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

Communities grow, it’s smart to plan ahead.
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.

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

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

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

COMMUNITY ENGAGEMENT AND INPUT

EXISTING CONDITIONS AND VISIONING
CREATE LAND USE ALTERNATIVES
EVALUATE LAND USE ALTERNATIVES
DRAFT GENERAL PLAN
DRAFT EIR
ADOPTION

WE ARE HERE

2019 2020 2021 2022 2023
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:

- Diversity
- Balance
- Inclusivity
- Prosperity
- Resiliency
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.
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

<table>
<thead>
<tr>
<th>Category</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Jobs</td>
<td>16,773</td>
</tr>
<tr>
<td>New Housing</td>
<td>2,244</td>
</tr>
<tr>
<td>New Residents</td>
<td>5,834</td>
</tr>
<tr>
<td>New Employed Residents</td>
<td>3,151</td>
</tr>
</tbody>
</table>

## Estimated Growth for San Mateo City (by 2040)

<table>
<thead>
<tr>
<th>Category</th>
<th>Estimated Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Residents</td>
<td>25,000 to 28,000</td>
</tr>
<tr>
<td>New Households</td>
<td>8,000 to 12,000</td>
</tr>
<tr>
<td>New Jobs</td>
<td>around 10,000</td>
</tr>
</tbody>
</table>

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

- Drive Alone: 70%
- Carpool: 10%
- Public Transportation: 10%
- Walk: 3%
- Bicycle: 1%
- Other means: 2%
- Work from Home: 5%

Transit Oriented Development Projects

- Peninsula Station
- 400/450 Concar
- Bay Meadows Phase II Residential

- Conventional Development Trip Rate
- TOD Trip Reduction Goals
- Actual TOD Trips (2017)
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
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

Thank You for Your Input!

Click the "Done" button to submit your input.

For additional questions, please email GeneralPlan@cityofsanmateo.org.
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