



Property Owner Meeting

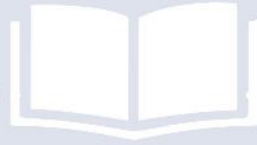
January 27, 2020



Meeting Objectives

- » **Provide an update on the General Plan**
- » **Receive property owner feedback on:**
 - Land use alternatives
 - Future development trends

GENERAL PLAN



Elements

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

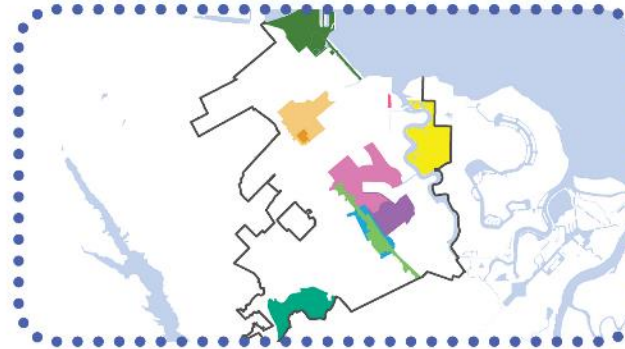
Values



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.

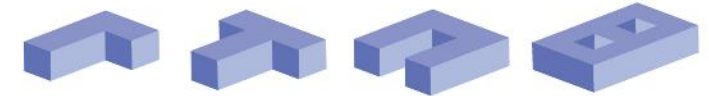
To learn more about the General Plan Update, visit www.StriveSanMateo.org.

ZONING CODE

Building Type



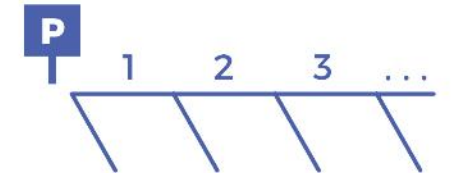
Building Form



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: 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

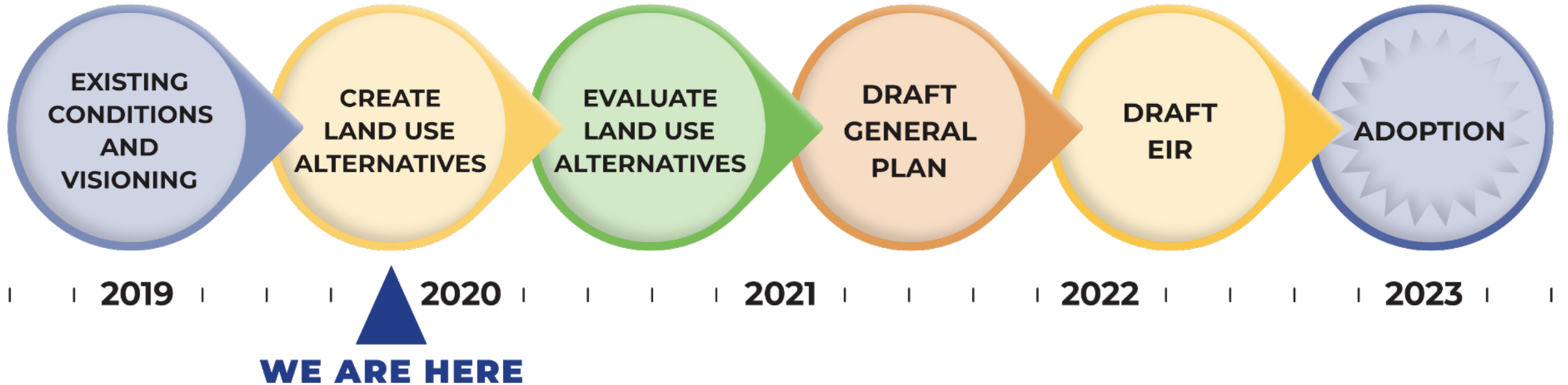
Inclusivity

Prosperity

Resiliency

General Plan: Where are we?

COMMUNITY ENGAGEMENT AND INPUT



Estimated Growth for San Mateo City (by 2040)

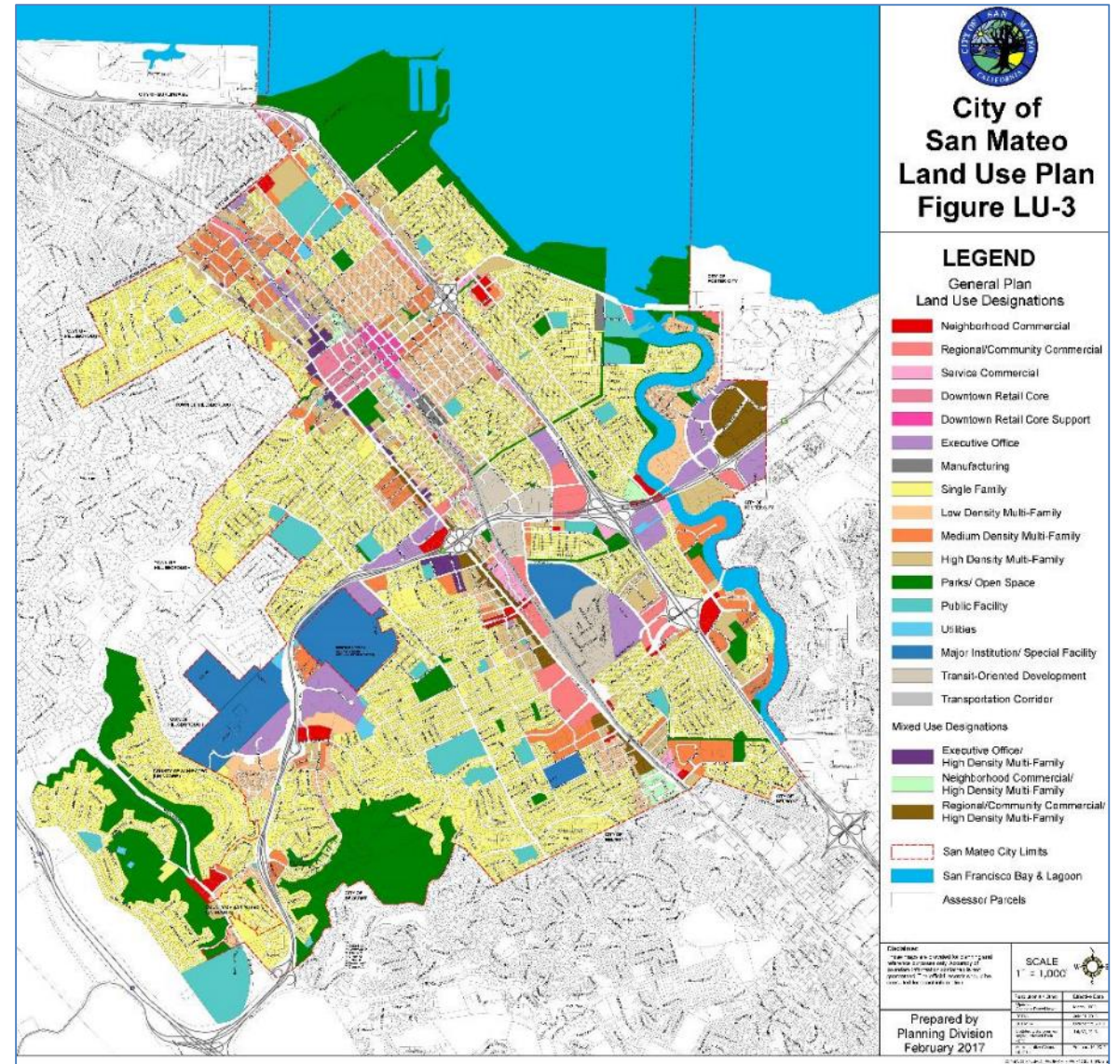
New Residents:		25,000 to 28,000
New Households:		8,000 to 12,000
New Jobs:		around 16,000

Source: Association of Bay Area Governments (ABAG) Projections

General Plan Land Use Map

Map and designations determine:

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



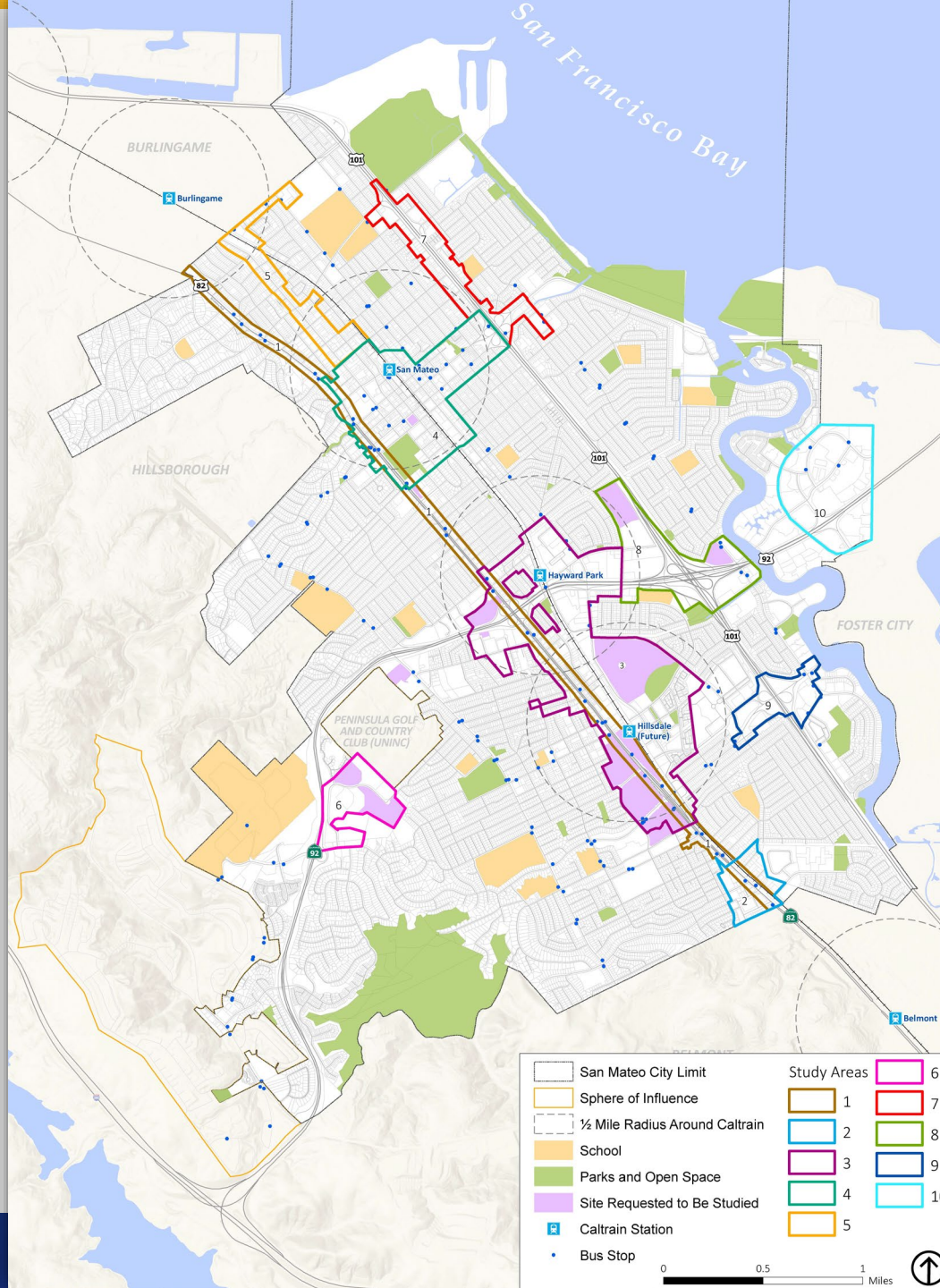
Land Use Alternatives Process

1. Choose study areas
2. Explore a range of alternatives **We are here**
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





www.StriveSanMateo.org

