



General Plan Subcommittee Meeting #6: Study Areas

June 26, 2019



Presentation Overview

- » **San Mateo: Past, Present, & Future**
- » **Where we are in
Regional and Local Context**
- » **Study Areas Land Use
Alternatives Process**



Our Goals Today

- » **Provide an inclusive and informed dialogue about historic and future trends**
- » **Summarize public input on study areas to-date**
- » **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

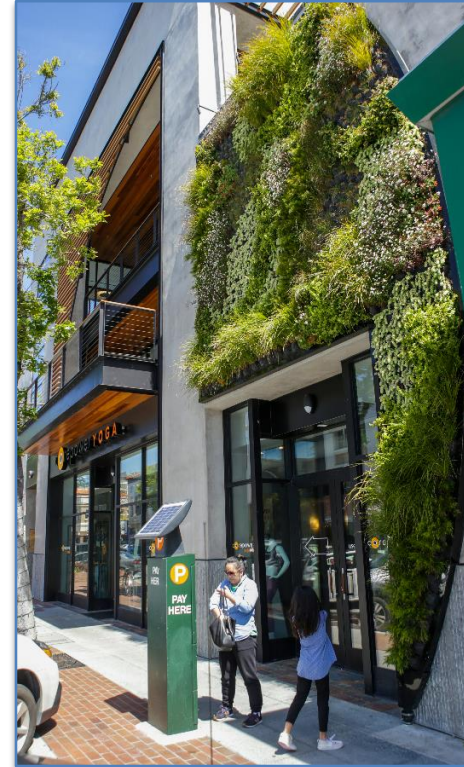


present

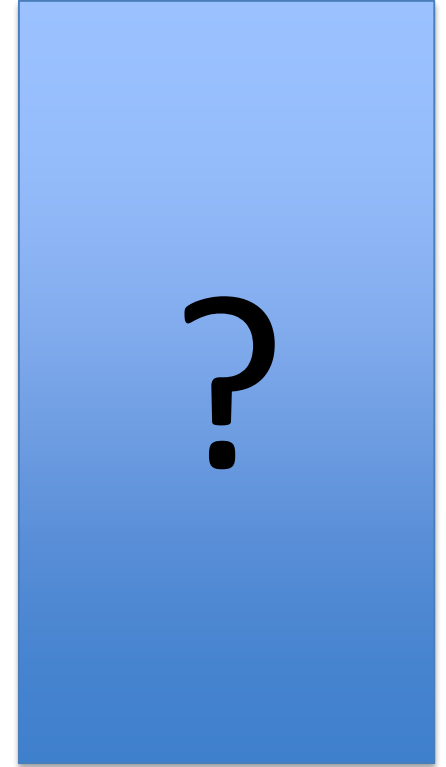
San Mateo: Past – Present - Future



Around Turn of Century (1900)



(2019)



(2040)

Communities grow, it's smart to plan ahead.

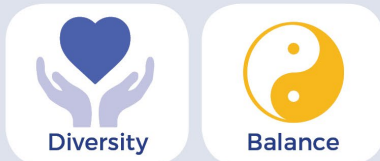
GENERAL PLAN



Elements

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

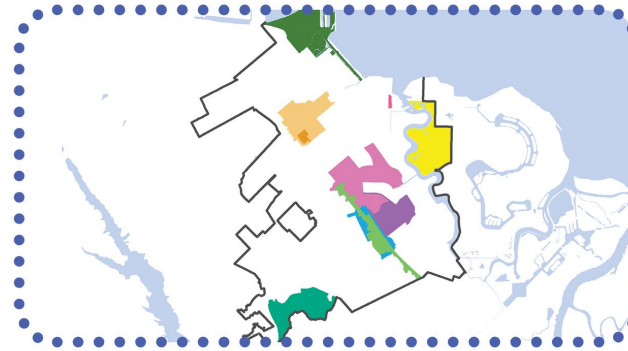
Values



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.

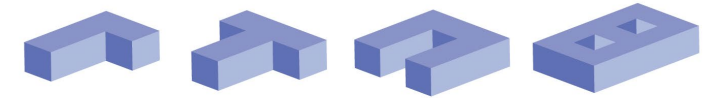
To learn more about the General Plan Update, visit www.StriveSanMateo.org.

ZONING CODE

Building Type



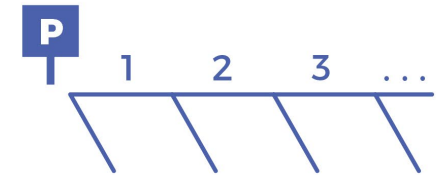
Building Form



Use Type

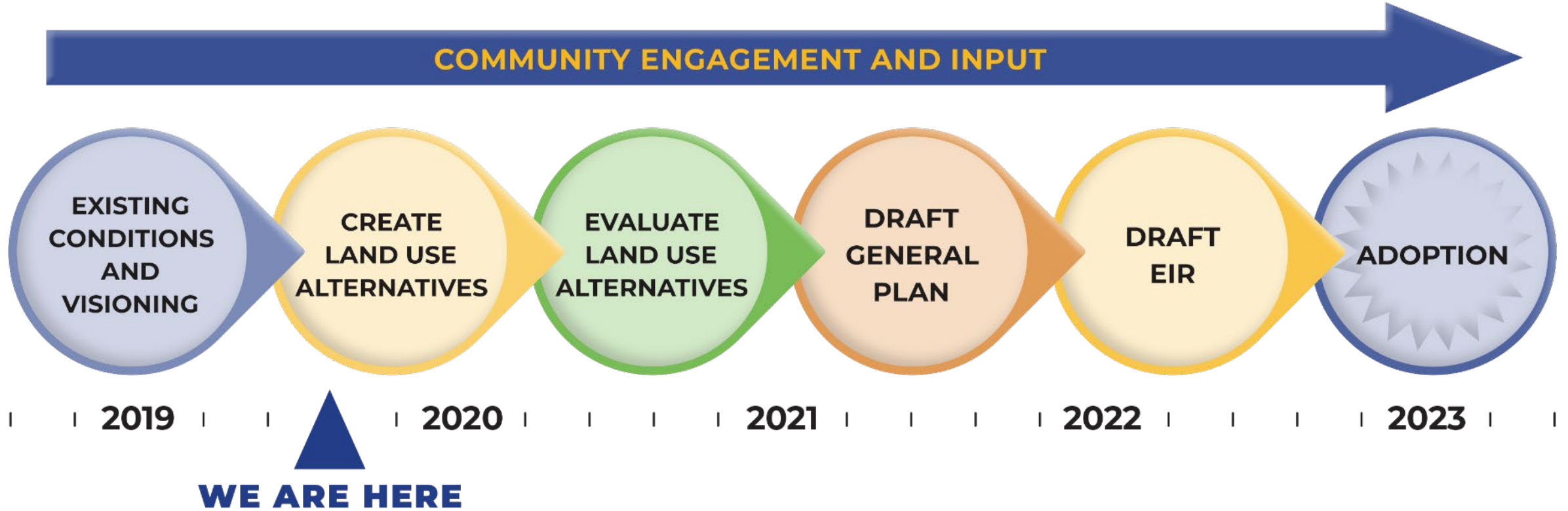


Parking Requirements



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: Where are we?



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:

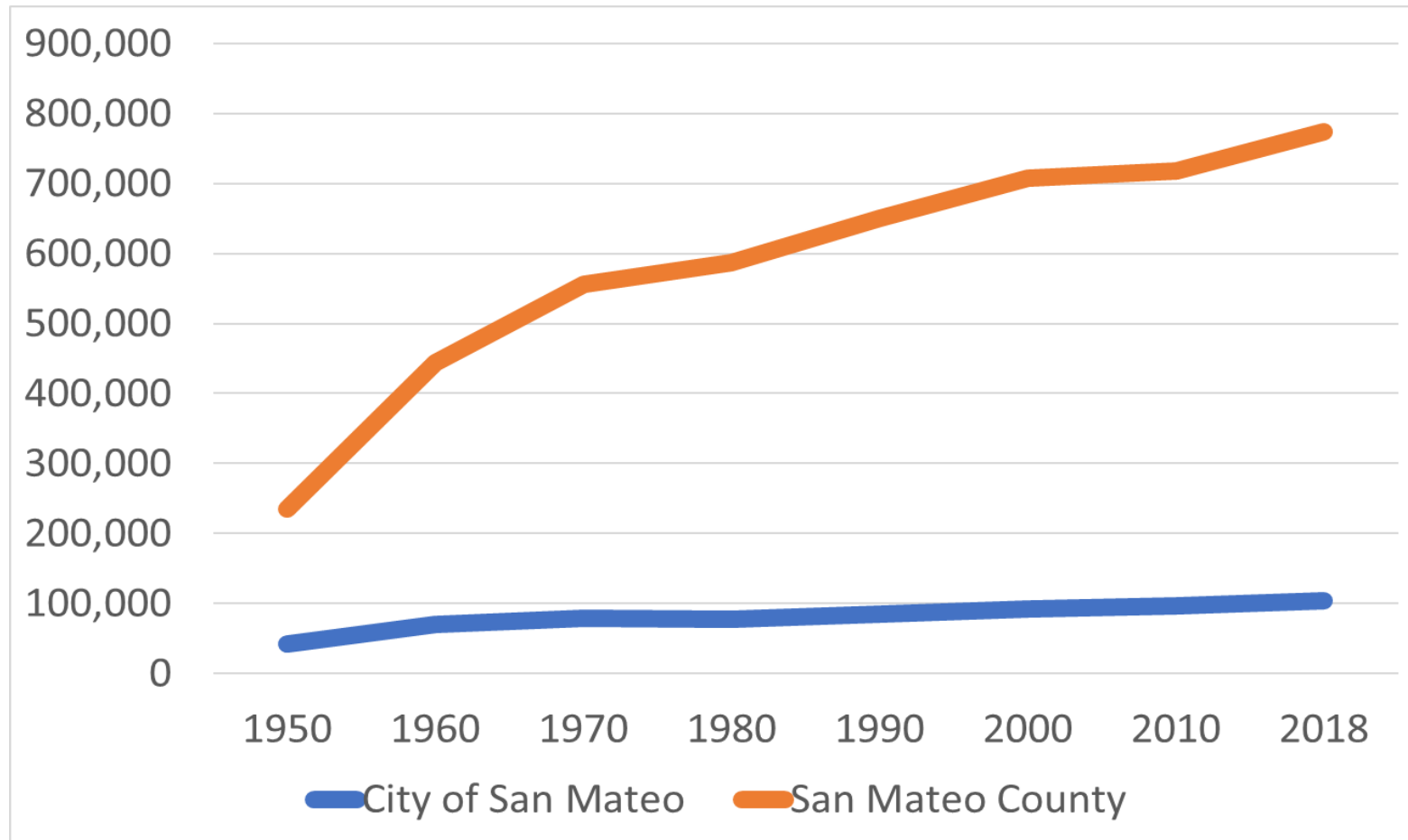


Community Engagement & Input



Regional and Local Context

Population Growth (1950 - 2018)

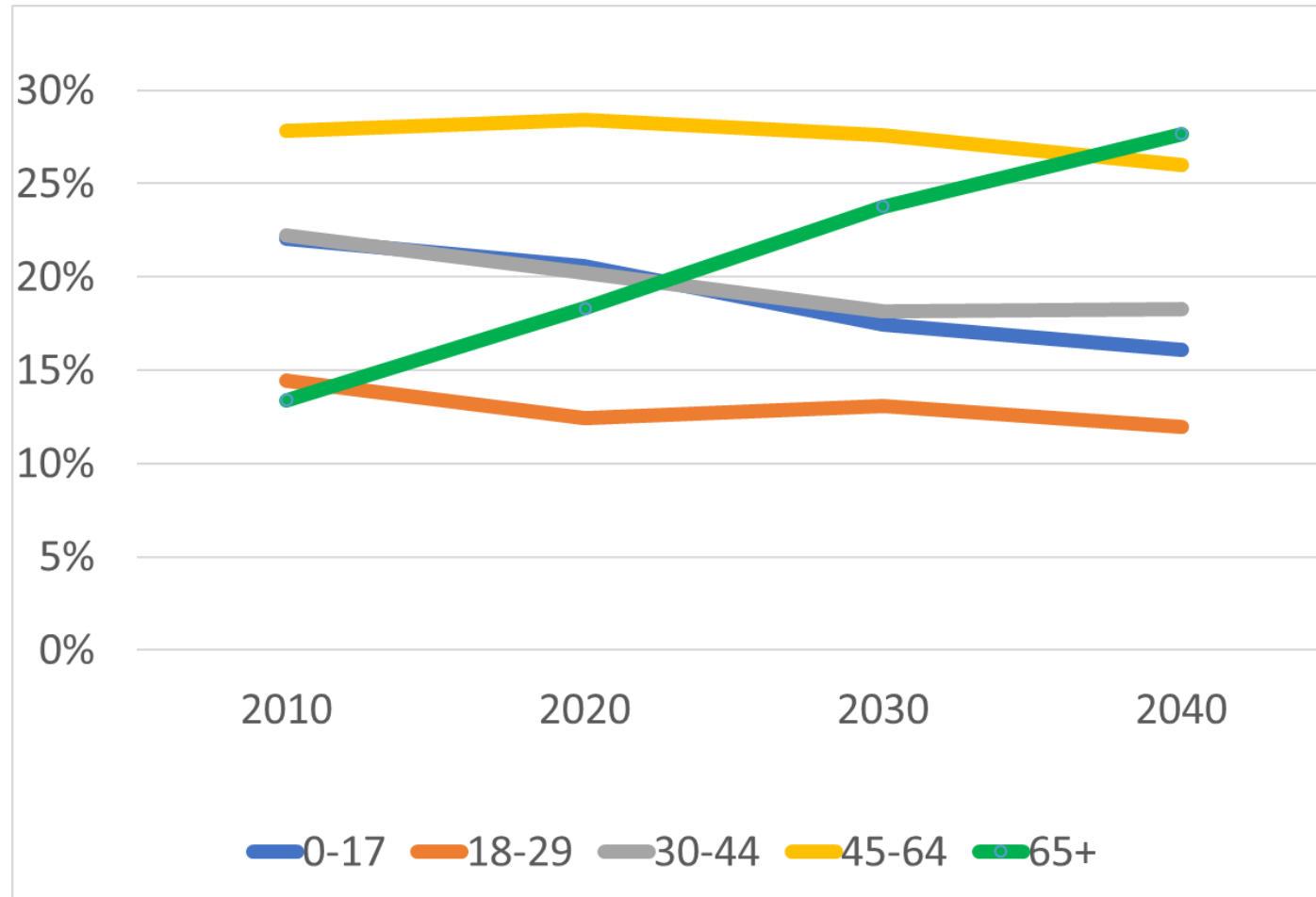


Source for 1950 to 2010: <http://www.bayareacensus.ca.gov/counties/SanMateoCounty.htm>

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

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.**

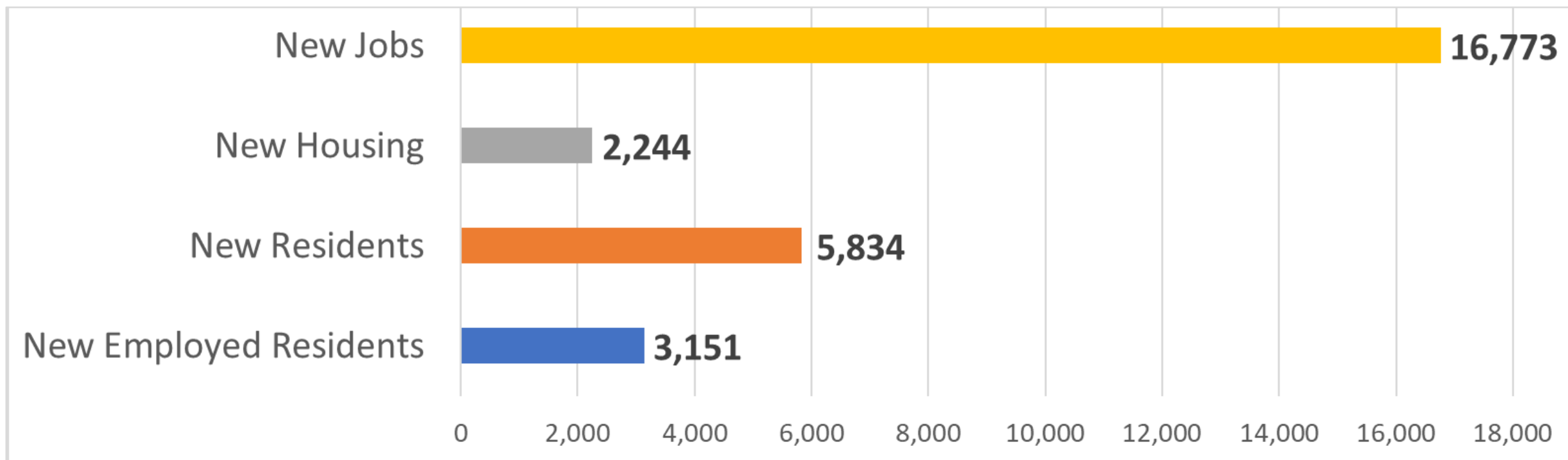
Compares # of jobs to # of households

- » **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

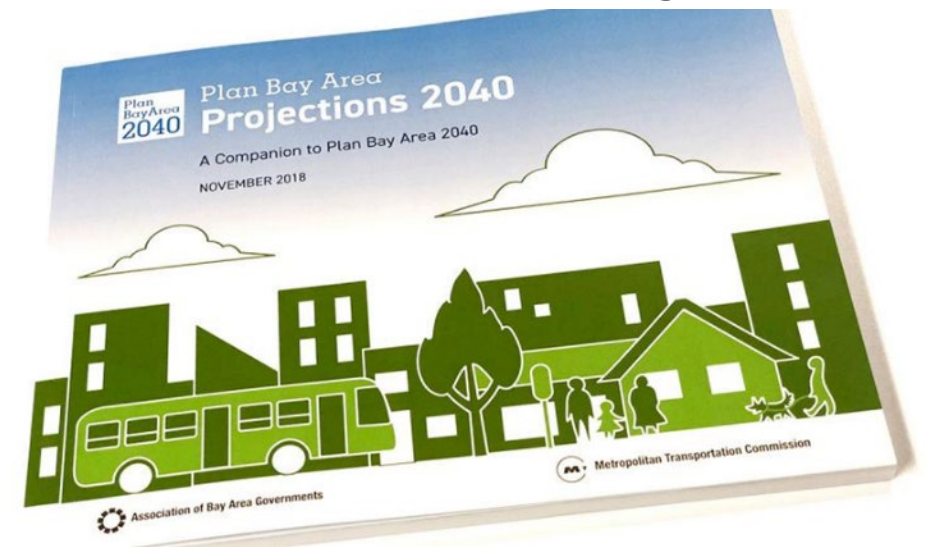
Estimated Growth for San Mateo City (by 2040)

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

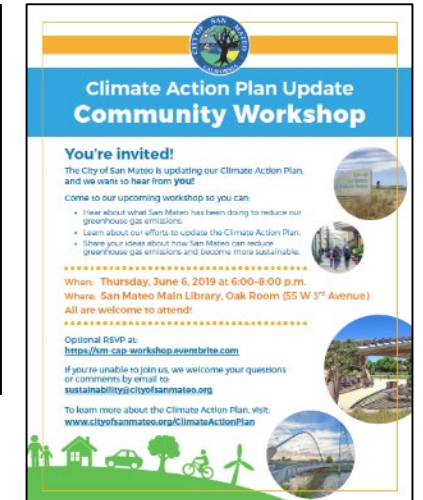
- » The Metropolitan Transportation Commission (MTC)/ Association of Bay Area Governments (ABAG) estimates the need for a total of 50,830 households by 2040.
- » This will result in approx. 8,000 - 9,000 additional housing units needed through 2040, accounting for recently entitled and those in pipeline.



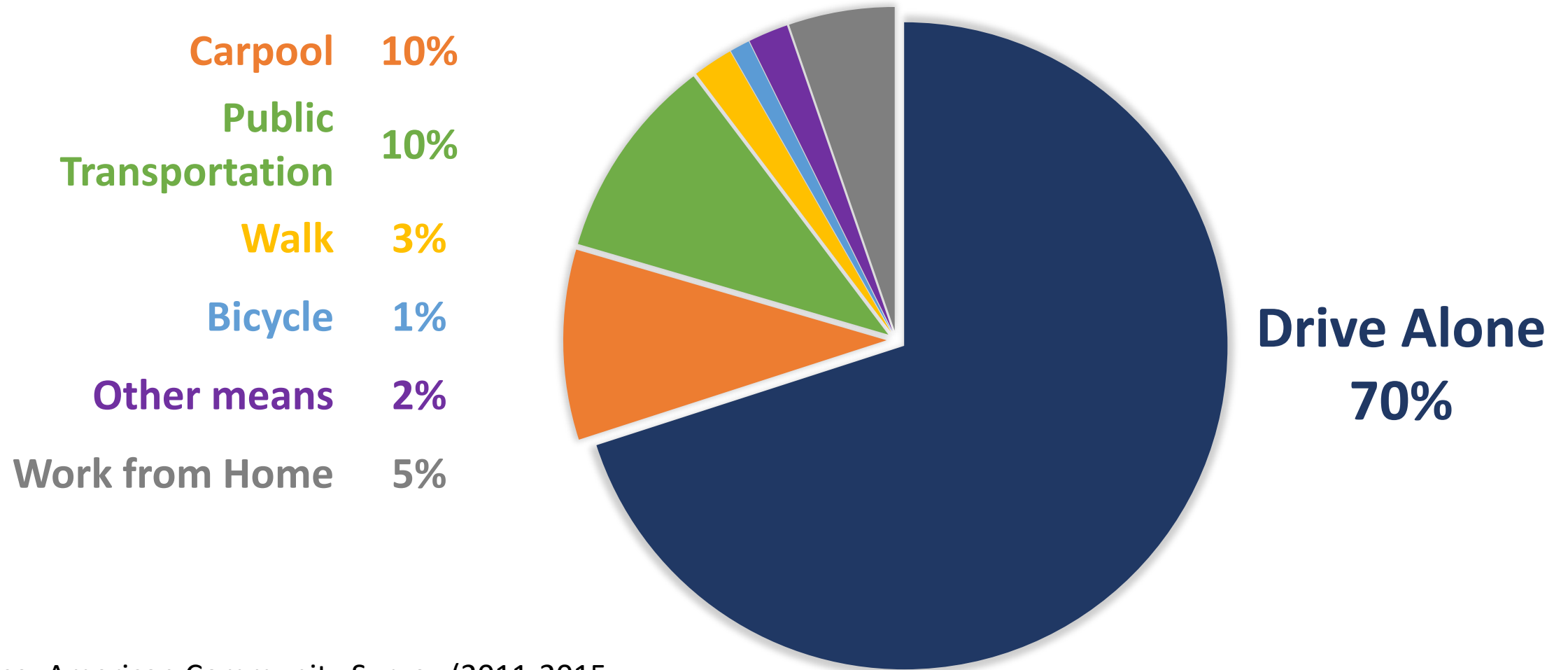
Growth & Services

Current Efforts in Planning for Future:

- » Caltrans' 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

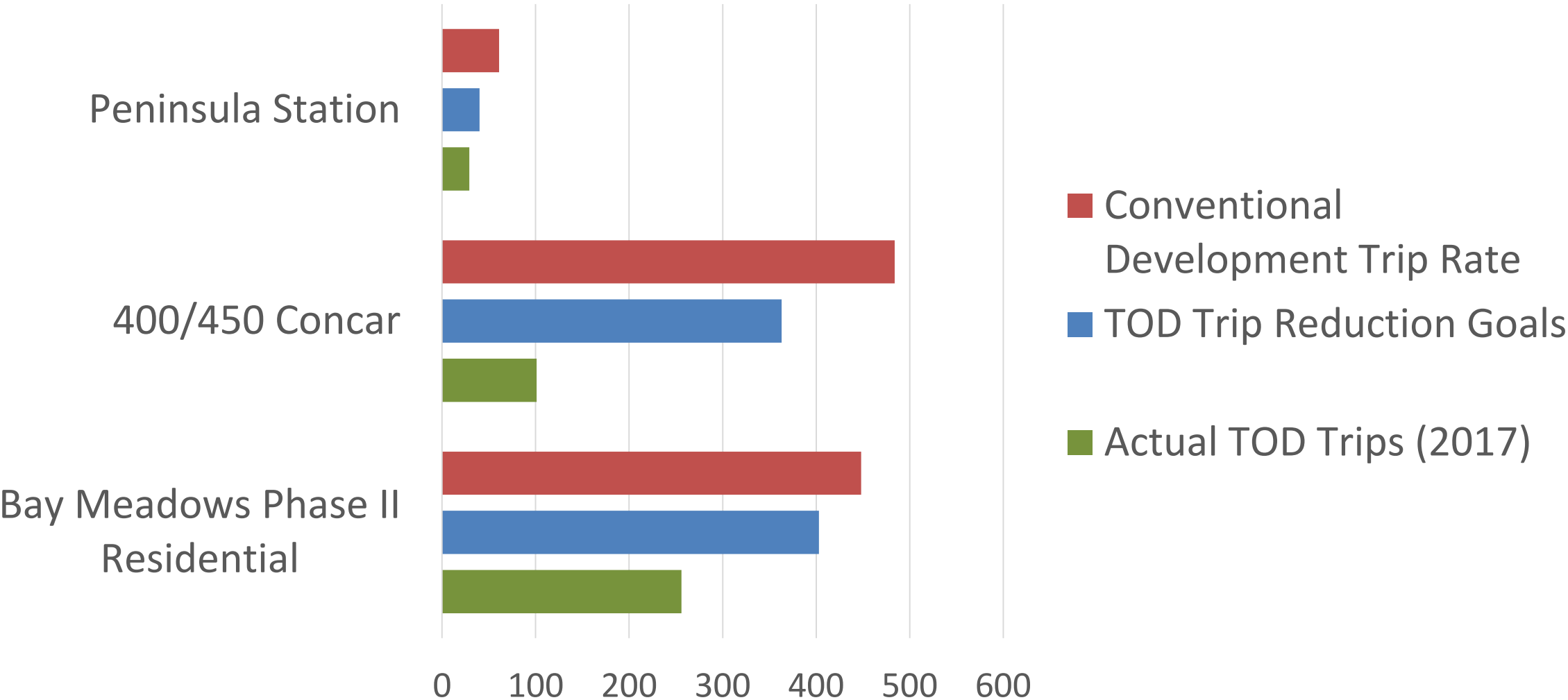


Commute Mode, City of San Mateo, 2017



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

Transit Oriented Development Projects

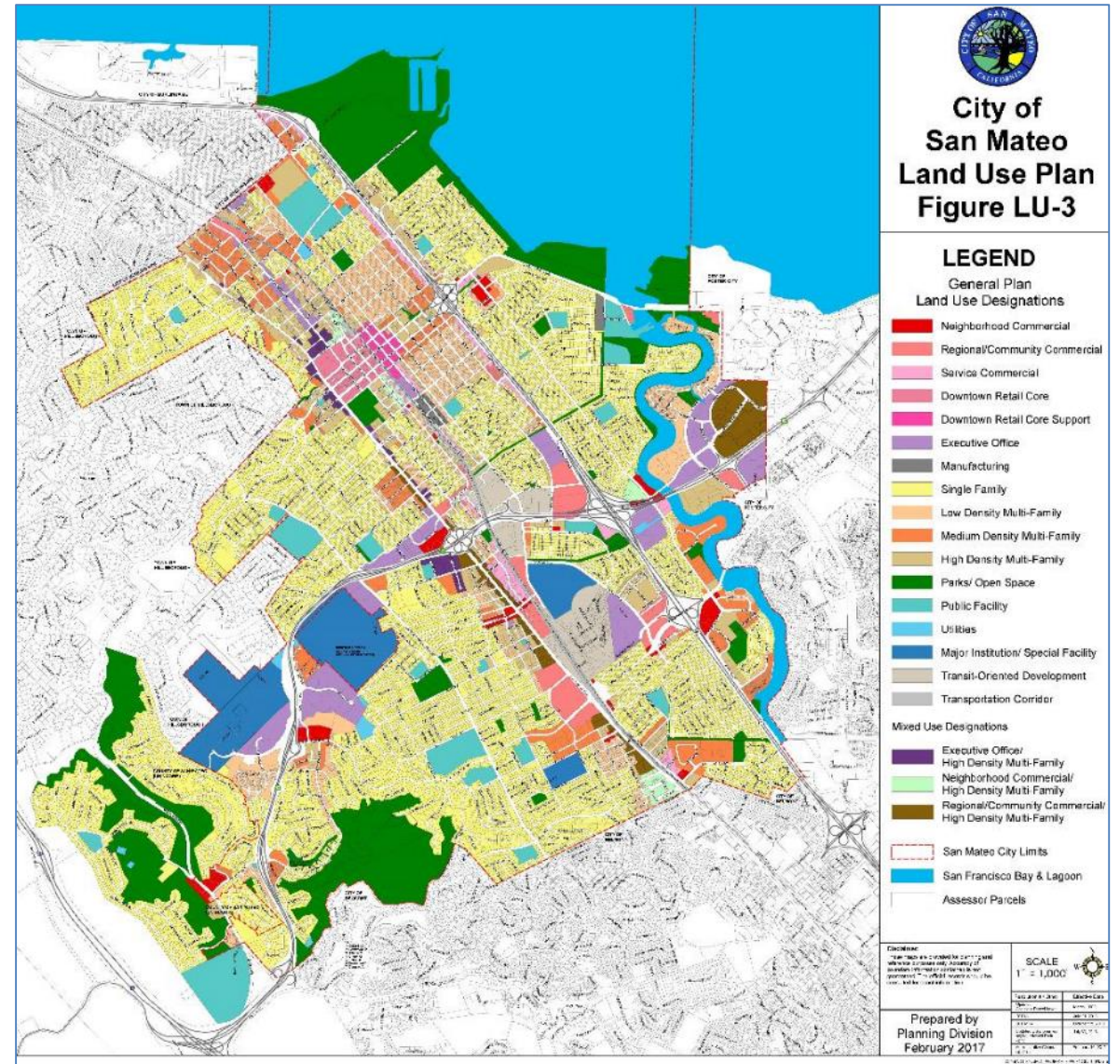


Study Areas and Land Use Alternatives Process

General Plan Land Use Map

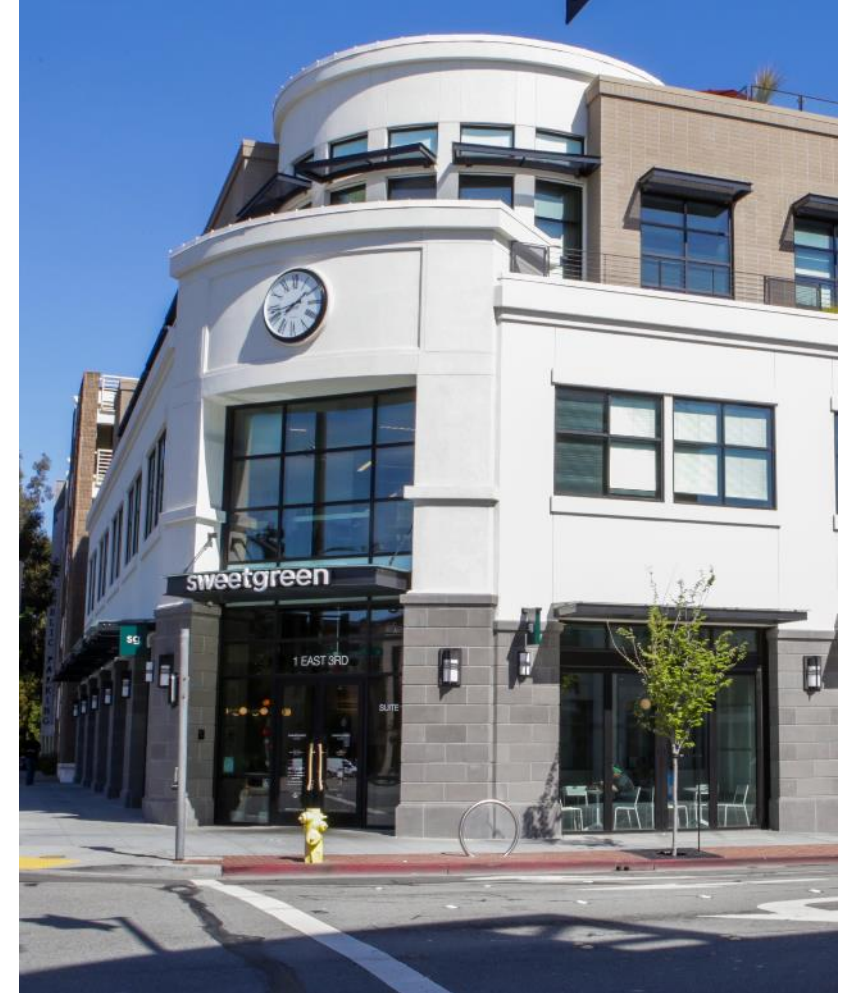
Map and designations determine:

- » 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

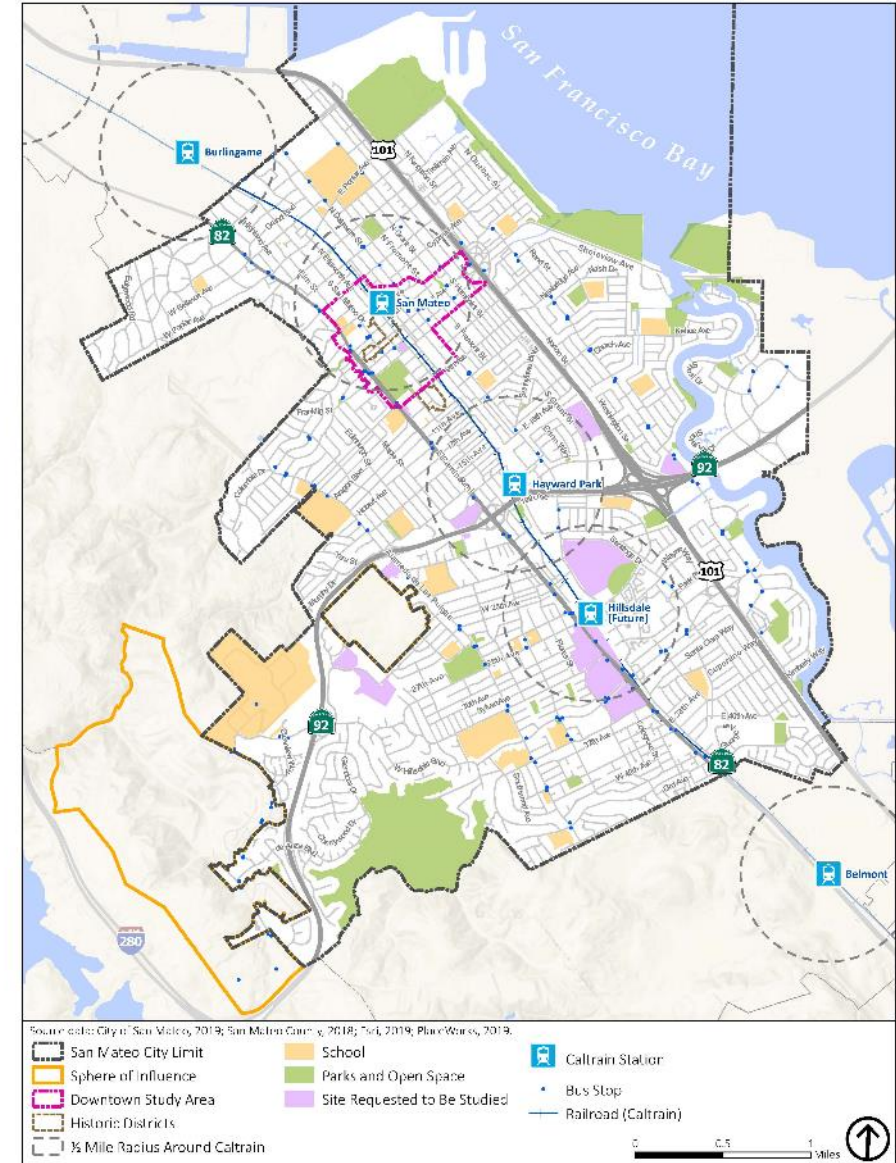
- » **Community input**
 - Two workshops (June 8 and June 10)
 - Online comments
 - Written comments
- » **General Plan Subcommittee input (tonight)**
- » **Planning Commission input**
- » **City Council review and direction**



Study Areas Basemap

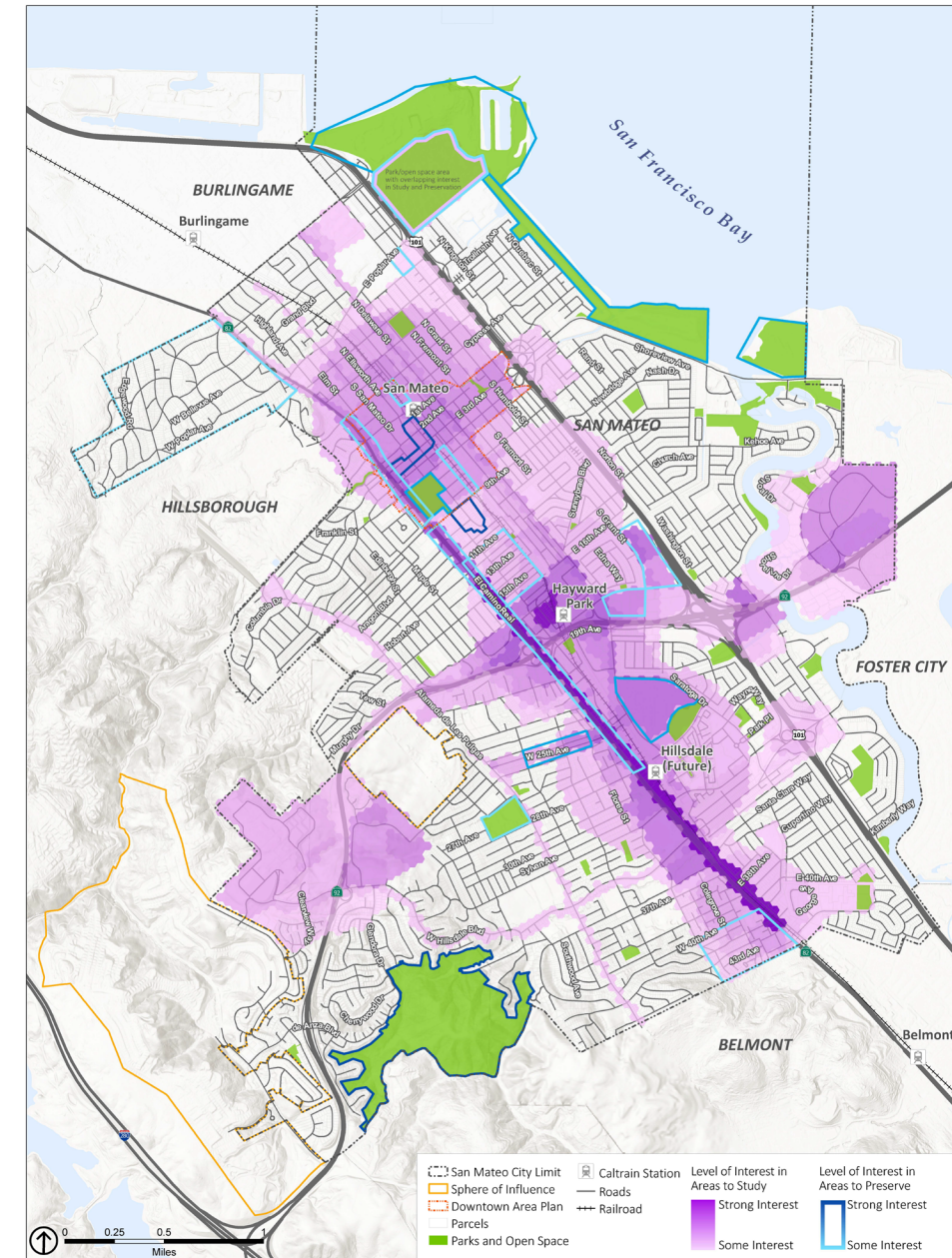
» Includes the following features:

- Downtown Area Plan boundary
- Parks and Open Space (green)
- Schools (orange)
- Caltrain Stations + half mile radius
 - Downtown San Mateo
 - Hayward Park
 - Hillsdale (approximate future location)
- Sites Requested to be Studied

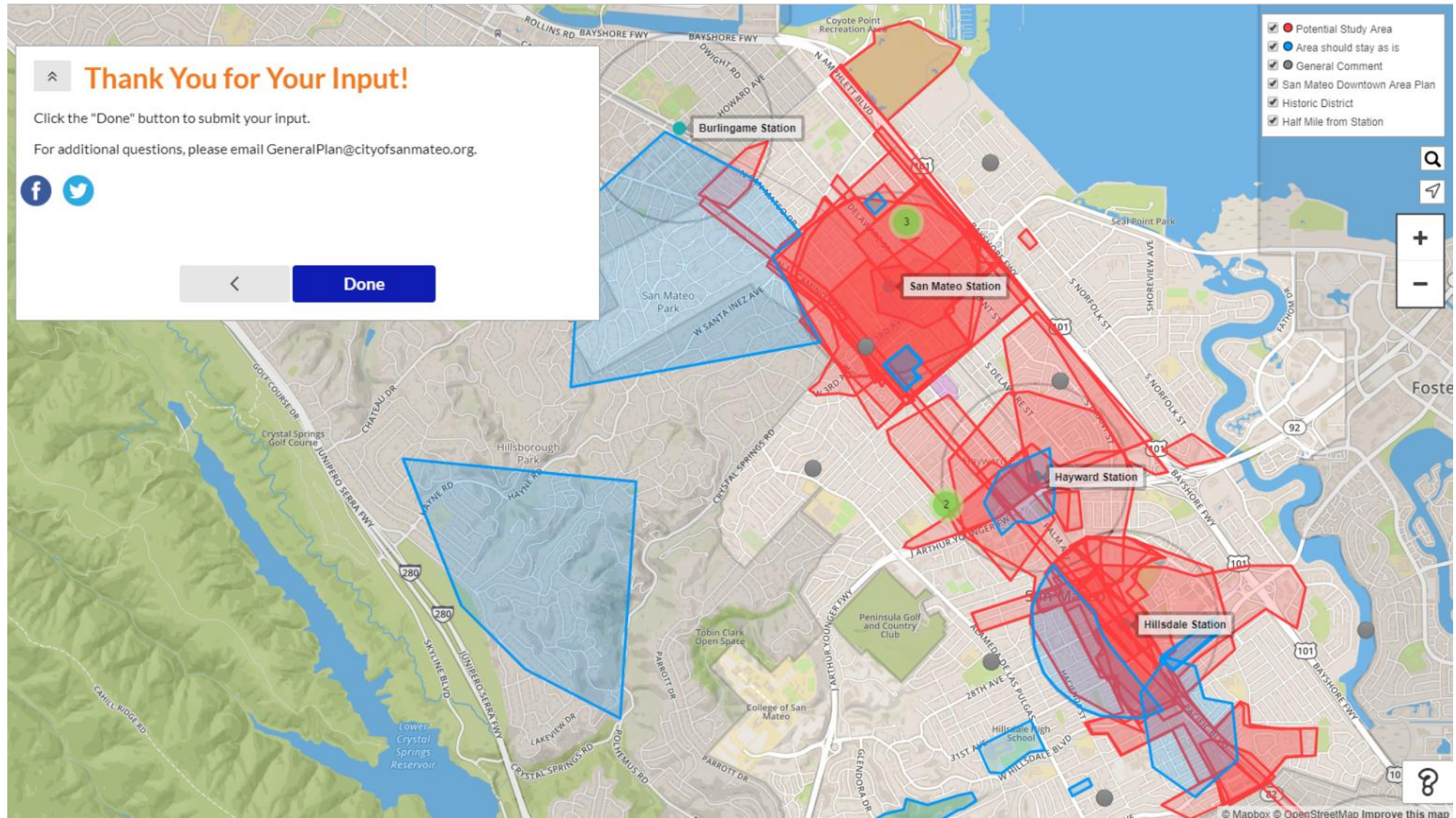


Compiled Study Areas Map

- » Compiled from 15 groups from June workshops
- » Purple = Interest in Areas to Study
- » Blue = Interest in Areas to Preserve
- » Darker colors = stronger interest among groups



Online Mapping Exercise



GPS mapping exercise

Study Areas Exercise

- » **Goal of Exercise:** to identify potential study areas and discuss the issues and opportunities related to future changes, and areas for preservation.



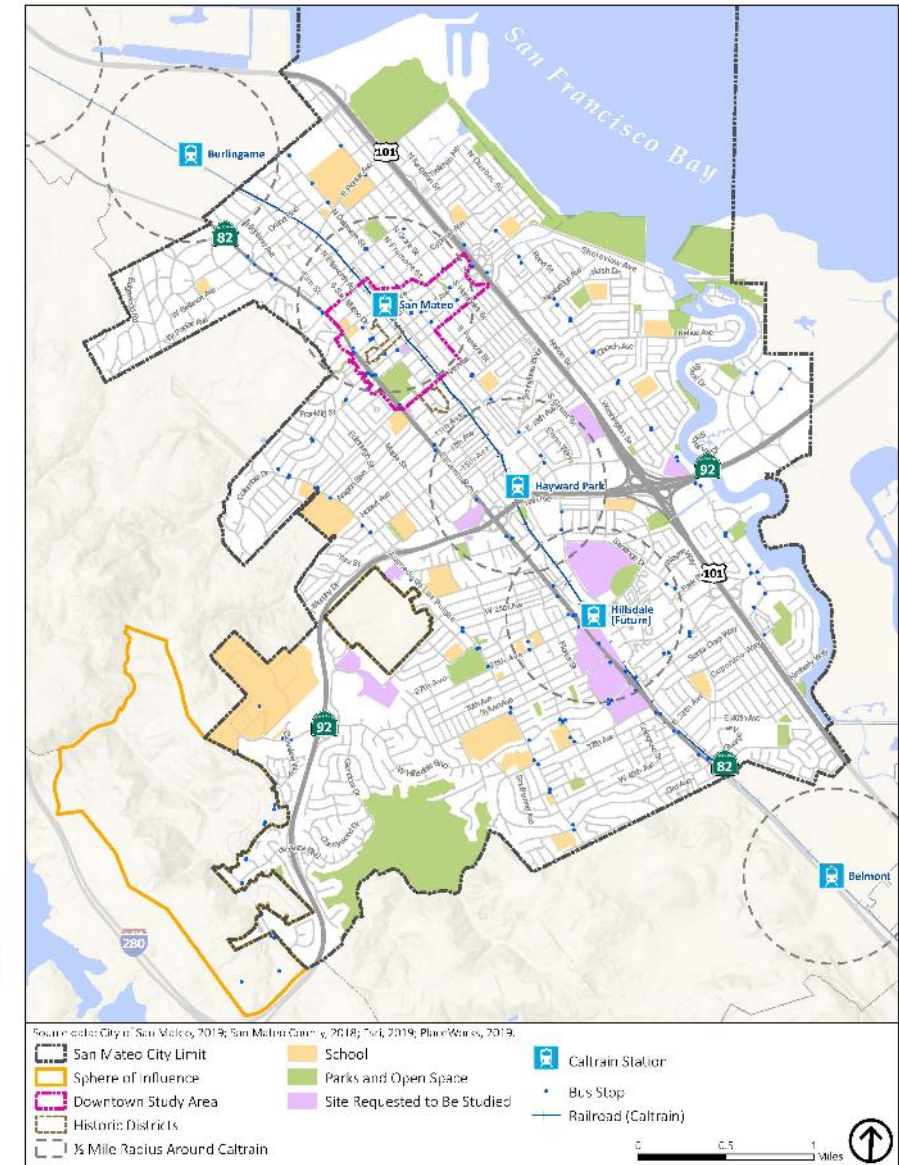
Things to Think About

- » **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?**



Study Areas Exercise Materials

- » Basemap and Color Legend
- » Compiled Study Areas Map
- » General Plan Land Use Map
- » Aerial Map



Next Steps

- » **Online Mapping Exercise – ends July 15**
- » **Planning Commission meeting – July 23**
- » **City Council meeting – August 19**
- » **Next meeting series on the “what” – Fall 2019**



www.StriveSanMateo.org

