



# Draft Alternatives Workshop

April 2021



# Agenda

- » **Welcome and Introductions**
- » **Presentation**
- » **Questions & Answers**
- » **Breakout Room Discussion**
- » **Wrap-up & Adjourn** (by 8:30 pm)



# Our Goals Today

- » **Provide an inclusive and informed dialogue about potential future changes in San Mateo**
- » **Develop a shared sense of possibility for the future**
- » **Review and comment on the range of draft land use and circulation alternatives**
- » **Understand this is one step, one source of input, into a larger and longer process**

# What is the General Plan?

## GENERAL PLAN



### Elements

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

### Values



Diversity

Balance



Inclusivity

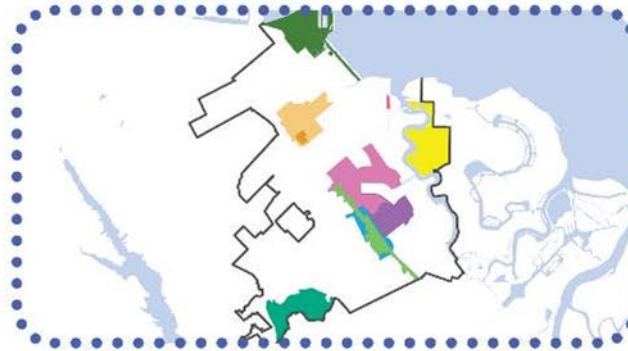
Prosperity

Resiliency

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.

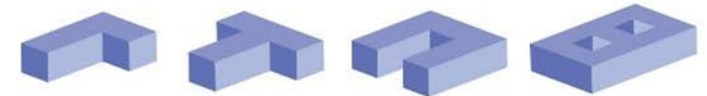
To learn more about the General Plan Update, visit [www.StriveSanMateo.org](http://www.StriveSanMateo.org).

## ZONING CODE

### Building Type



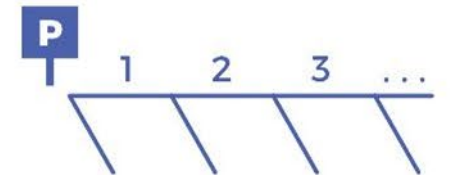
### Building Form



### 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:

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**Diversity**

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**Balance**

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**Inclusivity**

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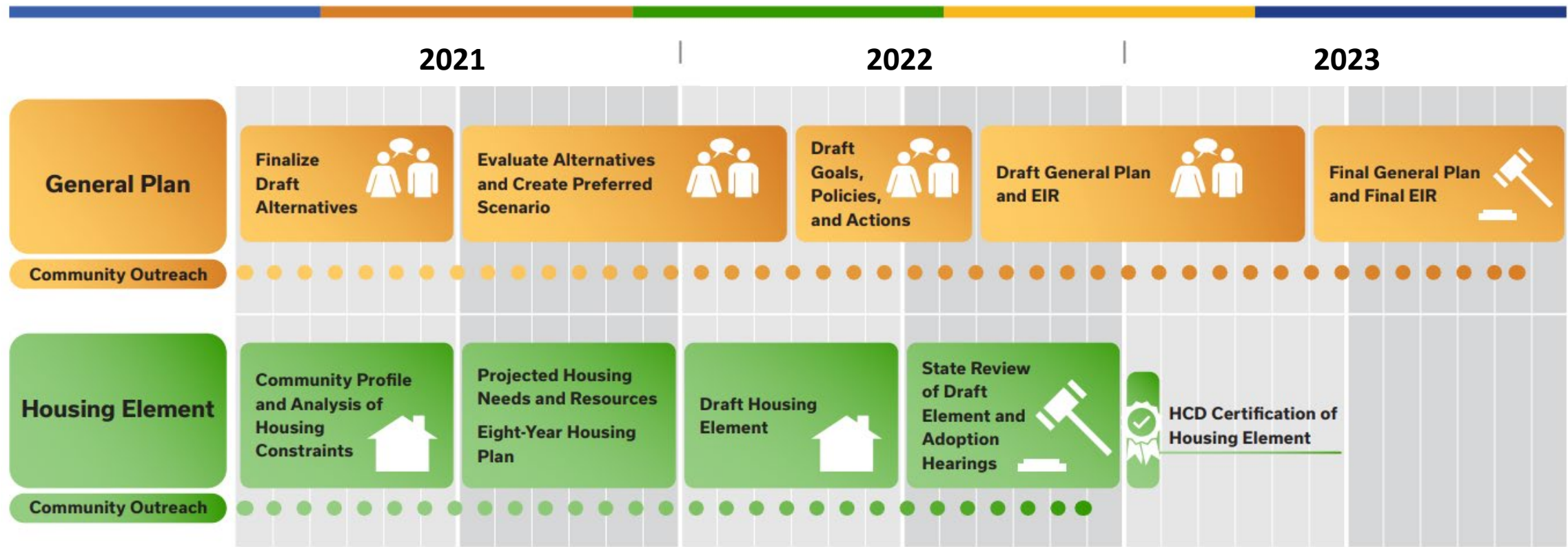
**Prosperity**



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**Resiliency**



# Where Are We Now and What's Next?



-  Each **General Plan Meeting Series** will include some combination of community workshops and events, General Plan Subcommittee meetings, Planning Commission study sessions, and City Council direction.
-  **Housing Element Outreach** includes stakeholder meetings, community meetings, Planning Commission hearings, and City Council hearings.

# Who Gets to Participate?



# The Entire Community

**Community** is a group of people who share the same things, such as: where they ...

- ✓ live
- ✓ work
- ✓ play.



It is also a place where people solve problems together.

# Community Stakeholders

- » **Residents**
- » **Businesses**
- » **Property owners**
- » **Business Patrons/Service Users**
- » **Developers (affordable housing)**
- » **Everyone who lives, works and plays here, and**
- » **Representatives of people who cannot participate –**  
residents holding multiple jobs, elderly people, people with disabilities, and others.





# Community Participation – Past Activities

- » **Community Workshops**
- » **Pop-up Events**
- » **Intercept Surveys**
- » **Online exercises**
- » **Outreach to local school districts**
- » **Outreach to Youths & ESL**
- » **Outreach to Businesses & Major Property Owners**
- » **Outreach to Spanish-language communities and others**
- » **Guest speak at neighborhood meetings, community groups, etc.**
- » **Citywide mailing**
- » **Over 3,000 individuals and over 4,000 comments so far**





# Community Feedback (to date)

## » Major Themes:

- Traffic congestion and traffic safety
- Affordable housing
- Transit improvements
- Sidewalk improvements, crosswalks, street lighting
- On-street parking
- Community events, activities, and parks



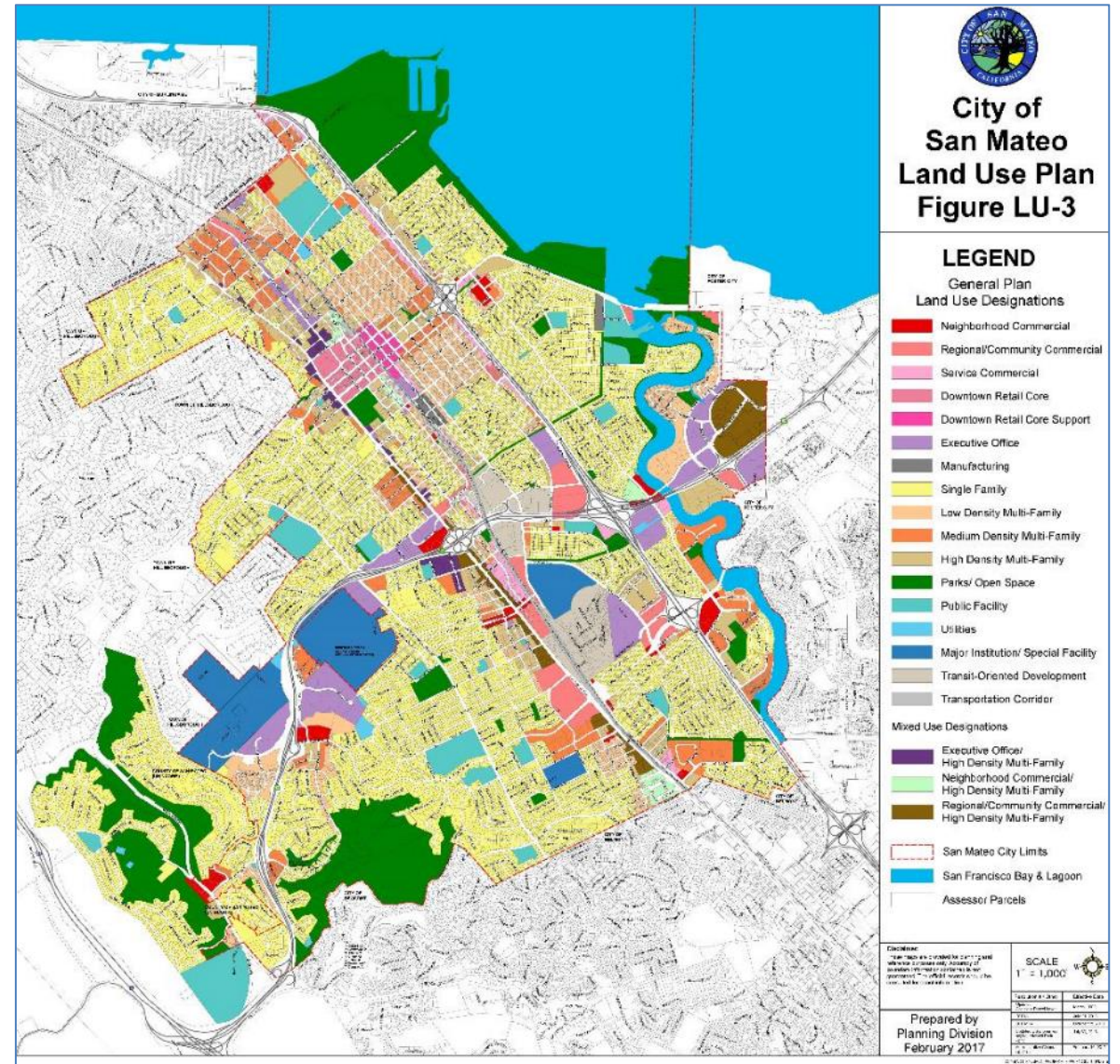
# Alternatives Process



# General Plan Land Use Map

Map and designations determine:

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

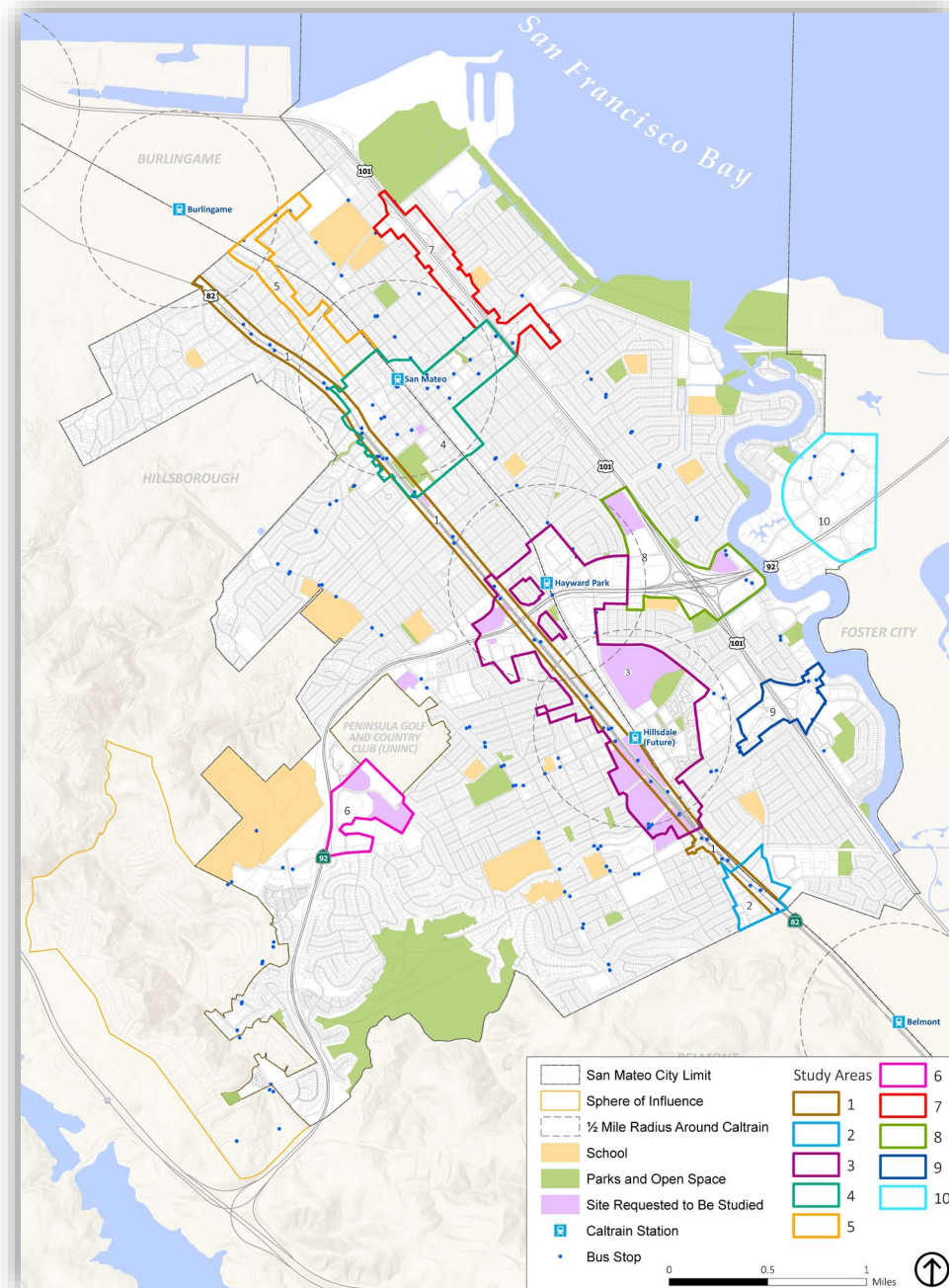




# Land Use Alternatives Process

1. Choose study areas ✓
2. Explore a range of alternatives ✓
3. Finalize up to three alternatives
4. Evaluate and compare alternatives
5. Mix and match to create a “preferred scenario”
6. Refine the preferred scenario to become the updated Land Use map and transportation network

Paused here



# Process to Identify Study Areas and Create Alternatives

- » **Community input**
  - Workshops and Open House
  - Pop up events
  - Online comments
  - Written comments
- » **General Plan Subcommittee input**
- » **Planning Commission input**
- » **City Council review and direction**





# Land Use Alternatives Evaluation

## » Alternatives evaluation will consider:

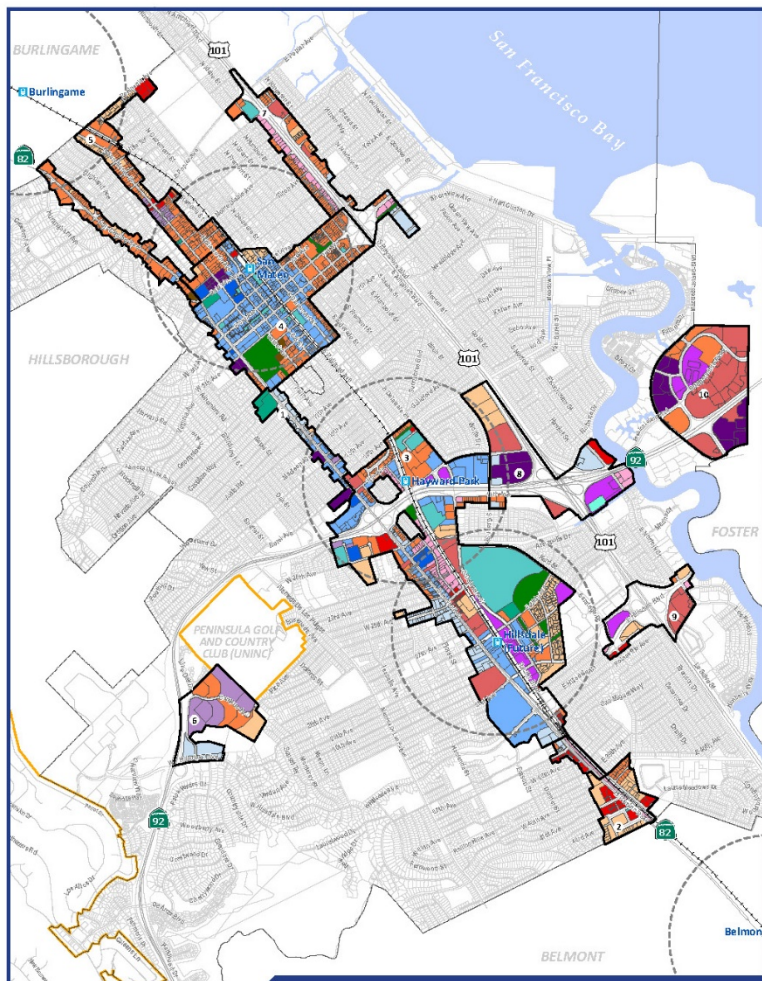
- Amount of development that would be allowed
- Overall character
- Traffic impacts
- Public health and equity
- Potential displacement
- Impacts on utilities and public services
- Environmental sustainability
- City's fiscal health
- Potential community benefits
- Development feasibility
- Applicable State laws/regulations

## » No decisions on a preferred land use scenario will be made until evaluation is complete and shared with community

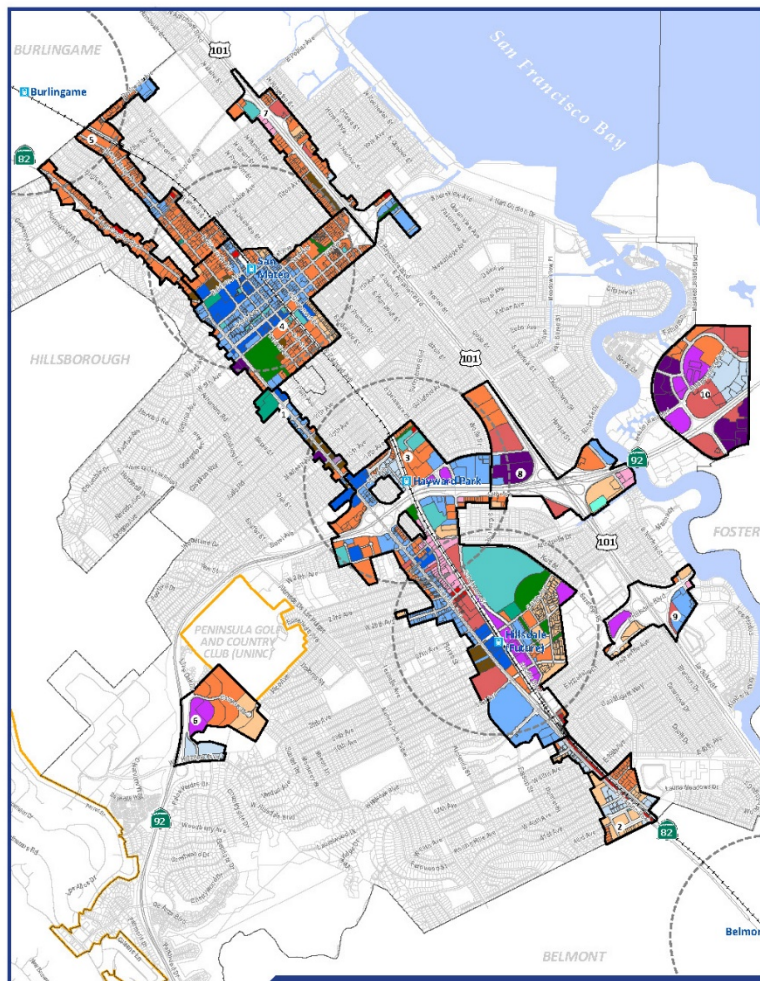




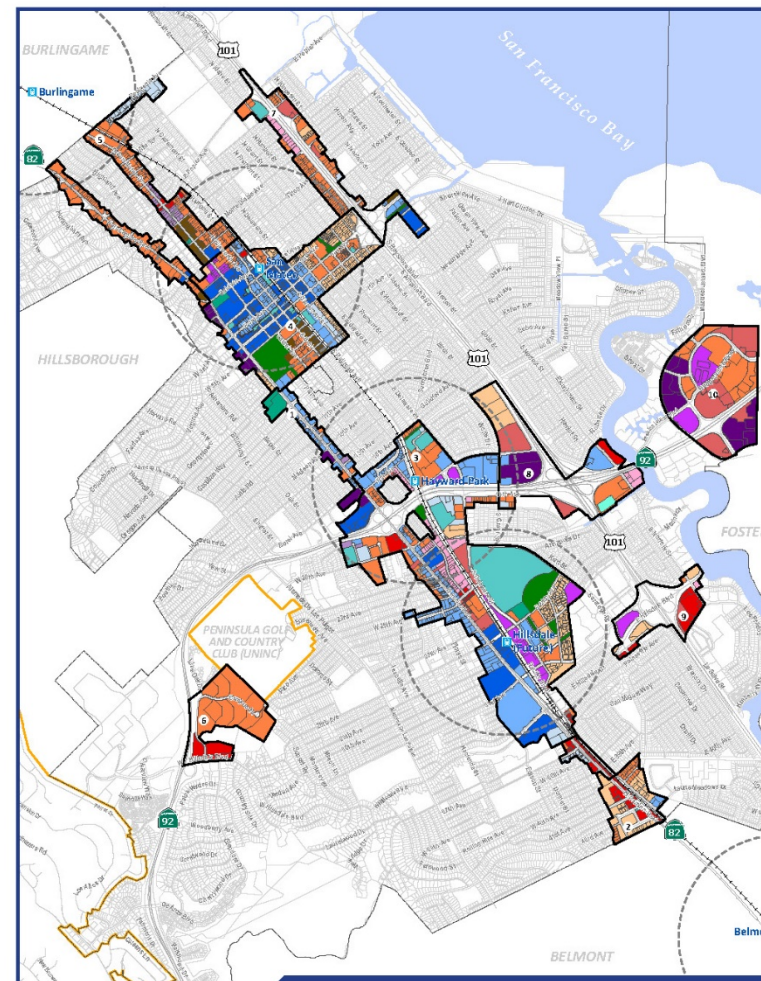
# Draft Land Use Alternatives



Alternative A



Alternative B



Alternative C

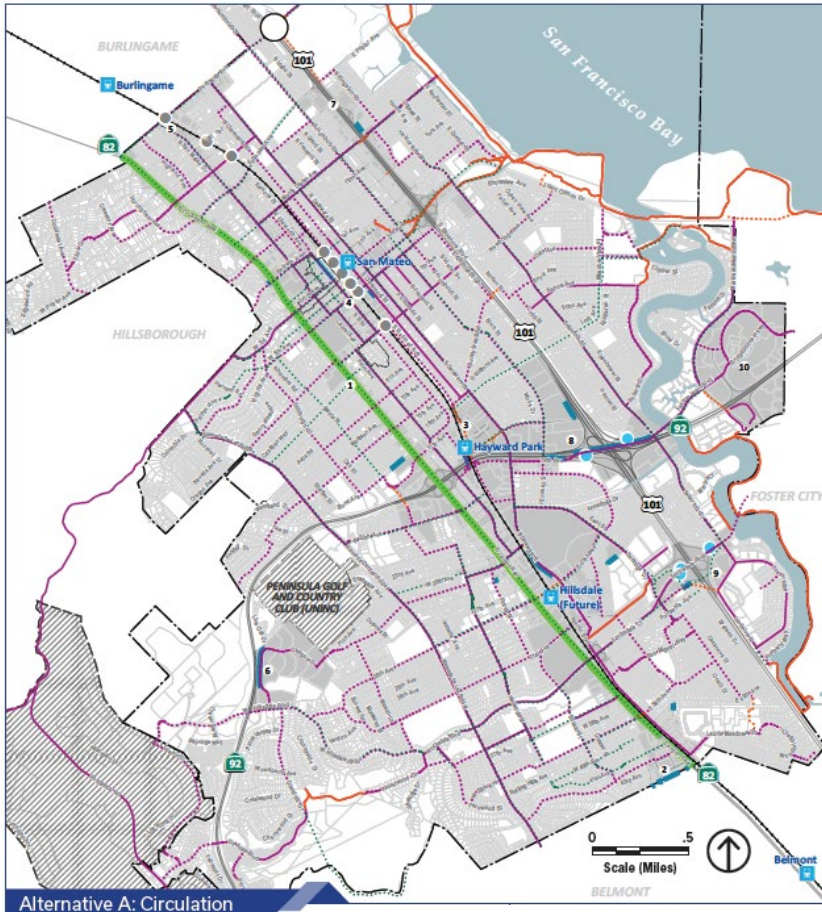
# Draft Land Use Alternatives

	<b>Existing (2018)</b>	<b>Alternative A (Net New)</b>	<b>Alternative B (Net New)</b>	<b>Alternative C (Net New)</b>
Homes	39,200	+10,910	+15,820	+20,830
Population	104,500	+33,050	+39,235	+58,320
Jobs	52,800	+15,430	+15,430	+14,990

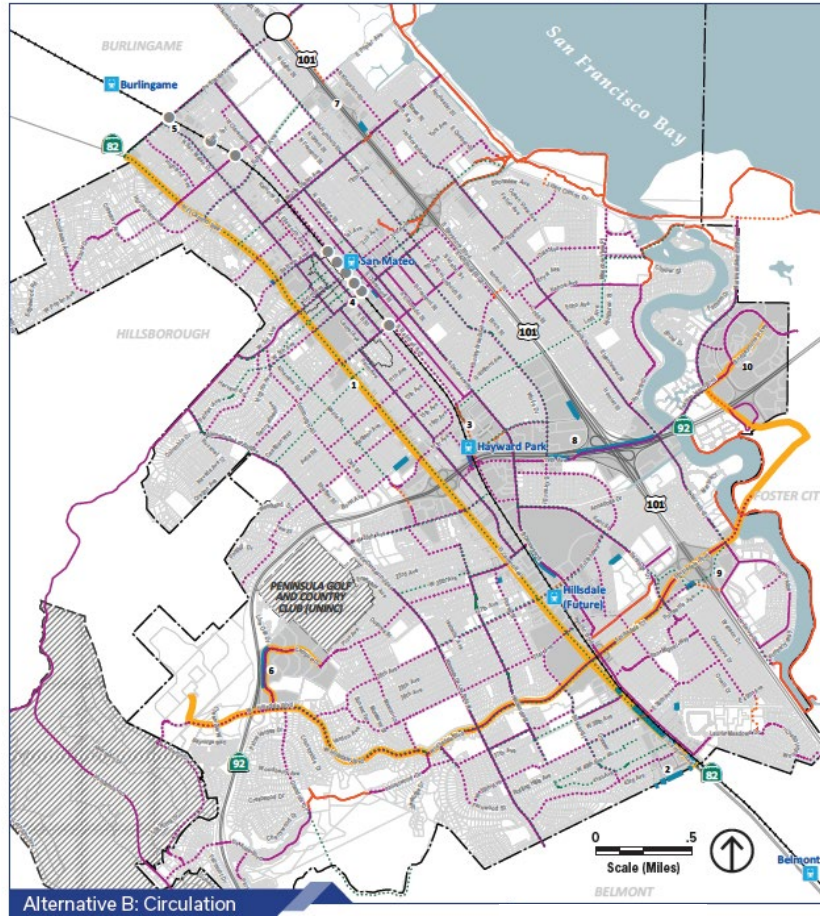


# Draft Circulation Alternatives

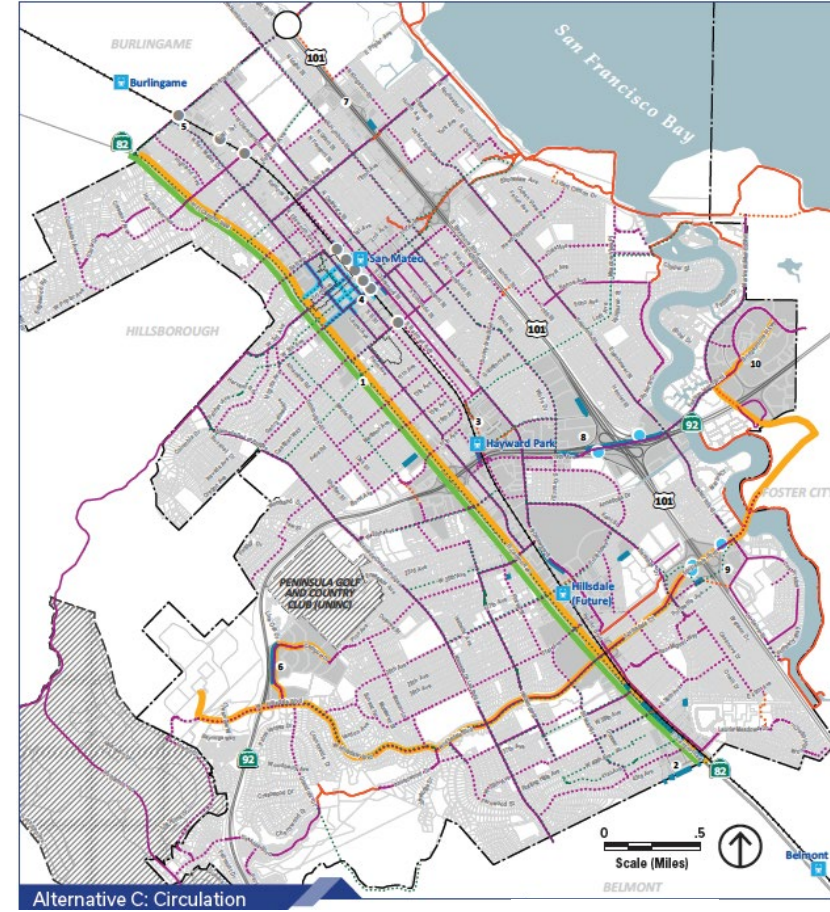
**Alternative A: Prioritizing a Walkable City**



**Alternative B: Prioritizing Regional Connections**



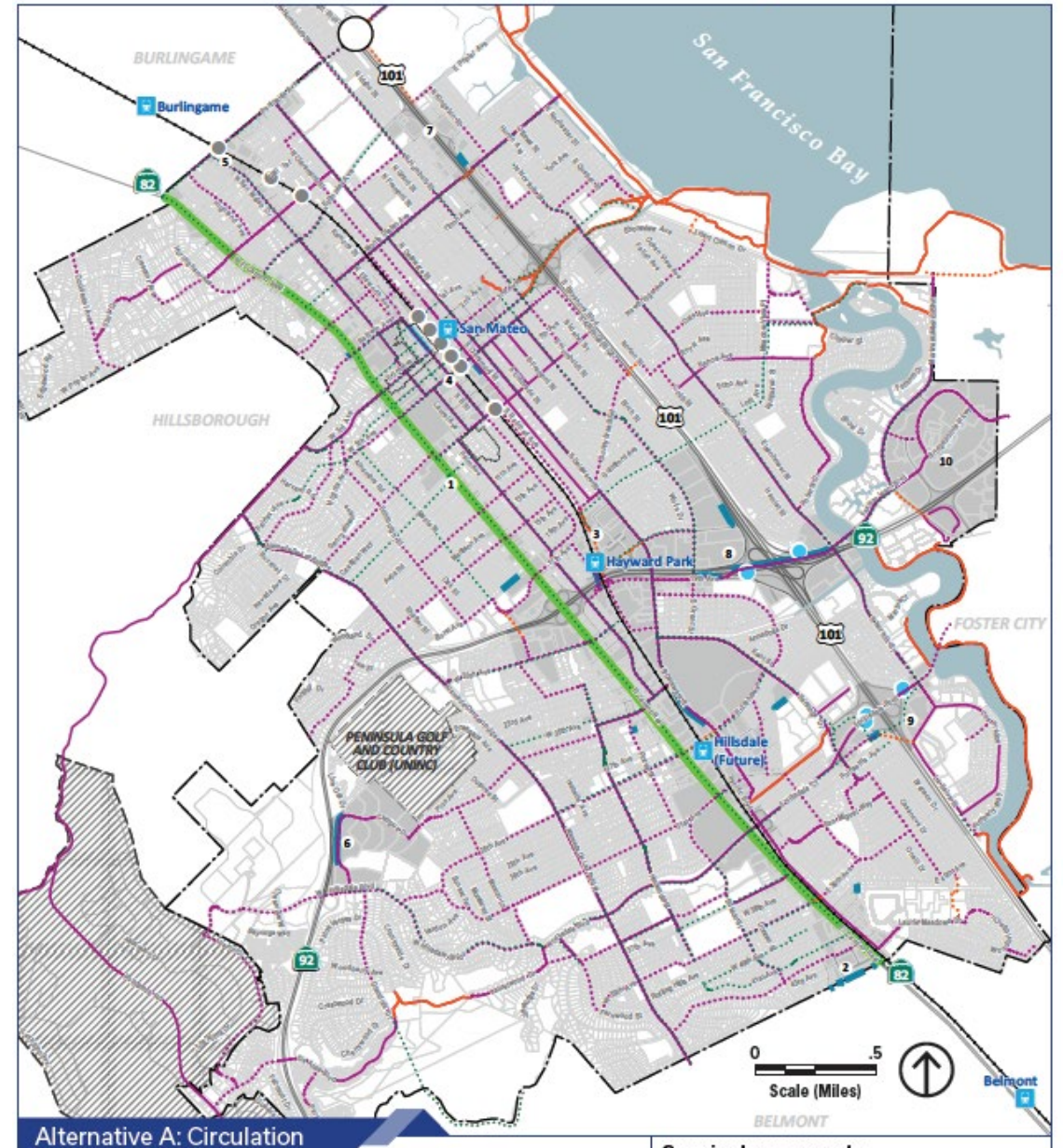
**Alternative C: Supporting Walking, Regional Connections and Emerging Mobility Solutions**





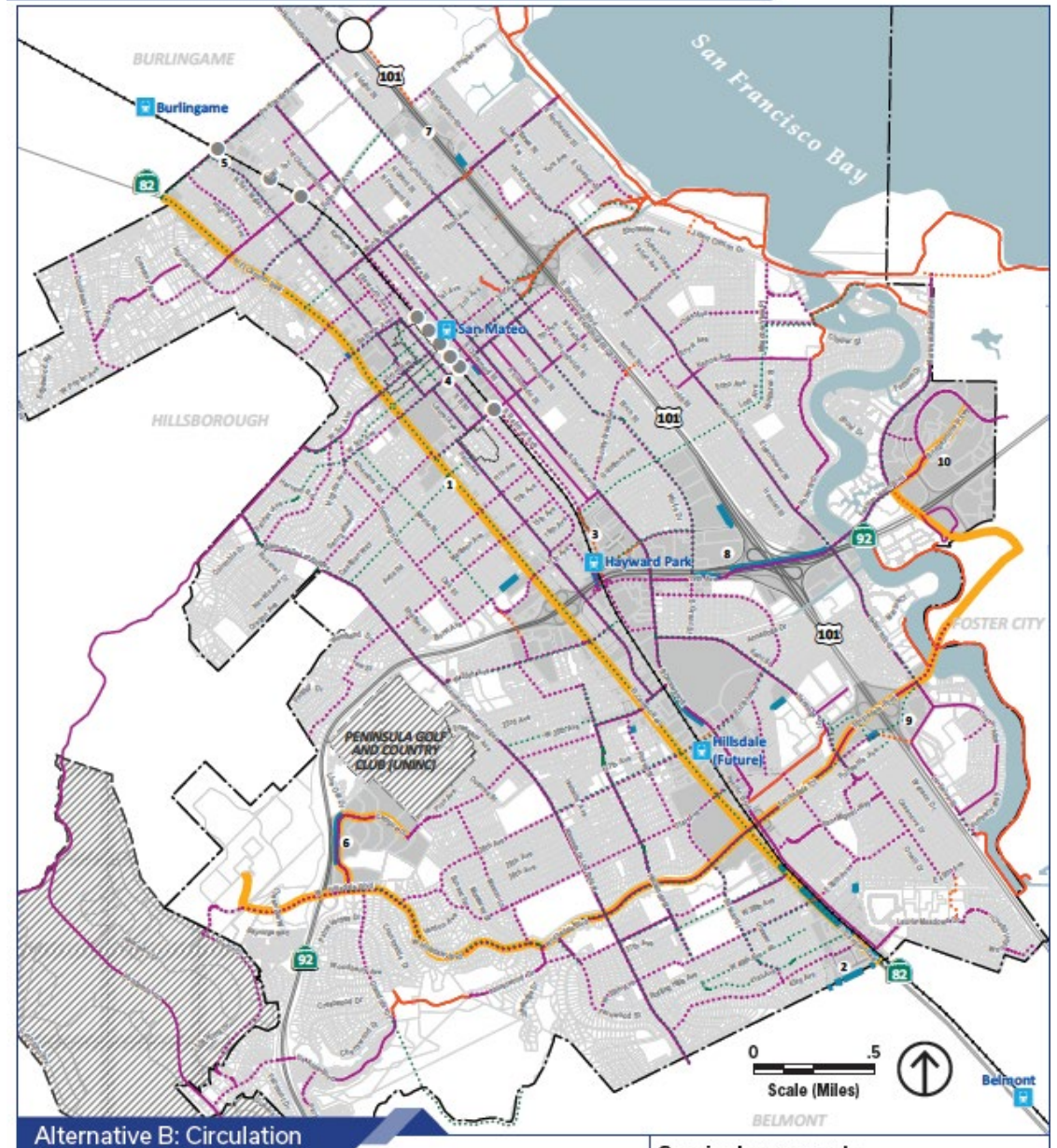
# Circulation Alternative A

## Alternative A: Prioritizing a Walkable City



# Circulation Alternative B

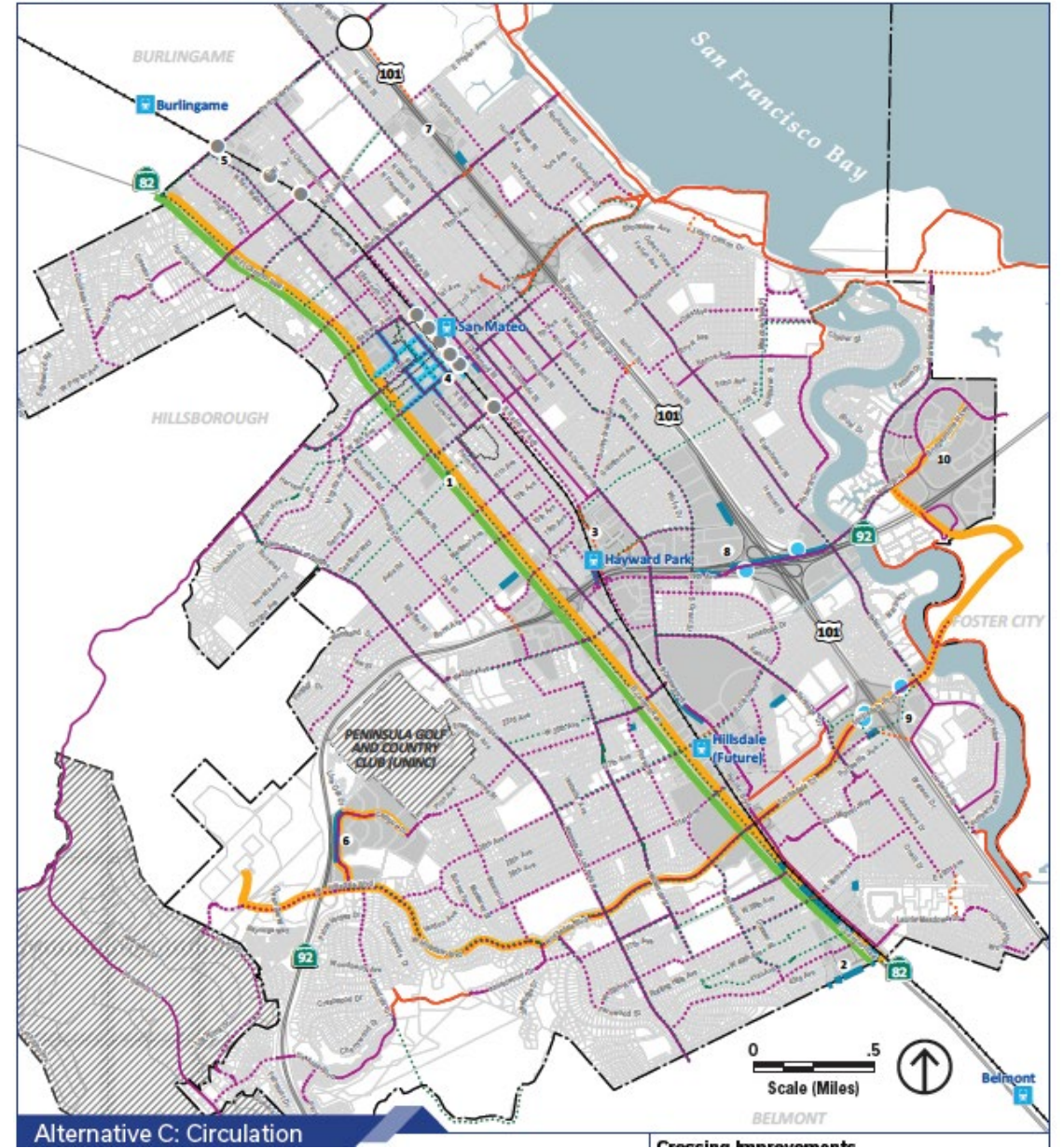
Alternative B: Prioritizing Regional Connections





# Circulation Alternative C

Alternative C: Supporting Walking, Regional Connections and Emerging Mobility Solutions



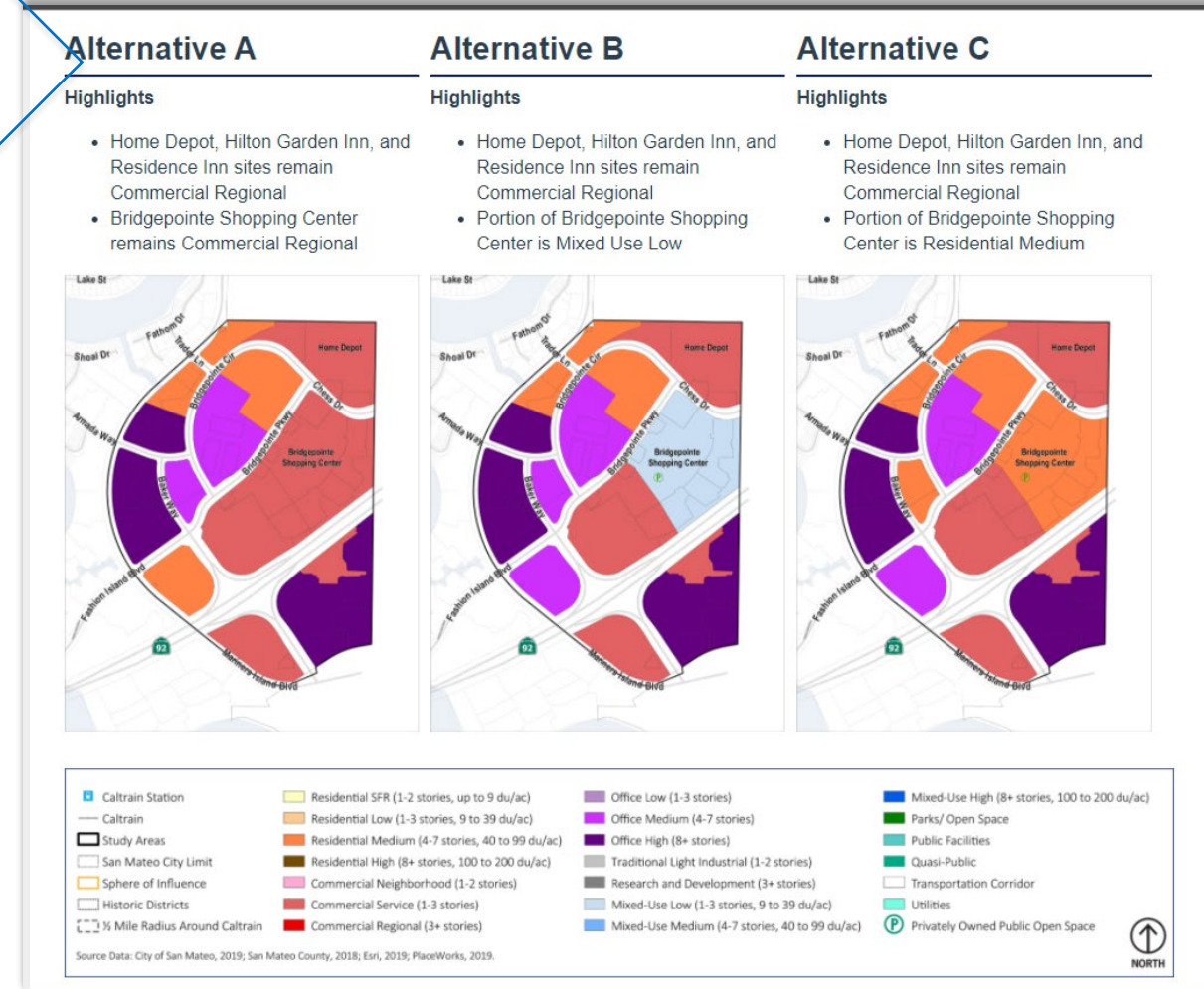
# Breakout Room Discussions

# Breakout Rooms Schedule

Room	6:45 to 7:10 (25 min)	7:10 to 7:35 (25 min)	7:35 to 8:00 pm (25 min)	8:00 pm to 8:25 (25 min)
A	1, 3, 8	Circulation	2, 6, 9, 10	1, 4, 5, 7
B	1, 4, 5, 7	1, 3, 8	Circulation	2, 6, 9, 10
C	2, 6, 9, 10	1, 4, 5, 7	1, 3, 8	Circulation
D	Circulation	2, 6, 9, 10	1, 4, 5, 7	1, 3, 8
E	Español: Areas de studio 1 de 10 y Alternativas de Circulación			

# Breakout Room Discussion Materials





- » Land Use Alternatives Maps
- » Circulation Alternatives Maps
- » Virtual Note Taking Sheet
- » Place Type Menu
- » Existing General Plan Land Use Map for reference





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REF	CATEGORY	PHOTO/ILLUSTRATION	
MIXED USE			
	<b>Mixed-Use Low</b> – 1-3 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building.  – 9 to 39 units per acre – 0.25 FAR retail – 1.0 FAR office		
	<b>Mixed-Use Medium</b> – 4-7 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building.  – 40 to 99 units per acre – 0.25 FAR retail – 3.0 FAR office		

# Breakout Room Discussion Materials

## ■ **Imagining Scenarios for San Mateo's Future Virtual Workshop #1**

**Date/Time:** 6:00 pm – 8:30 pm, April 15, 2021

**Location:** Online

We listened to the community to create three Draft Alternatives for San Mateo's future. Learn about the Draft Alternatives and help us improve them. Please [register](#) and the meeting link will be emailed out in advance of the workshop. The City will be holding the same workshop twice. You will need to register separately for each workshop you want to attend to receive the workshop's unique meeting link.

### **Meeting Materials**

[Workshop Agenda](#)

[Draft Alternatives Overview Handout](#)

[Place Types Menu](#)

[Draft Circulation Alternatives](#)

[Frequently Asked Questions](#)

### **Materiales en Español**

[La Agenda del Taller](#)

[Borrador del Folleto de Descripción General de Alternativas](#)

[El Menú Tipos de Lugares](#)

[Borrador de Alternativas de Circulación](#)

[https://strivesanmateo.org/  
workshops-pop-up-events/](https://strivesanmateo.org/workshops-pop-up-events/)

# Online Alternatives Survey





# Conversation Guidelines

- » **Speak from your own experience**
  - » **Listen to understand each other**
  - » **Respect differences; be curious**
  - » **Let everyone participate**
  - » **Your questions are valuable**
- 
- » **Do the exercise online! [www.StriveSanmateo.org](http://www.StriveSanmateo.org)**



**Questions?**

# Use the Chat Function

» Send Questions to “Project Questions – Carey.”

The screenshot shows a Zoom meeting interface. The main window is dark with a large text overlay: "Access the chat window Chat with meeting Chat Hosts to ask questions". A red arrow points from this text to the "Chat" button in the bottom toolbar. The bottom toolbar includes buttons for Unmute, Stop Video, Invite, Participants (22), Share Screen, Chat, Record, and Reactions. To the right, the "Participants (22)" panel is open, showing a list of participants: Janet Chang (Me), Tammy Seale (Host), Grant R, Sloan Campi, and Mark Teague (Co-host). Below the participant list is the "Zoom Group Chat" section, which has a text input field labeled "Type Message Here" and a "To: Everyone" dropdown menu. A red arrow points from the text "Choose 'Project questions? Ask me!' or 'Zoom questions? Ask me!' in drop-down menu" to the dropdown menu. Another red arrow points from the text "Type Message Here" to the text input field. The top of the Zoom window shows the "Zoom Meeting ID:" and a "Speaker View" button.

**Access the chat window**  
Chat with meeting Chat Hosts  
to ask questions

**Choose “Project questions? Ask me!” or “Zoom questions? Ask me!” in drop-down menu**

**Type Message Here**



# Breakout Room Discussions

# Wrap Up

# Next Steps

- » **Online survey up through May 2:** [www.StriveSanmateo.org](http://www.StriveSanmateo.org)
- » **Questions and comments:** [generalplan@cityofsanmateo.org](mailto:generalplan@cityofsanmateo.org)
- » **Upcoming Meetings**
  - Saturday, April 17, 9:30 AM – Imagining Future Scenarios Workshop #2
  - Thursday, April 22, 6:00 PM – Let's Talk Housing: All About RHNA
  - Tuesday, May 4, 6:00 PM - Introduction to the Housing Element #3
  - Monday, May 17 – City Council: General Plan Status Update
  - Tuesday, May 18 – General Plan Subcommittee Meeting
  - June 2021 – Planning Commission
  - July 2021 – City Council



# Workshop Feedback Survey

» Let us know your thoughts about the workshop:

<https://survey.alchemer.com/s3/6276053/Imagining-Scenarios-for-San-Mateo-s-Future-Workshop-Feedback-Survey>





[www.StriveSanMateo.org](http://www.StriveSanMateo.org)

