



MEMORANDUM

DATE March 20, 2019
TO General Plan Subcommittee
FROM Julia Klein, Principal Planner, and Joanna Jansen, Principal (PlaceWorks)
RE General Plan Subcommittee Meeting #5 – Wednesday, March 27, 2019

Packet Materials

The meeting materials for the General Plan Subcommittee (GPS) meeting of Wednesday, March 27, 2019 include the following, which are attached to this memorandum:

- Attachment 1 – General Plan Subcommittee Meeting #5 Memorandum (this document)
- Attachment 2 – Planning Commission and GPS Revised Draft Vision Statement
- Attachment 3a – Revised Economics Existing Conditions Report (clean version)
- Attachment 3b – Revised Economics Existing Conditions Report (track changes version)
- Attachment 4a – Revised Circulation Existing Conditions Report (clean version)
- Attachment 4b – Revised Circulation Existing Conditions Report (track changes version)
- Attachment 5 – City of San Mateo Fact Sheet
- General Plan Subcommittee Meeting #5 Draft Presentation

I. Committee Organization

Vice Chair Election: At this meeting, the GPS will need to select a new Vice-Chair. The role of the Vice Chair is to serve as Chair in the event that the Chair is absent.

II. Vision Statement Update

At the previous GPS meeting on February 27, 2019, the GPS reviewed and received public comments on a Revised Draft Vision Statement. Following the meeting, staff and consultants incorporated GPS feedback and forwarded the revisions to the Planning Commission for consideration, along with all public comments received to date on the Vision Statement.

The Planning Commission reviewed the Vision Statement materials at their March 12, 2019 meeting. The Planning Commission meeting materials are available at www.cityofsanmateo.org. Planning Commission members discussed a number of potential changes, and ultimately recommended one change to the Draft Vision Statement:

- **Diversity:** We respect the experiences, contributions, [arts, culture and](#) aspirations of people of all ages, abilities, incomes, and backgrounds. ~~We celebrate arts and culture.~~

Attachment 2 shows the revised Vision Statement incorporating both GPS comments from the February 27 meeting (in red) and Planning Commission comments from the March 12 meeting (in blue).

The revised Vision Statement, including both GPS and Planning Commission comments will be provided to the City Council for review and consideration at their April 1, 2019 meeting. As noted at the February 27 GPS meeting, the Vision Statement will not be final until it is formally adopted by the City Council as part of the final updated General Plan document.

III. **Existing Conditions Reports**

At this meeting, we will discuss both the revisions to the Public Review Draft Existing Conditions Reports and the role of the Existing Conditions Reports in the overall General Plan Update (GPU) process.

Role in the General Plan Update Process

At this stage in the General Plan Update, the community, the GPS, and other decision-makers have two different and important tools to guide the process going forward: the Existing Conditions Report, which provide a shared understanding of where we are today (a snapshot of time at the beginning of the GPU process), and the Vision Statement, which provides the inspiration to achieve a desired future for San Mateo.

The Vision Statement will serve as a compass while various land use alternatives and goals and policies are developed. This next phase in the GPU process will help determine how we achieve the Vision and desired future for San Mateo. Community members and the GPS will be asked questions such as: Do the land use choices we are making move us closer to that vision? Do the goals and policies we are formulating reflect the values that the community has articulated? These two important phases are described in the Next Steps section below.

The Existing Conditions Reports provide important data about where San Mateo is today in order to identify critical issues that the General Plan Update will need to respond to and to support informed discussion and decision-making as we move through the land use alternatives and formulate goals and policies. Given the amount and detail of data available from a wide range of sources, and the frequency with which new data is released, it is not possible to compile an exhaustive set of data. As explained in the Next Steps section below, data collection and analysis will be ongoing and will play a vital role in multiple stages of the process.

Report Revisions

The Existing Conditions Reports were published in the fall of 2018 and reviewed by the GPS at GPS Meeting #2 on October 16, 2018. The Existing Conditions Reports include Land Use, Circulation, Economics, Parks and Recreation, and Utilities. At that meeting,

and through written comments, the GPU team has received substantial input on the existing conditions reports, particularly on the Economics report. In response, the Economics report has been revised to incorporate additional data and add discussion of several important new topics. Specifically, the following sections have been added or expanded:

- Explanation regarding data on Hispanic/Latino ethnicity
- Community health, including discussion of vulnerable populations and health indicators
- Childcare and schools, including enrollment projections from the San Mateo-Foster City Elementary School District
- Housing type, location, number of bedrooms, tenure, age of structure
- Housing cost, both rental and ownership
- Progress towards meeting the Regional Housing Needs Allocation (RHNA) goals
- Projected population growth to 2040
- Square footage per employee needed for various types of commercial development
- Trends in largest local employers
- Ratio of jobs to employed residents and general jobs/housing match
- Changes in commute patterns since 2005
- Commercial property trends
- Projected job growth to 2040
- City fiscal conditions

In addition, the Circulation report has been revised:

- Table 1 has been revised to reflect a more complete set of the transportation-related Goals and Policies from the current 2030 General Plan
- Figure 5, Existing intersection Level of Service, has been revised to show more colors to better differentiate intersection delays.

IV. Next Steps

At the January 22, 2019 meeting, the City Council provided direction to the GPU team to do a course correction that includes enhancing community outreach and engagement. The revised scope is scheduled for City Council review at the April 1, 2019 meeting. Following the April 1st meeting, the next steps in the General Plan Update process are the “how”. This is anticipated to include multiple opportunities for community feedback during the next two major phases:

- A. land use alternatives and selection of a preferred scenario; and
- B. goals/policies/programs.

This memorandum gives a high-level overview of each.

Land Use Alternatives and Selection of Preferred Scenario

Land use alternatives will explore different possible futures for the physical development and conservation of the city. In this phase, the community will weigh in on what areas might change over the next 20 years and how, as well as where the General Plan should focus on preservation or targeted enhancements. The land use alternatives process will consider different numbers of housing units and jobs, as well as different locations and intensities of development, and compare the differing outcomes of these alternative scenarios against a set of metrics. Based on that analysis, the community, GPS, and decision-makers will discuss the most appropriate preferred scenario for each study area that best responds to today's existing conditions and tomorrow's predicted trends to achieve the future articulated in the Vision Statement.

Goals/Policies/Programs

Once the preferred scenario is defined, the community, GPS, and decision-makers will give input on a broad range of goals, policies, and programs to guide development and conservation over the next 20 years.

- GOALS are a desired result that the City seeks to create
For example:
Safety Element Goal 2: *“Protect the community from unreasonable risk to life and property caused by flood hazards.”*
- POLICIES are statements of regulation
For example:
S.2.2: *“Protect new development adjacent to creeks by requiring adequate building setbacks from creek banks and provision of access easements for creek maintenance purposes.”*
- PROGRAMS are things that the City or others will do to implement the General Plan
For example:
S-2.5: *“Implement the improvements identified in the City of San Mateo’s seven watershed areas to improve and maintain drainage capacity adequate to convey water during a typical storm event. Include consideration of creek maintenance and an education and/or enforcement program to minimize illegal dumping of debris and chemicals.”*

The preferred land use scenario will become the basis for the land use and circulation maps in the Draft General Plan, and the goals, policies, and programs will form the majority of the content of the Plan. Then, the GPU team will prepare a detailed Environmental Impact Report (EIR) that analyzes:

- The potential physical environmental impacts of the development allowed under the Draft General Plan.
- The potential physical impacts of all the policies and actions.

The EIR will also provide specific and implementable mitigation measures for any impacts identified. The EIR is required by State law and will be available for public review and comment. It will then be reviewed by the Planning Commission for their formal recommendation to the City Council, and subsequently the City Council will review and consider the entirety of the Draft General Plan and EIR prior to taking action on the General Plan itself.

At each stage in the process the GPU team will continue to draw on data collected to date and take advantage of new data as it is released.

Questions or Additional Information

For questions or additional information about this packet, please contact Julia Klein at (650) 522-7216 or email generalplan@cityofsanmateo.org.