Property Owner Meeting
January 27, 2020
Meeting Objectives

» Provide an update on the General Plan

» Receive property owner feedback on:
  • Land use alternatives
  • Future development trends
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.
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
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

2019 | 2020 | 2021 | 2022 | 2023

WE ARE HERE
### Estimated Growth for San Mateo City (by 2040)

<table>
<thead>
<tr>
<th>Category</th>
<th>Projection</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 16,000</td>
</tr>
</tbody>
</table>

Source: Association of Bay Area Governments (ABAG) Projections
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
Study Areas

» 10 Study Areas

» Areas most likely to experience change over the next 20 years
Land Use Alternatives Evaluation

» **Alternatives evaluation will consider:**
  - Amount of development that would be allowed
  - Overall character
  - Traffic impacts
  - Public health
  - Displacement
  - Impacts on utilities and public services
  - Environmental sustainability
  - City’s fiscal health
  - Potential community benefits
  - Development feasibility
  - Applicable State laws/regulations

» **No decisions on a preferred land use scenario will be made until evaluation is complete and shared with community**
Process to Create Alternatives

» Community input
  • November 16, 2019 Community Workshop
  • Pop Up Events
  • Online comments – until 1/31/20
  • Written comments
  • Stakeholder input
    • March 2020 Workshops (3/3, 3/7, 3/9, and 3/12)

» General Plan Subcommittee input: 4/22/20

» Planning Commission input

» City Council review and direction