- Connect Shoreview to North Central for peds + bikes improvements to Mt. Diablo Peninsula + 3rd Specifically
- More connections across 101
- Need more corner stores & retail uses east of 101

- Study Area 10
  - 8th lot under-used
  - Needs more mixed uses
  - Mixed use - More dry cleaners + services

- Concern that there are no room for additional schools, parks, day care

- More mid rise density along 25th Avenue

- Study Area 6
  - Ground zero for traffic
  - Needs more transportation connectivity

- Need more circulation options for bikes or transit from North Central to Bay Meadows area

- Hayward Park
  - Already a ton of high density coming in

- San Mateo Drive
  - Needs dedicated bike lanes
  - Mixed use - Pedestrian plaza at 2nd floor area to activate street
- Downtown needs more residential
  - more housing on 4th Ave. 
  - mixed use hsg/retail

- more transportation

- need wide sidewalks, safer street crossings for pedestrians

- Pedestrian plaza at Balmoral + B near train station
  - place for city events

- Mostly 4-5 story block
  - maybe some strategic 9+ blocks

- Study Area 2 - Bel Mateo

  - Mixed use -> retail/hsg

  - About 1 mile to train station -> need some ped/bike
    improvements to facilitate access

  - Need shuttle service to train station + to Downtown + Hillsdale

- Circulation

  - Need infrastructure for e-bikes

  - Especially to CSM

  - El Camino needs wider sidewalks/bike lanes crossing

- Belvedere Shopping Center

  - Mixed use

- Need protected bike lanes across whole City!

- Need child care in more areas of City

- Need also more pocket parks dispersed throughout

- Mix use for this; table means mix of uses w/in area, not block

- Need to protect some service uses/auto repair in the city -> may apply to area

  - Preserve some existing uses
Make sidewalks, paths to transport more welcoming and accessible — Railroad Aves downtown.
Baldwin Plaza!

Fix Caltrain Station. So many people want to use it.

Fix Car share options. People are running 5 minutes, playing frisbee, injecting cars, 

Baldwin Park. Between B St. and Ellsworth. City needs to find ways to discourage incentives to not owning so many cars. Especially parking in North Central where our streets have also become storage lots.

Affordable transition: workforce housing.

Corridor (especially on Proposition North Hollywood)
**Range of Alternatives Workshop Note Sheet**

**Job**
- Play-based (social justice) training centers to require local employees to train low-income residents to newer jobs and retraining.

**Jobs:** Office spaces that support corporate growth so they do not move out (Zoning, Redevelopment, New Jobs, Community College and University (jobs, training, retraining, sustainability), multi-use buildings for future use/industries. Expand transit to and from South Bay.

**Housing**
- Balance housing and jobs: Transit advocates pre-plan for future community job/housing needs. Design easily expandable modular based on need for (affordable, fixed, right-thinking, salaried, low, medium, high). Income range matches to housing needs.
- Keep jobs and housing in correlation.
- Keep density on Norfolk and spread out high density buildings that are supported by transit.
- Look at AFHs in certain neighborhoods.
- Consider a park adjacent to schools and high density housing.
- Entertainment.
- Indoor recreational facility.

**Transportation:**
- Need to be subsidised so it increases transportation needs for multi-type of public transportation to service low to high income residents.
- Subsidies areas that need fund in conjunction with planned high density, environmentally design transportation to support housing density. See Chicago downtown train loop that would support community services.

**Key Comments:**
- Vary price point on grocery stores (grocery store delivered).
- Percentage developers to address fixed income, need housing (senior, low income).

**Different Viewpoints:**
- See individual feedback forms.
- Consider traffic when building high density: downtown quality of life, parks, indoor spaces for families, be cautious of too much urbanization.
- Quality, culture so growth does not outpace smaller community.
- Bikes east-west flow.
Themes

Preserving
Enhancing

The culture of small towns reflected in area design.

Thinking ahead to tomorrow's needs:
Transportation methods that uniquely support development

Looking at the area development needs might be:
- groceries
- trans
- housing
- temp

School area design
Infrastructure needs to be able to sustain the growth/development we need to ensure transportation issues addressed before we develop.

We need to improve parks & rec for kids. When it is raining there is limiting option to entertain kids. We need to provide non-commercial/affordable/free kids recreational facility. So when it is raining the kids are not stuck at home watching TV.
- Consider locations for amenities (grocery stores, medical offices, entertainment...)
- Subsidize transportation to make it convenient to use. (Could high-density developers help with transportation?)
- What are opportunities for small businesses to grow or remain in business? Some have been forced to close due to high lease costs.
- How can transportation be improved beyond the El Camino Real corridor? Residents need to be near to the train or El Camino Real or other major transportation hubs.
1. I would like to see what opportunities exist for leveraging schools as neighborhood centers—e.g., create adjacent parks where they don't exist.

2. Use after-hours uses like medical clinics, daycare beyond school children.

3. Are we getting as much out of the community college campus as we are more housing? Some office? Medical use?

4. Would it help to think about créer explicit neighborhood (aka SF) with a goal that each neighborhood cluster, school, park, medical, food resources

5. Increased emphasis on ADU West of El Camino—tax incentives?

6. Is there a place to pilot very small houses?
UNIVERSAL PRINCIPLES / Conversation in small group

1) Add parks / green space / roof gardens w/ every development

2) Want more mixed-use everywhere in the city

3) Want housing in TOD areas and affordable housing in each high-rise

4) ALL the development will impact neighborhoods and more consideration will need to be given to surrounding areas close to development

5) Inclusory housing around new development

6) Build more housing for the "middle" income

7) Shuttle service for transit accessibility btw neighborhoods

8) Better parking systems across the city - like SF - enforcement higher

9) Protected bike lane through downtown + connected to neighborhoods

10) ECR Bus / more service + light rail system

11) 'FANG' BIZ - "Facebooketc" need to contribute to housing development

12) Bus service increase along Delaware
Higher density around train station - especially Mixed Use.

More park around density.

Want less chain stores more mom + pop store. Want subsidies for small biz.

Want businesses close to residential so residents don’t have to leave San Mateo.

#10 - Want office + residential (Black + Yellow Lego 2-level)
Want transit connection
Want little bit of park space

#9 - Want high density housing 4+ stories (Yellow Lego 4 levels)
Mixed Use - office + commercial +
Neighborhood park

#8 - More connections to public transit / Hayward Park

#7 - Housing + parks
Housing
4-level or high

#4 Shuttle through downtown

#6 - Higher density, neighborhood parks, office, private parks, mixed-use

Note: Better outreach to ADA population for future General plan / study proj.
- Tall housing & mixed use, particularly around Caltrain
- Protected bike lanes, into downtown San Mateo
- Frequent bus service, up & down El Camino

Table 3
November 16, 2019
Community Workshop
10:00 AM to 11:45 AM, King Center, 725 Monte Diablo Avenue, San Mateo, CA 94401

I. Welcome and Introductions 10:00 AM
II. Icebreaker Exercise 10:05 AM
   - What brought you here today?
   - What do you hope to hear, learn, share?
III. Presentation 10:10 AM
   - What is the General Plan and why is it important to you?
   - Understanding the alternatives process
   - Overview of Study Areas
   - Other programs influencing future changes in San Mateo
   - Overview of Small Group Exercise
IV. Small Group Discussions 10:25 AM
V. Small Groups Share Out 11:30 AM
VI. Adjourn 11:45 AM

Sean Gibson - PCRC (facilitator)
Jennifer Chen - CSH (note-taker)

(Susanne Schaefer)
Ellen Schmieder

For project background and to sign up for the mailing list, please go to:
StriveSanMateo.org
November 16, 2019

Community Workshop

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StriveSanMateo.org

Facilitator:
Sean Gibson

Joanna Jansen
11-20-2019
Consultant
- Improve pedestrian connections to San Mateo station
- Pedestrian Plaza 3 TRAMS
- Lively streets on 3rd, 4th, or 2nd & 5th
- Redwood City movie theater block + Burlingame downtown ideal for 3rd/4th
- Bring more amenities (no big-box, ped-friendly areas) to Hillsdale
- Residents go to Burlingame for baking, stroll walking
- Better lighting for peds, improved sidewalks near MLK Center
- Traffic at Level Shopping Center/College
- Traffic in future could be pushed from downtown onto 9th
- Office buildings are at least a consolidated traffic use (buses) as opposed to housing
- Build up in downtown as much as people are comfortable
- Housing in floodplain, flood insurance is expensive, levee projects
- Restrictions on ADUs should be reduced, multiple ADUs should be OK
• Need better sidewalks. *I think they need to be wider*

• Delaware and Santa Inez needs better lighting.

• We also need to get rid of gangs and graffiti.
| TABLE 5 NOTES |
Area just west of area 3 by Borel MS → opportunity to redevelop 2 story stucco buildings (see MIXED USE)

HAUSING

More dense housing around Caltrain (Residential High) adequate parking underneath the new buildings (concerned about parking even near transit)

ADUs → can there be multiple per lot? more ADUs in R-1 and R-2 medium density housing - laurelwood (AREA 6) and AREA 2 high density housing @ Hillsdale Mall (AREA 3)

TRANSIT/INFRASTRUCTURE

dedicated bus lane and/or light rail on ECR → AREA 1
bike infrastructure on ECR
bikes/pedestrians → better access east/west over 101 north/south over 92
public transit on 92 → through AREA 10
poplaw/interchanges → study circulation improvements
Areas east of 101 and around AREA 7 really need better infrastructure

MIXED USE

Mixed use development at ECR/92 interchange
High density mixed use @ Bridgepointe (AREA 10)
Mixed use high density @ shopping center south of 92 on ECR
PARKLET/COMMUNITY PARKS

LARGER community center space in east part of AREA 4 and near Beresford

OFFICE

Office high in the downtown (AREA 4) and near Hayward Park station (AREA 3)

COMMERCIAL

Neighborhood commercial on ECR (AREA 4)
Regional commercial in AREA 10 (reconfigured)
Neighborhood commercial in AREA 2
Neighborhood commercial at shopping center south of 92 on ECR
- no parking (4 density up to parking)
- high density housing near TOD
- light rail in Study Area 1 or dedicated bus lane (4 bike lanes)
- no car El Camino, 6
- bike & pedestrian connections across I-101 and 92
- mixed use Study Area 3
- preserve commercial in Study Area 3 as well
- ADUs!
- transit connections to 92 college on 92 (train someday across 92)
- housing @ I-10 (study area) ➔ housing along 92 bridge?
- improve circulation (Peninsula interchange)
- circulation pricing ➔
- Bayside Park ➔ expansion (pool, multi-purpose rooms, etc).
- larger community center or spa
- multi-purpose rooms or
- high-rise housing south of
  Hillsdale Station
- study area 9 \(\rightarrow\) circulation
  improvements
- study area 2 \(\rightarrow\) housing
- office, dr or study area
- pair housing with neighborhood
  commercial to \(\downarrow\) trips in cars

- TABLE 5
TABLE 6 NOTES
Range of Alternatives Workshop Note Sheet

TABLE NUMBER 6  DATE 11/16

STRIVE SAN MATEO
GENERAL PLAN 2040

- Integrate work & home to improve quality of life

- Study areas: identified by SMC as optimal area for development
- Identified 10 study areas
- Alternative/brainstorm possible growth

⇒ JOBS
- Optimal area, open space, near freeway, away from residential
  (Bluegointe area)
- Hotels, agreed, good idea
- Not public transportation accessible
- Develop jobs & commercial areas
- Police, fire need closer housing, city sponsored workforce housing
- Future: commute, work from home more
- Improve public transportation
- Integrate workforce environment into planning
- Understand how to use housing to allow others to do own job (ex. tech)
- Housing & transportation, location
- Multi-use building w/ living space & work
- Better use of land left
- Community to work & live, people can walk, create bike walk trail
- Interconnected
- Problem of being overcrowded, city already built, now just planning things in
- Need more parking for residential area
- Create housing near public transportation for individuals who commute for work
- Creative ways to build environmentally

⇒ DOWNTOWN
- Very dense, need to build up to create more housing
- Pedestrian area
- Identifying what exists, then determine way to best utilize area

⇒ 10 Study Area
- Multi-use, build higher
- Identify neighborhoods, pedestrian friendly, create bicycle road
- Delaware, bike friendly

⇒ Transportation & safety:
- Areas along Delaware, Peninsula, Peplar need bike path, public transportation, pedestrian walk way
Table D

- clean paths
- MU so most services can be done in same place

* services + office closer to caltrain
* residential farther but well connected
* SA 10, downtown + ECR are underdeveloped
* ped. streets in downtown

Report Back

* Underutilized: ECR corridor, SA 10, downtown
* Enhance housing that’s MU in SA 10 + affordable on ECR
* Turn Delaware into an active corridor
* SA 10 could be a MU village, connected to Hayward Park Caltrain w/ comprehensive transit
* Intersections = Poplar + Delaware; Peninsula + Delaware
* Greater Bay Area consideration near Caltrain
* Delaware or Claremont could be fully ped/bike/transit
  - North/South connection

Emerging technology on ECR + new transit route from SA 10 to Hayward Park Caltrain
Alejandro Delgado

Commercial is squeezed in between residence. Assess dated commercial area, convert to residential. High density may be other areas in city.

Day - higher density means more traffic.

History - land fill in bay. Gave higher not to waste the space opportunity.

We're a city not an airport. Go high mixed use along ECR.

- Don't put high rise facing each other.
- Mixed use - high rise - ground level commercial & retail.
- Limit high rise to certain areas.
- Expanding lanes on freeways would help, but not at all feasible.

Like the underpasses for traffic under train.

- Also helps reduce train horns.
- One way streets create a safer train crossing & horn.

- Pocket parks in #7 to help mitigate some of the issues w/ sea level rise.
- BMR type for commercial/retail to facilitate incubation & hosting small businesses/diverse small businesses/non profits.
- Retain & preserve historic buildings & character downtown in particular.

- Ice rink preservation in GP; tighten up use & prevent future.
- Mid rise residential in area 5.
- #2 Mixed use, retain some commercial.

- Avoids Hillsdale - too much traffic.
- What can be done? Some safety.
- Switch to make Hillsdale go UNDER lot vs existing.
- Kaiser Parking needs more, space inefficiently used.
- P House.

- #1 Improve the whole of ECR for Transit Supportive.

Something that "defines" SM. Ex: we used to have a race track, but what is something that is iconic SM.

- Current have Expo Center > what is County involvement.
- Central Park is iconic.

- Quality of current development is poor. Design standards & the construction. Ex: Light infill living areas. Gardens, views, quality of life.
- Identify older, less structural value, historic, & encourage redev.

- Preservation of history & older, residential.
- Gardens on top of all highrises.
- More public open spaces.
- Plant more trees! Tree canopy is important to environment.
Please look at changing the zoning from C-4 to T-0.1 on Leslie St., west side of Leslie from 17th to Gurn St.

THX,
ALEX CAGIANAN

Adding more & affordable housing should be a huge priority in the updated plan.

Thank you!
- R-1 Areas shall be intensified. Residents at the table would like R-1 & R-2 zones also included in the study areas.
- 3 story residential everywhere @ R-1/R-2 zones.
- New transit corridors might be created at 2040, so we shouldn’t be constrained by the current transit layout. Transportation types might be very different in 20 years.
- Seeking for non-car method of moving within different types of use bldgs with.
- Assumptions of roads not being multi-levels, instead of limited to just one-level.

Study Area #1  *(Use some blue logos for mix-use bldgs)*
- Intersect w/ other areas. Commercial of different types. Depends on the regions.
- Mix use type buildings all along El Camino Real due to transit
- Retail @ bottom level / office @ mid level / Residential @ top level
- Higher intensity near downtown area (Area #1 & Area #4)
- Residential on top of shopping malls
- Making El Camino as Grand Blvd.
- Working shall be close to transit stations

Study Area #2
- Retail/commercial at ground floor & Residential on top (most of residents agreed w/ this idea)
- Residential only w/ high rises
- Study Area #3
  - More technology offices at this area / Business concentrated.
  - Not interested in destroying any existing park spaces.
  - Some additional residential.
  - Circulation and safety improvement.

- Study Area #4
  - Different opportunities / More development region.
  - Intensify downtown areas / under developed at this point.
  - Circulation and safety improvement.

- Study Area #5
  - Residential & mix use bldgs.

- Study Area #6
  - Mix use. bldgs.

- Study Area #7
  - More green @ this area / no construction due to flood hazard.
  - Housing above water / 20' above sea level.

- Study Area #8
  - Office bldgs / close to freeway intersections.

- Study Area #9
  - Retail w/ office on top.

- Study Area #10
  - Building on top of water / mix types of everything.

- Emergency Transportation along I-1 & El Camino Real.

Bike path
- Improvements for E/W & N/S communications
  - Along Palomar St.
  - Along Alameda De Las Pulgas.
COMMENT CARD

If you have subsequent comments or questions of importance to you, please fill out this comment sheet. Please return it to the City of San Mateo Planning Division, Attn: Julia Klein, 330 W. 20th Avenue, San Mateo, 94403.

Name: Mike Casigiano
Address:
Phone:
Email:

Comments and questions:

1) Entire town should be a "study area";

2) City wide "grade separation" open raised tressle needed

3)
- Housing wherever we can get it - need to provide a wide range for ordinary people need shopping, recreation - feel belong & safe
- R3/R4/R5 Potential for displacement is a concern
- Pedestrian lighting provide more
  - More units
  - Higher density should be spread throughout the City including single-family home neighborhoods
- Faster process for ADUs - difficult and time consuming now
- Housing near transit - would like to get rid of my car
  - Bus and train (and enhance service)
  - Want to be able to purchase in the future
  - Address climate change but at the same time provide for housing be provided
- ECR provides transit opportunities to support housing
- Mix office and housing
  - Don’t drive out existing businesses - look at mixed use
  - Use public land to provide affordable housing
  - Maintain existing businesses
Legal

need to transition to
Single Family neighborhoods
COMMENT CARD

If you have subsequent comments or questions of importance to you, please fill out this comment sheet. Please return it to the City of San Mateo Planning Division, Attn: Julia Klein, 330 W. 20th Avenue, San Mateo, 94403.

Name: Laurie Watanuki
Address:
Phone:
Email:

Comments and questions:
- Need green pedestrian street lights in Central Neighborhood and over the 3rd Ave over pass for safety for pedestrians and bicyclists.
- Concerned with potential displacement of R3-R4-R5 zoned areas. These residents in single family homes are vulnerable - we need to preserve single family homes in historic Bungalow neighborhoods.
- Need faster process for ADU's.
- We need compatibility in zoning.
- A.S. Alphabet between 5th and 9th Ave should be rezoned to R2 - for townhouses - owner occupied.
- Need architectural compatibility with new developments.
Interested in accessible housing for seniors & the youth throughout the city.

- Area 3: Would like speed humps to slow down traffic that cuts through to get to the freeway. Dangerous for people crossing. A lot of children in the area.


- High cost of living forces many people to live together.
  - Need lower cost housing.

- The solution to help cost of housing is not necessarily more housing.

- Area 3: Would like better transportation that is efficient and affordable.

- Not enough lighting throughout the city. It creates a safety issue. I have to clean up trash left by people latering. More police patrol for safety in poor lit areas throughout city.

- In area 4 would like a small open plaza with trees and areas to celebrate holidays & events.

- More green areas to balance with development.

- Area 4: 3 story buildings for affordable housing in undeveloped lots, with parking at the bottom (subterranean)

- Area 7: 3 story buildings with park and open space.

- Area 1: Office High A+.

- Areas: bike lanes and affordable transportation throughout the city. Shuttle buses for seniors going to offices.

Jesse Medina (Note taker)
Area 4: A shuttle bus that takes patients to Mills Hospital.

Area 7: Bush removed from route, need more buses (smaller) and shuttles in the area. Affordable and would reduce congestion (traffic)

Area 4: Parks in the area for kids to play. Currently, kids play in front of my apartment and hit my windows.

Thought areas would like more single family dwellings.

- Affordable single family homes.

Area 5: Would like a small school (K-12)

For King Center: would like more safety. People smoke and congregate openly, prostitution observed. People drinking.

Area 7: On pedestrian bridge need cameras & replacement of broken lights.
TARJETA DE COMENTARIOS

Si tiene comentarios posteriores o preguntas importantes para usted, complete esta hoja de comentarios. Devuélvalo a la División de Planificación de la Ciudad de San Mateo, a la atención de: Julia Klein, 330 W. 20th Avenue, San Mateo, 94403.

Nombre: JUANITA NAVARRO

Dirección:

Teléfono:

Correo electrónico:

Preguntas o comentarios:

Como aplicar para topes

topes para poner en South Grand St.