

From: General Plan <generalplan@cityofsanmateo.org>
Sent: Tuesday, February 23, 2021 7:54 PM
To: General Plan <generalplan@cityofsanmateo.org>; [REDACTED]
Subject: RE: A request for information about the general plan process, study areas and alternatives A/B/C

Hi Gil,

Thanks for your interest in the General Plan and asking these questions.

The Study Area boundaries are the areas the city will study in more detail for change on a variety of interconnect topics including land use, circulation, safety, sustainability, equity, etc. The boundaries in the Study Areas map were developed based on input from a variety of community outreach efforts (including community workshops, pop-up events, joint meetings with neighborhood groups, local schools, and other group meetings, Spanish-language focused workshop, Chinese-language outreach, Youth workshop, etc.), as well as, public comments submitted to the city, community input during public meetings, and feedback from the General Plan Subcommittee and Planning Commission. The City Council also held a study session meeting in June 2019 to review the draft Study Areas, hear community input and provide direction. The level of interest in the Study Area boundaries was gathered and reflected in a heat map, see: http://strivesanmateo.org/wp-content/uploads/2019/06/Att4_CompiledStudyAreaMap.pdf Past meeting and workshop materials on Study Areas are available online at www.StriveSanMateo.org.

Following the June 2019 City Council meeting, the city led a variety of community outreach efforts to gather input on the types of changes and where the changes may occur. Community meetings, events, and outreach related activities are posted on the website. Based on these comments, the General Plan Team developed the draft Alternatives to study and we shared the draft at the March 3, 2020 community event to gather feedback on the draft. The draft Alternatives are illustrative; however, the technical studies still need to be conducted. And the detailed information you are asking for is part of the technical studies that need to be conducted. We need to complete the current step in the process before we can begin the technical studies. At this time, the GPU team is seeking input on whether the land use and circulation changes shown in the draft Alternatives are “right range of alternatives scenarios” to study. And we are asking for feedback including the question of, “Are there ideas or changes missing that you would like to see evaluated?” Materials from the March 3, 2020 event are available online, please see: <https://strivesanmateo.org/workshops-pop-up-events/>

- Start with the Welcome Handout, see: http://strivesanmateo.org/wp-content/uploads/2020/03/AlternativesRange_Handout_Welcome.pdf
- Then the FAQ, see: http://strivesanmateo.org/wp-content/uploads/2020/03/AlternativesRange_Handout_FAQ.pdf
- Then review the draft Land Use Alternatives for each Study Area in more detail, see: http://strivesanmateo.org/wp-content/uploads/2020/03/Draft_LandUse_Alts_030320.pdf and refer http://strivesanmateo.org/wp-content/uploads/2020/03/Draft_CircAlts_030320.pdf for the zoning colors, height and density.
- Then review the draft Circulation Alternatives at: http://strivesanmateo.org/wp-content/uploads/2020/03/Draft_CircAlts_030320.pdf

As mentioned above, the city hosted the first community meeting on the draft Alternatives to study back in March 2020. Our original plan was to hold a meeting series consisting of three community meetings/workshops; but we were only able to host one in 2020 and had to pause subsequent scheduled community meetings due to pandemic related Shelter in Place orders from the County.

On January 19, 2021, the City Council gave direction to resume community meetings and to do it safely due to the pandemic. Since that meeting city staff and consultants are working on scheduling and working on the logistics for hosting virtual community meetings on the draft Alternatives. We're looking at the dates in the coming months (March and April) to pick up where we left off in March 2020. Once we've confirmed the meeting dates, we will post the information on www.StriveSanMateo.org, and will send out an email blast to everyone who has signed up for email updates. We're also working on an online engagement tool as an alternative means of providing input, and also hope to release that soon.

Thank you and please reach out if you have any further questions.

Best,
Julia

Julia Klein
Principal Planner
City of San Mateo

From: Gil Gordon [REDACTED]
Sent: Thursday, February 4, 2021 5:29 PM
To: Wendy Lao <wlao@cityofsanmateo.org>
Subject: A request for information about the general plan process, study areas and alternatives A/B/C

Hello Wendy,

I have a few questions and comments about the General Plan update process after poking around on strivesanmateo.org and watching the most recent city council meeting that addressed the plan.

1. Can you share more detail or documentation about how the study areas and Alternative scenarios were drawn up? At a high level I understand there were some public meetings in 2019 and 2020 to gather ideas and feedback along with online tools and that this was cut short by COVID. I feel like I'm missing some logical steps as to how we got from the raw inputs (such as http://strivesanmateo.org/wp-content/uploads/2019/07/San-Mateo-Study-Area-Exercise-Results_FINAL.pdf and <http://strivesanmateo.org/wp-content/uploads/2020/02/FormattedResults020620.pdf>) to the map presented here as kind of a fait accompli: http://strivesanmateo.org/wp-content/uploads/2021/01/RangeofAltsWorkshopCleanBaseMap_111819.pdf
2. I am especially curious about the A/B/C alternatives as presented in these maps: http://strivesanmateo.org/wp-content/uploads/2020/03/AlternativesRange_Handout_Welcome.pdf. The maps are quite zoomed out, but it seems they have been color coded with different zones which I'm guessing

informs the math of how many new homes are possible under each alternative. Is it possible to get more specific details about the zoning changes that each alternative envisions at this stage?

3. Do you have agreed upon names for the study areas in addition to numbers just to make it easier to talk about them? Roughly something like this:
 1. El Camino Corridor
 2. Belmont Border
 3. Hillsdale/Hayward park
 4. Downtown
 5. San Mateo Drive
 6. Campus Drive
 7. 101: Poplar to 3rd
 8. 92/101
 9. Hillsdale/101
 10. Mariner's Island
4. What about the 2 areas that requested to be included but aren't in any area? are they out of the general plan update process?
5. Beyond the 10 study areas and their A/B/C alternatives, have the planners also examined other alternatives? e.g. what if all R-1 zoning variants were allowed 2 units per lot and all commercial/retail zones were turned into mixed zones that allowed residential and additionally had reduced parking requirements, or measure-Y was undone or updated to increase height/FAR/DUA limits, or pick your preferred idea.

Thanks for all the hard work and engaging with the public,
Gil