



# Study Areas Workshop

June 2019



# Agenda

- » **Welcome and Introductions**
- » **Presentation**
- » **Group Discussion & Exercise**
- » **Report Back**
- » **Next Steps**



# Table Introductions

- » Partner up with someone you don't know
- » Take 90 seconds each to answer:
  - What is your name and what brought you here today?
  - What do you hope to hear, learn, share?



# Our Goals Today

- » **Provide an inclusive and informed dialogue about historic and future trends**
- » **Connect community members with each other and develop a shared sense of possibility for the future**
- » **Identify geographic areas or sites in the City that can be studied.**
- » **Understand this is one step, one source of input, into a larger and longer process.**



# San Mateo: History

***San Mateo has grown.***



1872



1938

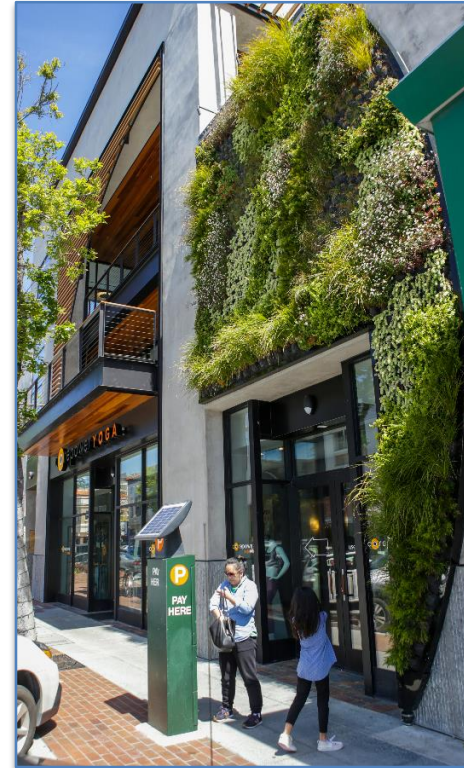


present

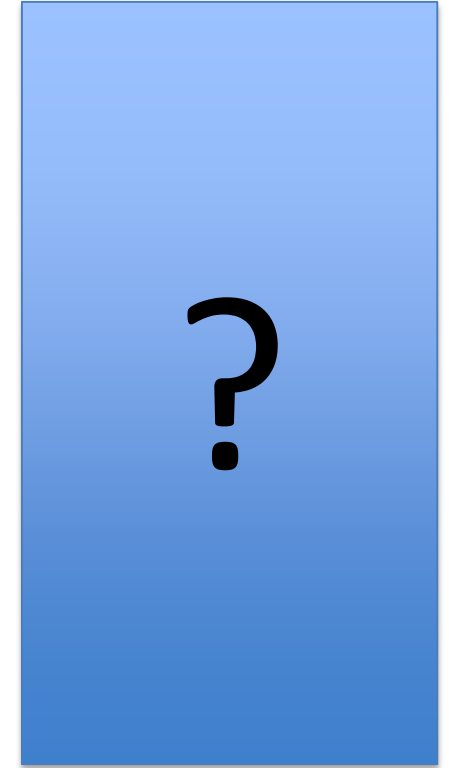
# San Mateo: Past – Present - Future



*Around Turn of Century (1900)*



*(2019)*



*(2040)*

***Communities grow, it's smart to plan ahead.***

# San Mateo: Plan for Tomorrow Today

## » State requirements

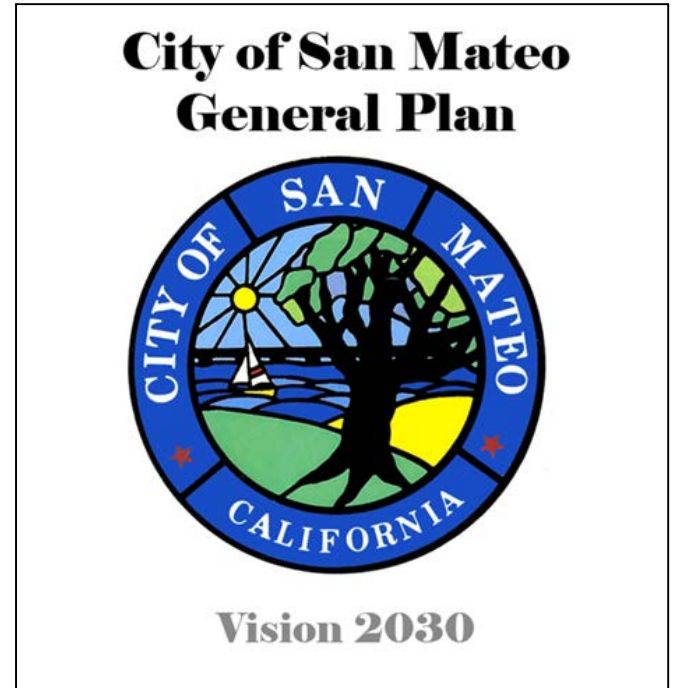
- Regularly update General Plan & Housing Element (fair share of housing)

## » Regional obligations & collaboration

- Shared interests: housing, transportation & climate change adaptation

## » Local community

- Vision Statement – community vision & values
- *Underlying Question: How can we improve the quality of life for everyone in our community?*



How Do We Plan Together?  
What is the General Plan?



## GENERAL PLAN



### Elements

Land Use      Circulation  
Housing      Urban Design  
Conservation / Open Space / Parks & Rec  
Safety      Noise

### Values



Diversity



Balance



Inclusivity



Prosperity

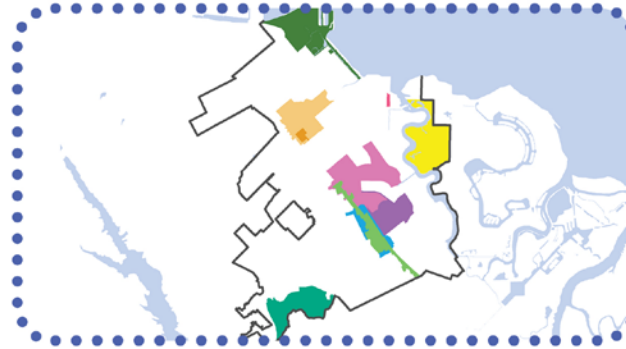


Resiliency

The General Plan guides future growth and development. It includes eight elements as well as a Vision Statement and values that express the community's vision for the future.

## SPECIFIC PLANS

### Geographic Area



### Intensity



### Design Guidelines



A Specific Plan is a customized plan that describes policies and regulations for specific geographic areas of the city.

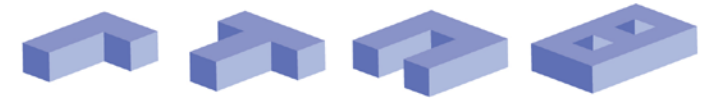
To learn more about the General Plan Update, visit [www.StriveSanMateo.org](http://www.StriveSanMateo.org).

## ZONING CODE

### Building Type



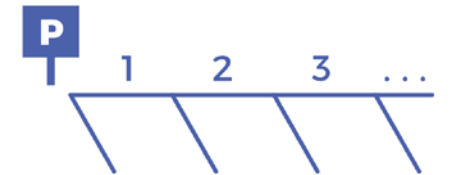
### Building Form



### Use Type



### Parking Requirements



The Zoning Code is the primary tool for implementing the General Plan and the Specific Plans. It regulates development citywide and establishes specific rules.

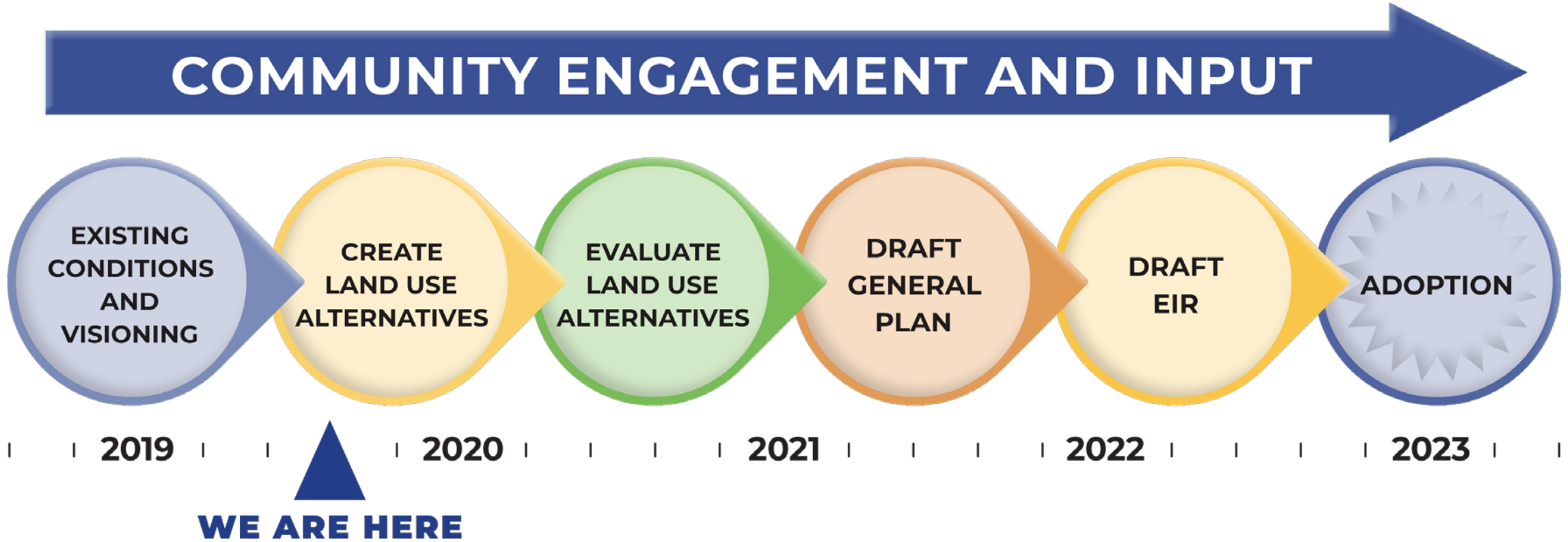
# General Plan: Vision Statement

San Mateo is a vibrant, livable, diverse, and healthy community that respects the quality of its neighborhoods, fosters a flourishing economy, is committed to equity, and is a leader in environmental sustainability.

## Our Values:



# General Plan: Where are we?



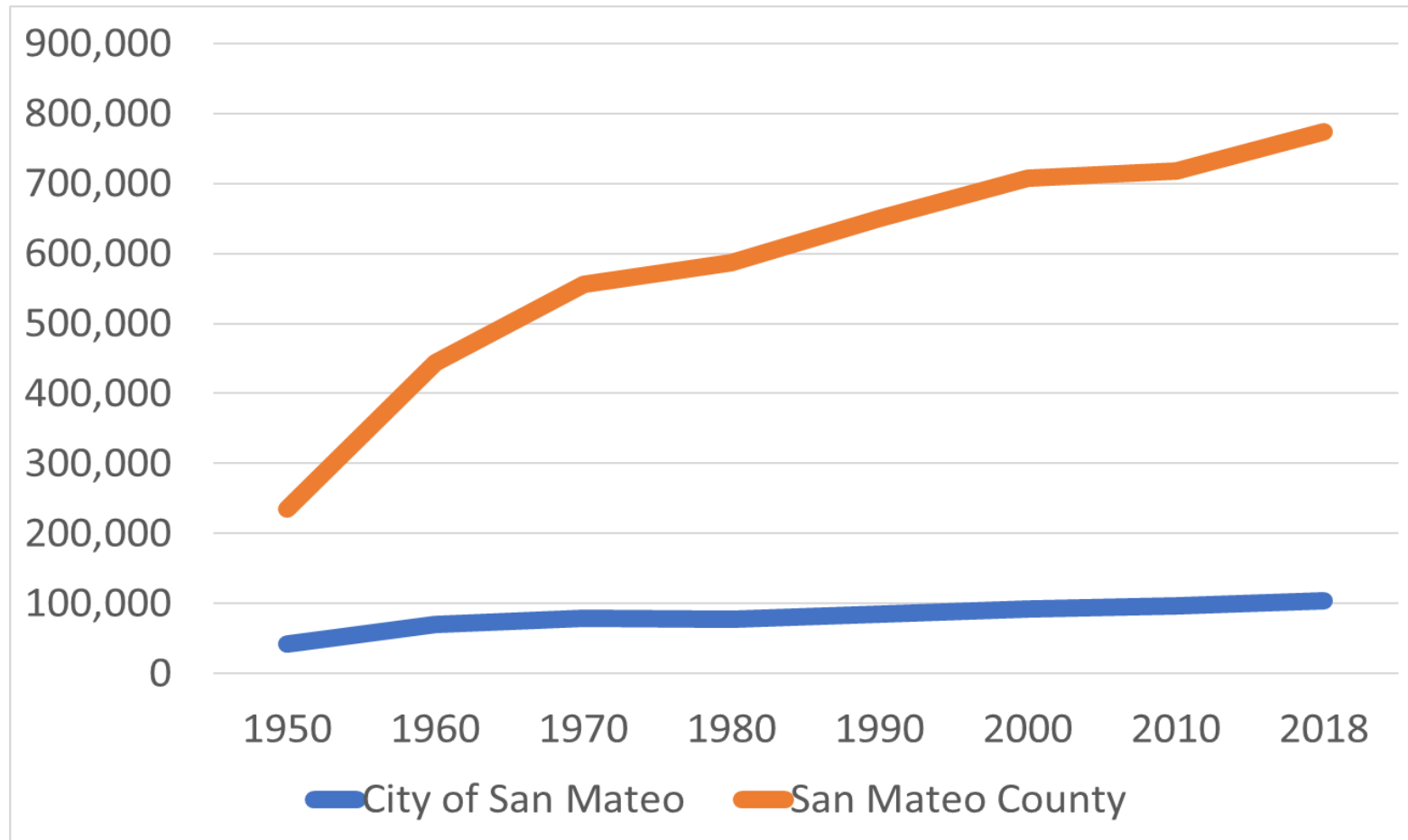
# Community Engagement & Input





# Regional and Local Context

# Population Growth (1950 - 2018)

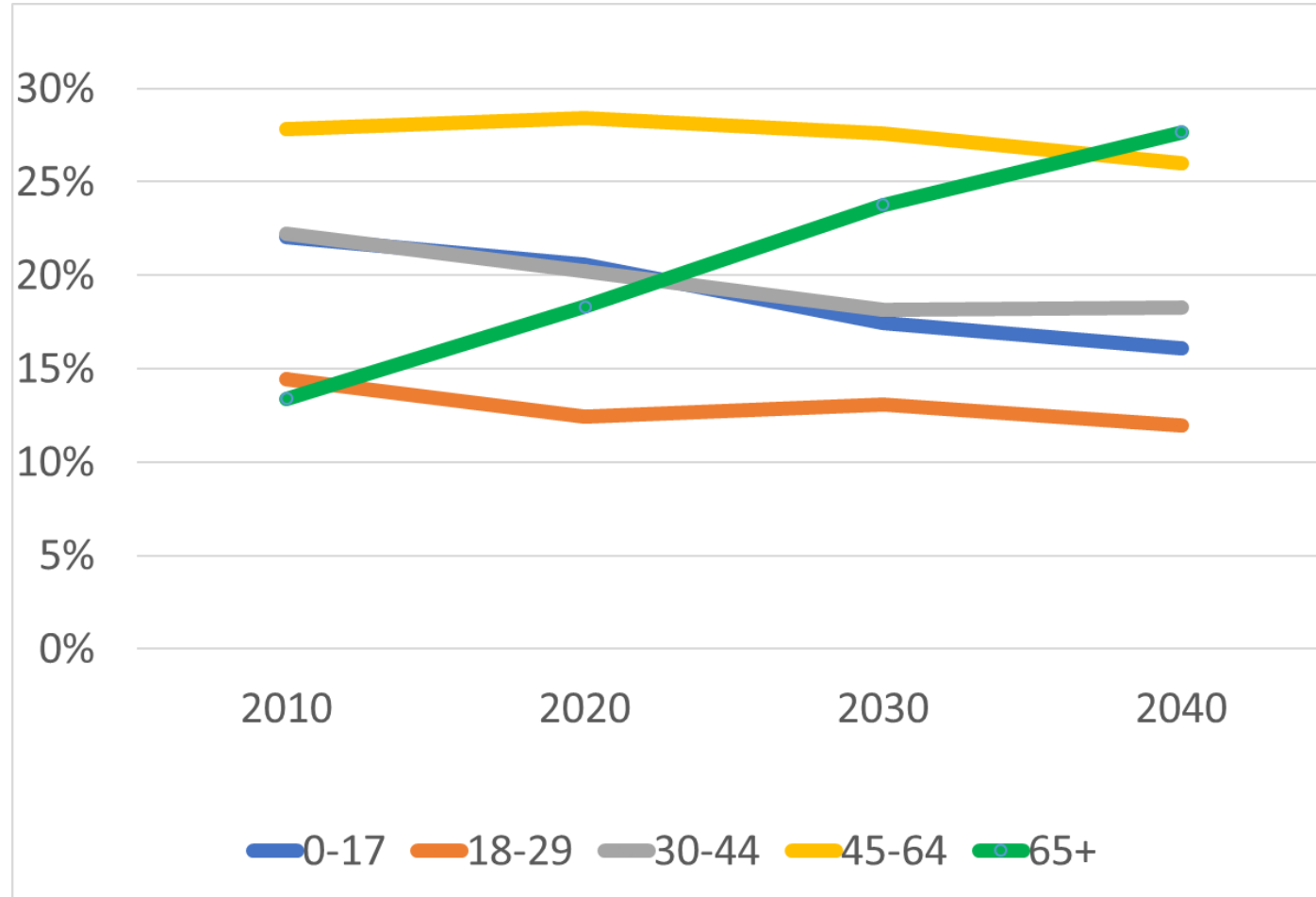


Source for 1950 to 2010: <http://www.bayareacensus.ca.gov/counties/SanMateoCounty.htm>

Source for 2018 Population: California Department of Finance; Economic & Planning Systems, Inc.

[http://strivesanmateo.org/wp-content/uploads/2019/05/Economics\\_PublicReview3\\_FINAL\\_050119.pdf](http://strivesanmateo.org/wp-content/uploads/2019/05/Economics_PublicReview3_FINAL_050119.pdf)

# Change in Age Groups: San Mateo County (2010 – 2040)



Source: California Department of Finance, County Population Projections by Age  
(<http://www.dof.ca.gov/Forecasting/Demographics/projections/>)

# Jobs/Housing Balance

- » Jobs-housing ratios show the relationship between where people work (the “jobs” side) and where they live (the “housing” side).
- » Is used as indicator of potential for longer (or shorter) commutes.
  - On peninsula, more jobs than housing, leading to longer commutes.
- » Should be in balance, a 1:1 ratio.





# Common Ways to Measure

## » **Jobs-households ratio.**

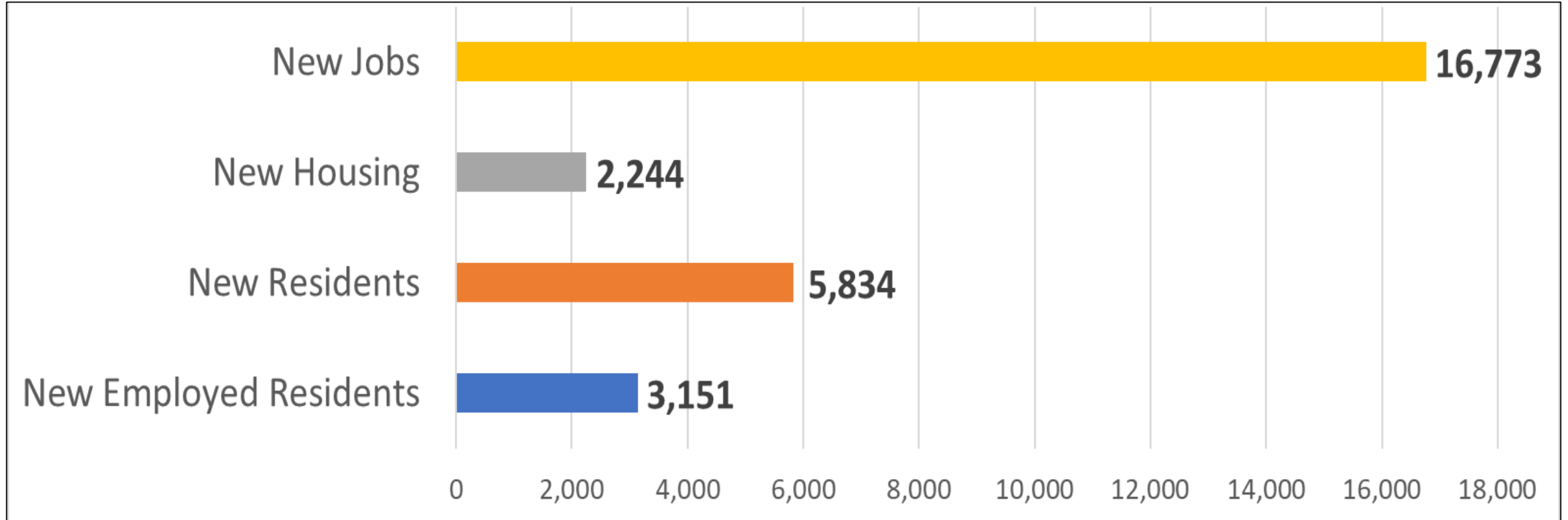
Compares # of jobs to # of households

## » **Jobs-employed residents ratio.**

Compares # of jobs to # of employed residents. (one local job to one local worker)



# Jobs Created vs Homes Built in the City of San Mateo (2010-2017)



Source: Housing Element Annual Progress Reports (<https://www.cityofsanmateo.org/1675/2015-2023-Housing-Element>),  
City of San Mateo Building Permit Records

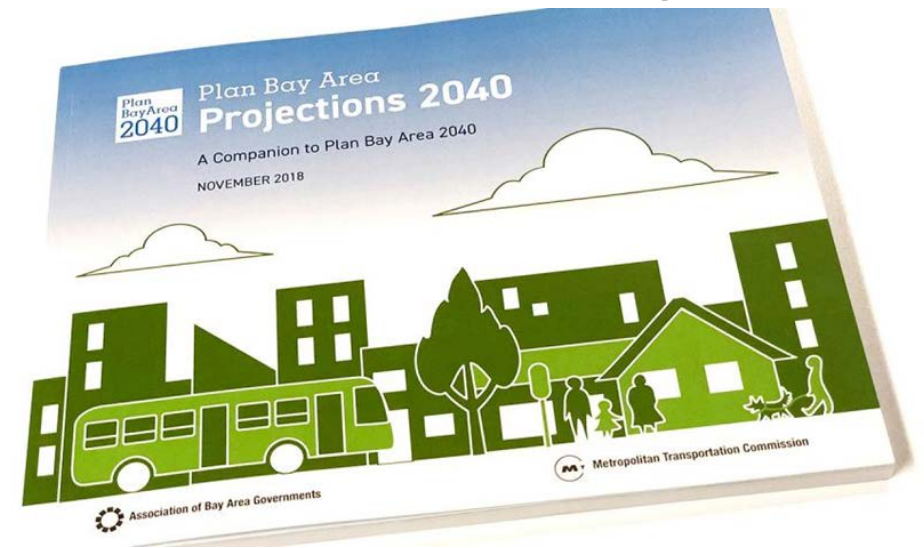
# Estimated Growth for San Mateo City (by 2040)

New Residents:		25,000 to 28,000
New Households:		8,000 to 12,000
New Jobs:		around 10,000

Source: Association of Bay Area Governments (ABAG) Projections

# Future Housing Needs

- » The Metropolitan Transportation Commission (MTC)/ Association of Bay Area Governments (ABAG) estimates the need for a total of 50,830 households by 2040.
- » This will result in approx. 8,000 - 9,000 additional housing units needed through 2040, accounting for recently entitled and those in pipeline.

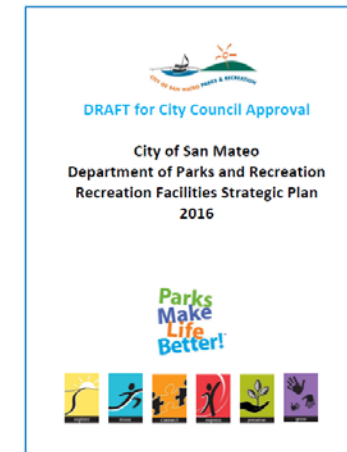
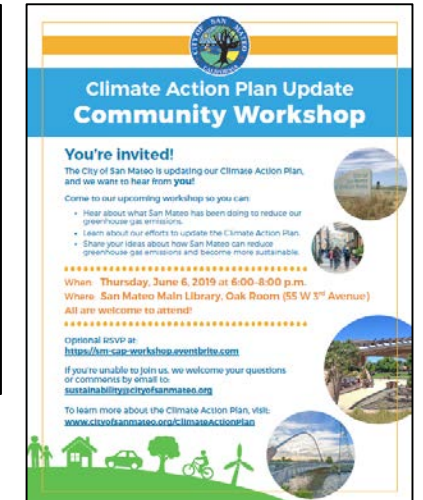




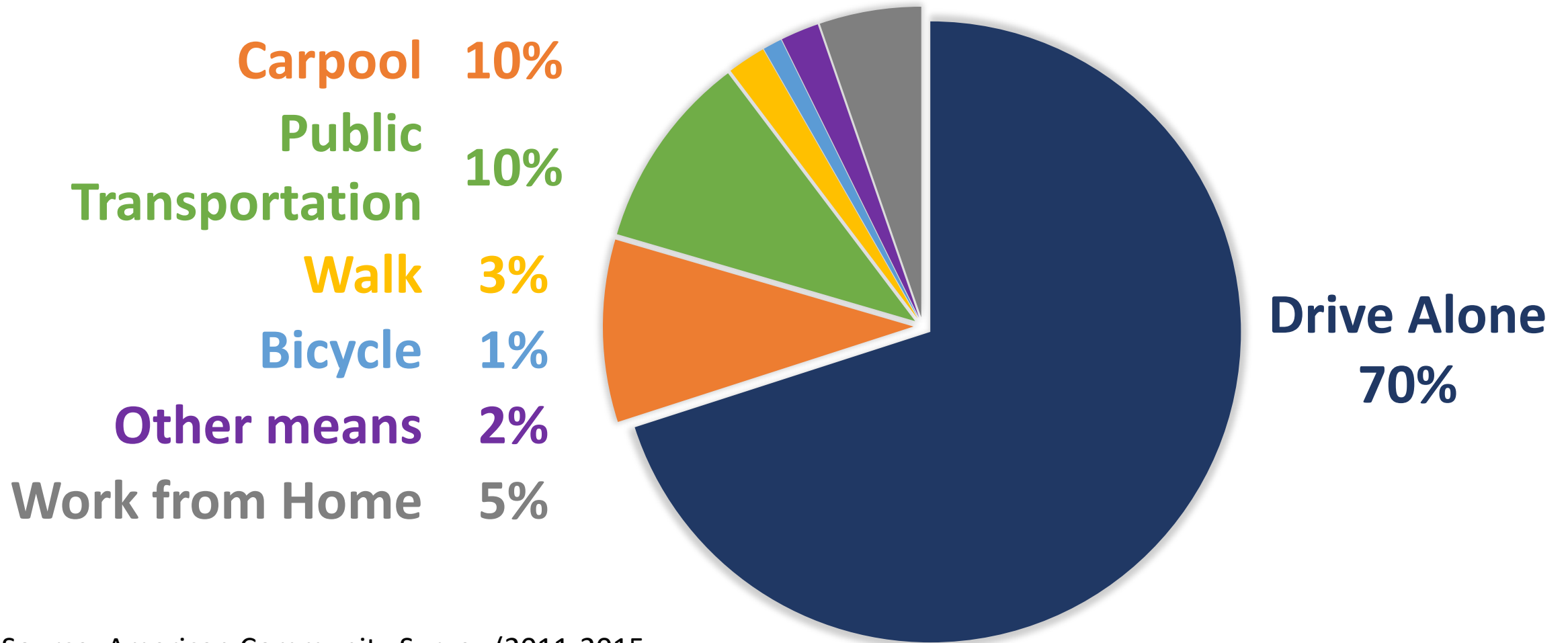
# Growth & Services

## Current Efforts in Planning for Future:

- » Caltrans' HWY 101 project
- » Caltrain's Business Plan & Electrification
- » San Mateo:
  - Bicycle Master Plan
  - Climate Action Plan
  - Child Care – Interim Funding
  - Recreation Facility Strategic Plan
  - Clean Water Program – Waste Water Treatment Plan upgrade
  - Transit Oriented Development – Rail Corridor Plan

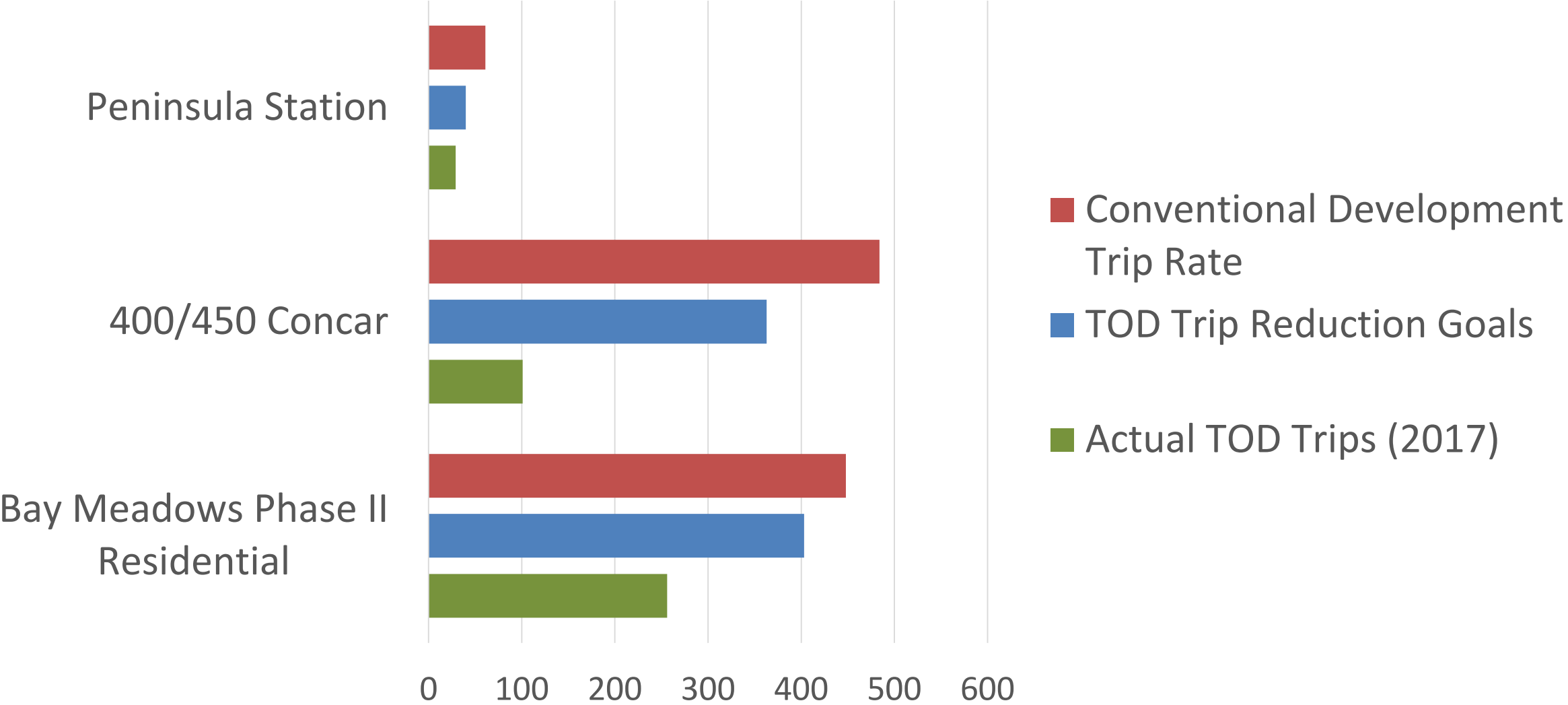


# Commute Mode, City of San Mateo, 2017



Source: American Community Survey (2011-2015, 5-year average), U.S. Census 2010, 2000.

# Transit Oriented Development Projects



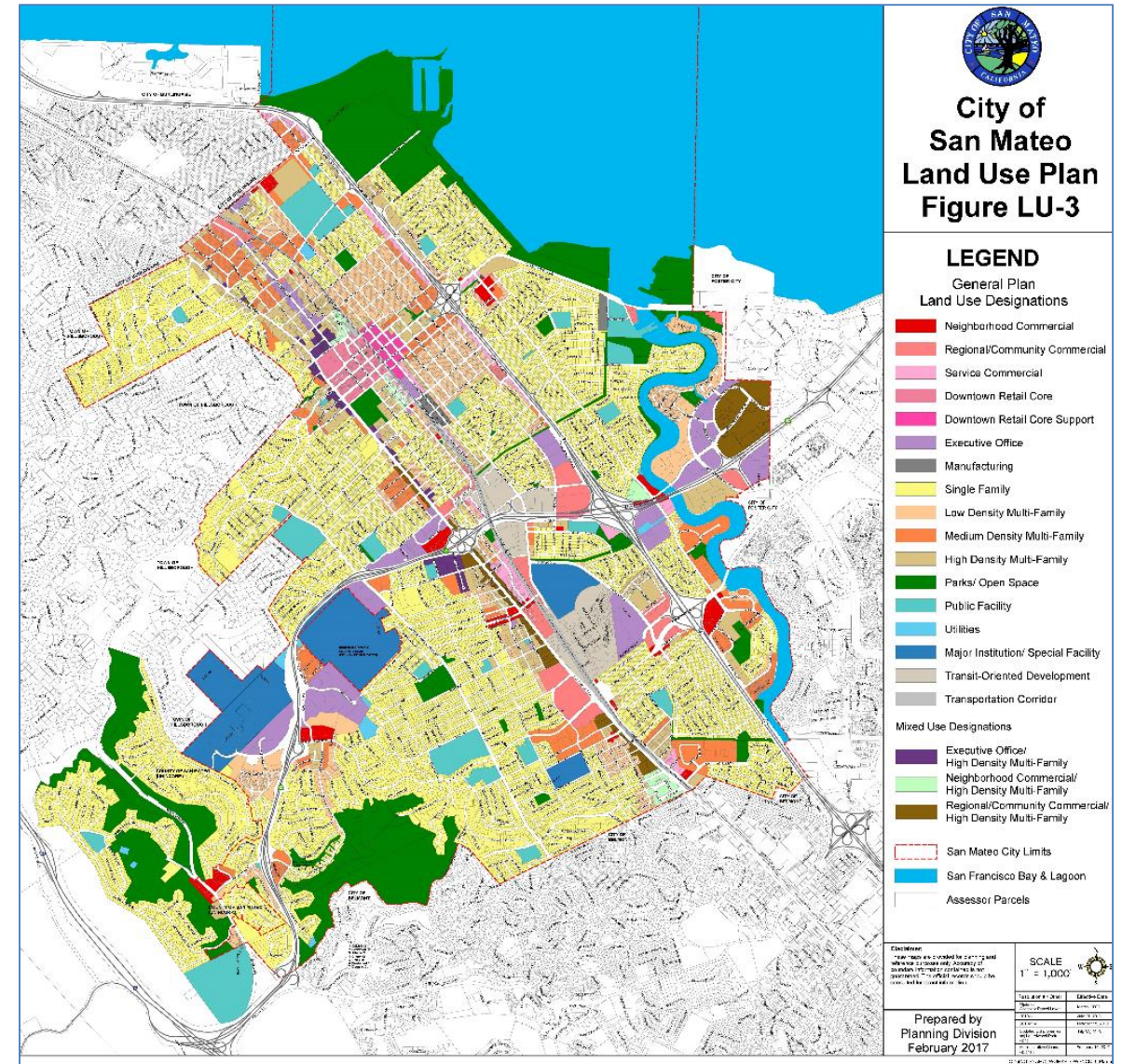
# Study Areas and Land Use Alternatives Process



# General Plan Land Use Map

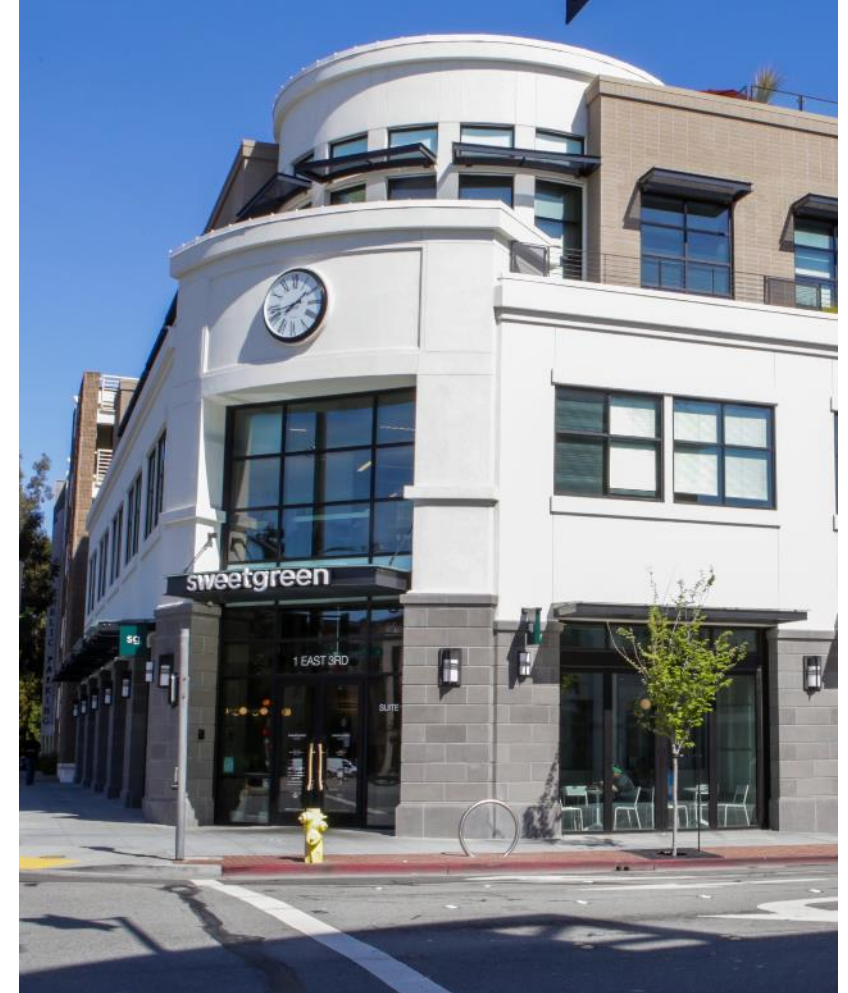
Map and designations determine:

- » What can be built
- » Where
- » At what intensity



# Land Use Alternatives Process

1. Choose study areas **We are here**
2. Explore a range of alternatives
3. Finalize up to three alternatives
4. Evaluate and compare alternatives
5. Select a preferred alternative for further study
6. Refine the preferred alternative to become the updated Land Use map





# Process to Choose Study Areas

- » **Community input**
  - **Workshops:**
    - Last Saturday
    - Today
  - **Online comments**
  - **Written comments**
- » **General Plan Subcommittee input –**
  - **June 26**
- » **Planning Commission input**
- » **City Council review and direction**



# Things to Think About

- » **What areas are most likely to change over the next 20 years?**
- » **You may want to consider areas:**
  - Near transit service
  - Where current use is vacant or outdated
  - Where structures are in poor condition
- » **Focus alternatives discussion on these areas**
- » **Areas that should stay the same?**



# Small Group Exercise

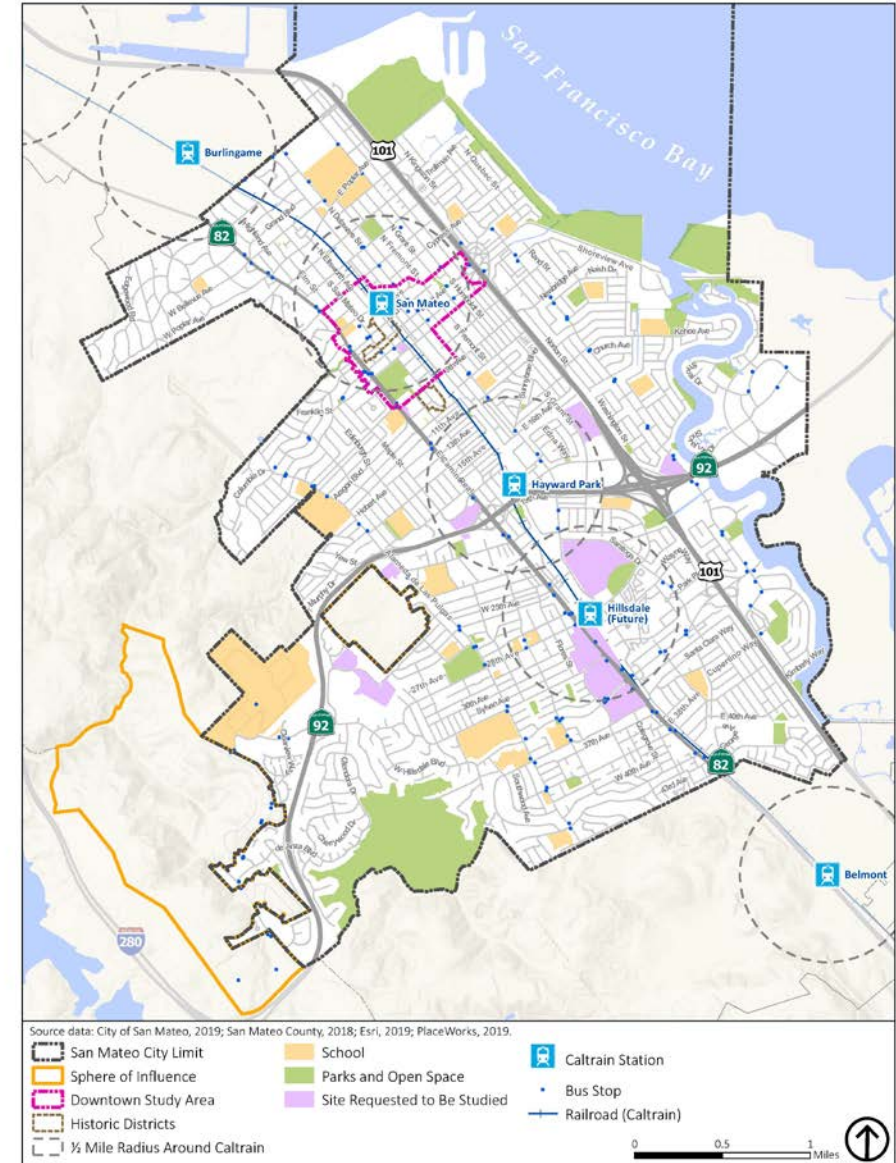
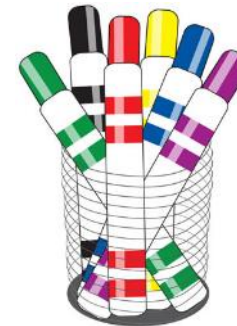
- » **Goal of Exercise: to identify potential study areas and discuss the issues and opportunities related to future changes.**
- 1. Brief introductions**
- 2. Considerations for study areas**
- 3. Draw your group's ideas on the map**
- 4. Reports back to large group**





# Small Group Exercise Materials

- » Basemap
- » Note Taking Sheet
- » Color legend
- » Pens and Markers
- » Aerial photo
- » General Plan designation maps
- » Comment card



# Conversation Guidelines

- » **Speak from your own experience**
- » **Listen to understand each other**
- » **Respect differences; be curious**
- » **Let everyone participate**
- » **Your questions are valuable**





[www.StriveSanMateo.org](http://www.StriveSanMateo.org)

