park)

The lack of grass, tons of dirt that kicks up and makes a mess for both pups and owners. (Location: Laurie Meadows Dog Park)



The chain link fence and trash make this house look abandoned. It is disgusting to walk by. (Location: North Central)



Disgusting trash receptacles. Collect garbage, feces, etc. and then drain on to the sidewalk. (Location: 25th Avenue)



Wasted retail opportunity. Dead space in pedestrian experience. Vitality killer. (Location: 4th Ave., downtown San Mateo, mid-block.)



This wall should be removed so people can walk between these 2 neighborhoods. The alternatives are walking more than a mile round trip or, more likely, driving. Show consistency with city policies and tear down that wall so people can walk and bike! (Location: Where 28th and Bermuda should meet)



The chain link fence is ugly and screams "keep out." It collects trash, and the house looks abandoned. (Location: Delaware Street in North Central)



Filth, garbage, unclean, unmaintained. (Location: Mid-block crosswalk, 4th Ave. downtown San Mateo)



I dislike this because the city allows for unsightly overhead cables throughout our city. The city should consider regulating the aesthetics, which it has the legal authority to do, of overhead cables installed on our public streets and in residents' backyards. (Location: Donner Street, 50 feet south of the Donner and 37th Ave intersection)



New construction at Hillsdale. Massive and imposing structure right up to walk way. (Location: Hillsdale Mall)



It is heartbreaking to see so many people living on the streets or on the brink of homelessness in our community. Affordable housing is the most critical issue of our time. (Location: Downtown San Mateo Caltrain Station)



TRAFFIC CONGESTION!!! Highway 92 Eastbound at 3:30 pm (Location: Exiting Hillsdale from 92 to avoid traffic)



Disgustingly, embarrassingly dirty sidewalks downtown & trash receptacles that don't really work & leak black garbage juice onto sidewalks
(Location: downtown – B Street)



Consumers Liquor, next to an old building with a dry cleaning place, and an old gas station awning. Underutilized real estate. These lots should be merged into a single lot, and it should have a two-story building on it that covers the entire lot, with no above-ground parking. A grocery store would be especially welcome, like Trader Joe's or Whole Foods. (Location: At the corner of E Poplar Ave and San Mateo Drive)



Litter and Dumping! Our beautiful creek (just one example) here has a mattress and tons of other junk that has been there for months. Bonilla if litter is such a high priority why can't you even tackle this simple situation? (Location: 3rd Ave Overpass at San Mateo Creek)



It shows the unwelcoming attitude of too many of my neighbors. I like that it's blunt. I dislike NIMBYs. (Location: Much more up in the hills, but all over.)



Children and families would like to play without the stench and mosquito breeding grounds interfering. Disgusting garbage collecting area.
(Location: Joinville Park near the water treatment plant)



Residential Parking Permit Program is growing at an alarming pace due to the City not requiring parking generators, such as, businesses, developments, CalTrain to provide adequate onsite parking spaces. Permits are an inconvenience to live with and residents should never bare the cost of the program.... (Location: 15 Zones throughout the entire city of San Mateo)



The bike lanes get dropped as you approach the Caltrain station. This is a situation where the parking needs to go so we can have safe connections for people doing bike-transit trips. Cars can be stored in garages, driveways and side streets but I don't have another option to ride to the station safely. (Location: Pacific south of Hillsdale Caltrain)



Cars that are not parked in the street or on paved driveways. Trash everywhere. (North Central)

This is the joke of a 'Bike Route' along Delaware. It is emblematic of San Mateo's failure to provide safety in places where it is needed the most. There are bike lanes north and south of this location but this is a terrifying section to ride through. City staff suggests not taking this route and says I should cross 5 lanes of uncontrolled, busy traffic to access Pacific but that is incredibly dangerous, too. Any bike 'improvements' should be ridden by staff proposing and approving them. (Location: Northbound Delaware approaching 92)



Overgrown shrubs and obstacles make walking on sidewalks uncomfortable. This makes me feel pedestrians are second class and prioritized lower than cars. (Location: Aragon neighborhood)



Photos of things people "like" in San Mateo



Protection of heritage trees and preservation of natural grass in our parks for passive enjoyment. (Location: King Field/Park)



Building on commercial stretch of B Street. I love the cornice details, the rhythm, and symmetry of the design. It's very psychologically appealing at walking speed. (Location: Downtown San Mateo)



Pleasing traditional design, reasonable scale, nice architectural detailing, handsome landscaped courtyard. (Location: Residential street near downtown.)



This building has been modified, but the architects retained the great original detailing of the second floor. This is a good model of how to incorporate historic existing facades in the architectural adaptations of buildings. This works for growing the height of a building too. (Location: B Street Downtown)



When this public art sculpture was originally installed it was painted bright red. It seems to be an artistic representation of the adjacent railroad tracks. Yet, it is neglected, unmaintained & left to rust. Perhaps it should be repainted red and relocated to the train station plaza where it can be appreciated by the public. (Location: At the corner of 2nd Ave. and Railroad, San Mateo.)



Traditionally designed train station. Built in the 1990's, it replaced previously demolished historic downtown train stations. (Location: At the corner of 2nd Ave. and Railroad, San Mateo)



Craftsmanship, attention to detail, cheerful color, variety of designs, elegant. Rarely seen on new buildings. (Location: Corner of B Street and Baldwin Ave., downtown San Mateo.)



This is a larger Mediterranean Building downtown. This building has great scale of detail for its size. (Location: Downtown San Mateo)



Traditional homes and tree lined neighborhoods – Mediterranean, Tudor, Craftsman, Art Deco, Classical Revival, Greek Revival, Italianate, Victorian. (Location: Residential street, San Mateo)



Mix of affordable and market rate housing. New housing that allows people that live and work here to stay in the community. (Location: Delaware and Pacific)



Architectural details, character, materials, color, texture, pedestrian scale. (Location: 201 S. B Street, San Mateo)



I like to see in the future all kind of good people, because we all deserve a place to live (healthy folks). On this time only tech and wealthy people seem to be taking place in this area, that is not healthy for low income people that can't afford to pay higher rent or not even being able to buy a house. (Location: San Mateo)



Mi Rancho Market. Excellent example of a sensitively scaled contemporary commercial infill project that respects and references nearby historic Art Deco buildings. Very positive contribution to downtown. (Location: North B St., San Mateo)



Beautiful home in lovely neighborhood. Architectural integrity. (Location: Neighborhood Street)



The Draper University building is a lovely taller building. Height matters less than architectural character. Buildings like Draper University's tower, with respectful, human-scaled detailing are very appropriate for San Mateo. (Location: Downtown San Mateo)



Art in our community center that celebrates ethnic and cultural heritage. (Location: MLK Community Center)



I like the scale of the detailing of the buildings in this photo. I would be happy with larger buildings here, but they should maintain this aesthetic quality. This area needs more street trees. (Location: B Street at Baldwin)



Green quiet spaces. A respite from traffic! (Location: Norte Dame lane)



Traditional design, small scale, fits well with single family homes, yet adds additional housing units. (Location: San Mateo residential neighborhood)



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Planning Division
330 West 20th Avenue
San Mateo, CA 94403





Photos of things people "wish to see" in San Mateo



More outdoor eating at restaurants. We need more restaurants with outdoor eating opportunities. We need to take advantage of the climate.
(Location: Downtown)



This is a rendition of a nature bridge. This would allow San Mateo's to wildlife safely cross the interstate. It would also add more "green." This idea would probably help lessen the amount of dead animals on the interstate. (Location: Perhaps around 280)



Art adds so much value to our experience of the City. I would love to see even more public art, music and performances downtown. I hope we can continue to innovate and bring creativity into our streets. (Location: Downtown)



Higher density traditional buildings by a park. Higher density homes that are nice looking. Great for downtown. (Location: Rittenhouse Square, Philadelphia)



This is a diagram of all the natural housing types that are quite appropriate for San Mateo's residential neighborhoods but are largely not allowed in our supply-restricted market. These housing types are a perfect way for San Mateo to add homes for our next generation of families without disrupting the character of our neighborhoods. My generation wants to be able to live in places like these. (Location: This is a rendering. It should be San Mateo)



This is a typical "Three-Decker" building common throughout New England, a great historic design to incorporate. This building is charming, fits well in the mixed neighborhood it was built in, and provides nice homes for more than a single family. (Location: Worcester, Massachusetts)



These new buildings are very fitting with the existing streetscape and provide a lot of homes and customers for the local businesses. (Location: Downtown Portsmouth, NH)



We're probably the only city around that doesn't have a downtown farmer's market. Why not close off part of B St. between 5th and 9th and at least have a small one similar to the Burlingame one?



Get to Know San Mateo Architecture. San Mateo has an abundance of wonderful architecture, both commercial and residential, of many styles dating from the 1860s to the present. A 'Get to Know San Mateo Architecture' guidebook with local photos and short descriptions of the various

architectural styles will help inform the community of its rich architectural heritage. (Location: Newton, MA)



Active listening. City staff, the city manager and the city council members need to do a better job of actively listening. Now they collect information but only “hear” what seems to validate their preconceived ideas. It is how things could and should be – ask actual housing providers who work in the rental business every day how to preserve existing housing and what would encourage housing providers to enter or stay in the rental business. Right now, the city only listens to radicals who want to ruin housing or lawyers who want to write and take advantage of anti-housing ordinances. (Location: Could be city hall or any number of places.)



Mixed-use Spanish Revival building in Palo Alto. The scale is perfect for the neighborhood and allows a lot of homes in this walkable place. (Location: Corner of Ramona and University in Palo Alto)



A bicycle lane in downtown Amsterdam. Lots of people ride bicycles in Amsterdam because there are lots of bike lanes that are physically separated from motorized traffic. (Location: Amsterdam, Netherlands)



Nicely designed housing building that does not look or feel as tall as it actually is. It is a 12 story building that looks like a 7 story building. 6-7 story buildings can be designed in a way that feel and look smaller. (Location: kitty-corner from Davis Symphony Hall in San Francisco)



More such truly inclusive affordable housing developments open to extremely low income people with special needs, including residents with developmental disabilities. This local development was a concerted and create effort to meet the needs of some often marginalized people, and do so in a stable, inclusive, and supportive way. Need to include set asides for folks w developmental disabilities in upcoming affordable housing developments too. (Location: 1990 S Delaware)



San Mateo could lead the way by incentivizing developers to build patios, green roofs and play-structures on the roofs tops. Roofs are under-utilized spaces that could be so much more! (Location: Urban Area)



Wide sidewalk with cafe seating and shade trees. This place is super comfortable to be in. Feels like quintessential Main Street USA. (Location: Old City neighborhood in Philadelphia)



The architectural scale and classic proportions fit well with the surrounding area. This scale would provide amble homes for people downtown. (Location: Corner of Ramona and Hamilton in Palo Alto)



This is a proposal of what a comfortable, buffered bike lane could look like on Alameda de las Pulgas, where there are numerous schools and parks. Traffic speeds would be reduced, it would be easier for residents to back out of their driveway, the number of lanes for pedestrians to cross would be reduced and it would actually feel comfortable to ride a bike on this street. (Location: Alameda de las Pulgas)



Design guidelines for commercial, mixed-use and multi-family buildings will help ensure high quality design appropriate to the site and neighborhood. Good design guidelines can also reduce opposition to inappropriate or poorly designed projects. (Location: City of Rohnert Park, CA)



Dense housing near transit! And the housing has a small parking component. I like that the city is not afraid to build tall buildings near the train station. I dislike that the buildings max out at ~20 stories – they could be taller – and that the trains do not run very frequently (though this is being fixed). (Location: Denver, CO)



This is a bridge over 101 designed for Palo Alto – it is inviting for people to use. Please look into more ped/bike crossings of the freeways. One good spot could be along the culvert under 101 near Lodi Ave. There are a few freeway crossings for people walking and biking in San Mateo located at freeway ramps. The approaches are very uncomfortable to use. Moving these crossings away from freeway access is crucial in improving comfort. (Location: Palo Alto)



Townhomes with interesting details. Homes can be closer together and still be loved. The variety is balanced with consistent character. There is a sense of place. (Location: Brooklyn, NY)



Small lot ownership housing is a good 'starter' solution for couples and families who prefer a home to an apartment. Small lots, traditional design, low scale. (Location: Anaheim, CA)



I would love to see this put to better use, like a community garden or bocce court. See what ideas the neighborhood can come up with! (Location: Birch and Hawthorne)



Quiet, tree-lined street with more density. The scale of the buildings, street width, and trees make this place super inviting for a stroll. Living here, I could recharge walking out my door just as well as in a park or forest. (Location: East Village, New York)



This is a very comfortable, walkable place in a small European city, Bonn, Germany. There are 4-stories of homes above each business, and people love being there. The scale of the buildings is perfect for pedestrian places. There is variation in the architecture, but also harmony. (Location: Downtown Bonn, Germany)



This is a pretty building and provides more homes for people than a McMansion. Fits well in most neighborhoods. (Location: Could be any pre-war US neighborhood)



Urban Street in London. The neighborhood has an iconic, consistent style. It has a sense of place. It's very comfortable for people to walk there.
(Location: London, UK)



A four-track Caltrain viaduct taken from Clem Tiller's website, caltrain-hsr.blogspot.com. Notice how it has FOUR (as in: 4) tracks. A four track Caltrain corridor would greatly improve the quality of life in San Mateo, San Mateo County, and the entire peninsula in general. (Location: 3rd Avenue Caltrain crossing.)

DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES

Downtown Historic District Design Guidelines. Comprehensive and sensitive design guidelines for modifications, additions, and infill development are necessary for the protection, preservation and perpetuation of San Mateo’s downtown historic district. (Location: N/A)



Traditional high-density homes in Europe. Homes that are close together have been loved and lived-in for millennia. This is the original green living. (Amsterdam, Netherlands)



Wide sidewalks and large street trees in the middle of Tokyo. I like the generous sidewalks with big planters that can buffer traffic and grow large, healthy trees. (Location: Omotesando Street, Tokyo, Japan)



This new building has lots of housing and fits well with existing architecture around town. (Location: Pasadena, CA)



I want to see safe, comfortable crossings for people walking and biking at all new grade separations in San Mateo. (Location: 25th at the tracks)



Examples of elevated Caltrain Grade Separations that do not divide the city. Bridge type Caltrain over crossings can be attractive as well as providing car, pedestrian and bike safety. They can also add parks or additional parking underneath. (Location: Throughout downtown San Mateo at Caltrain tracks.)



This street provides a comfortable scale of urbanism that would be appropriate for San Mateo. Pre-War Main Street USA.



Tiny houses/Mirco units can serve the growing senior population and millennial workforce. Going smaller and denser will save space and resources! (Location: Seattle)



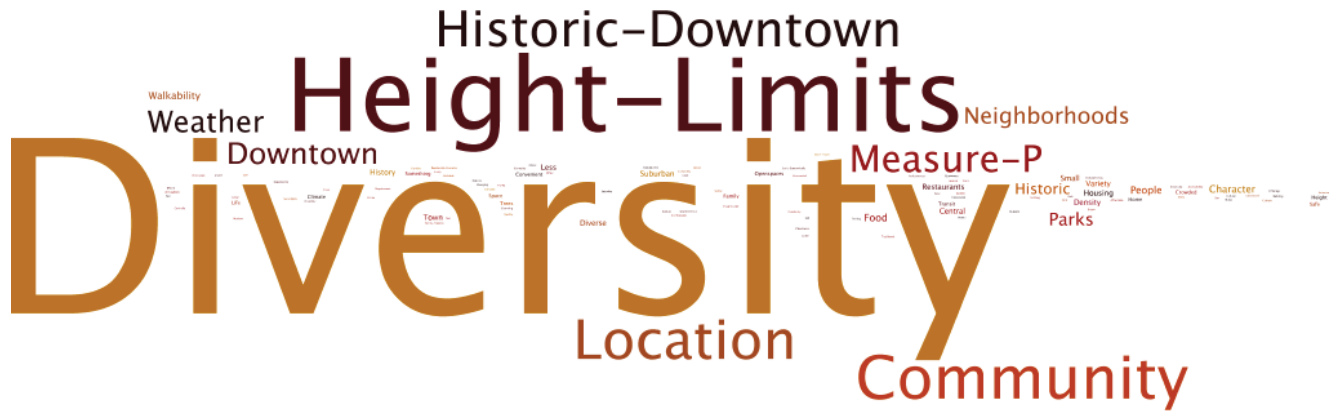
The public space is fully dedicated to pedestrians, rather than cars. This is made possible by compact, mixed-use neighborhoods and a higher density of homes nearby. This place is far more productive with far fewer city resources required to support it than most American cities.
(Location: Kyoto, Japan)



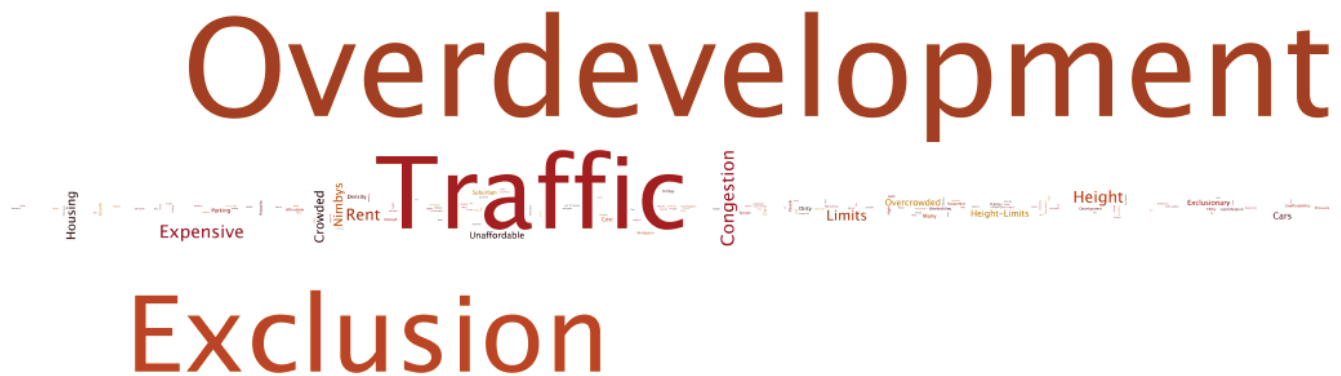
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WHAT DO PEOPLE LIKE ABOUT SAN MATEO?



WHAT DO PEOPLE DISLIKE ABOUT SAN MATEO?



WHAT DO PEOPLE WISH THEY HAD IN SAN MATEO?

