

# **APRIL 17, 2021**

## **DRAFT ALTERNATIVES WORKSHOP**

### **BREAKOUT ROOM NOTES & ZOOM CHAT TRANSCRIPTS**

**Note:** This attachment includes the notes from the April 17, 2021 Draft Alternatives Workshop breakout room discussions. The breakout room notetakers had the option of transcribing notes on Jamboard and/or a Google Note Sheet. Some notetakers chose to transcribe notes using *both* tools, while some notetakers chose to transcribe notes on either Jamboard *or* the Google Note Sheet.

This attachment also includes the Zoom chat transcripts from the workshop which includes comments that were not captured during the meeting discussions.

April 17, 2021

Study Areas 1 Central, 1 South, 3, and 8

Notes

## City of San Mateo Workshop Notetaker Sheet

April 17, 2021 – Study Areas 1C, 1S, 3 and 8

(Brian Alexander/Sandra Council)

### ROOM A

#### Study Area 8 – Parkside Plaza Area

- The apartments on grant street are older and could be potential for more density (across from study area on border) See map

#### Study Area 3 – Rail Corridor Area

- Consider Open space on 25th Avenue/Nature enhances walkability

#### Study Area 1 – El Camino Real

- Mixed use medium along the entire ECR-What would that look like?
- More residential along ECR.

### ROOM B

#### Study Area 8 – Parkside Plaza Area

- Are Freeway improvements assumed for this area?

#### Study Area 3 – Rail Corridor Area

- More open space in study area
- Concerned about residential at Borel
- All three alternatives for 25th should be med mixed use
- As density increases- include /popos

#### Study Area 1 - El Camino Real Central

- Include wide sidewalks

#### Study Area 1 – El Camino Real South

### ROOM C

#### Study Area 8 – Parkside Plaza Area

- Retain/encourage shopping for this area with increased residential
- Increase open space to match increase in residential

**Study Area 3 – Rail Corridor Area**

- Study traffic /circulation with increased density, especially with C
- Need to retain business at Borel/ Hillsdale
- No residential at Borel

**Study Area 1 – El Camino Real Central**

**Study Area 1 – El Camino Real South**

**ROOM D**

**Study Area 8 – Parkside Plaza Area**

- Circulation/traffic very important in this area
- Fish Market should be greenspace

**Study Area 3 – Rail Corridor Area**

- Respect character of neighborhood shopping

**Study Area 1 – El Camino Real Central**

**Study Area 1 - El Camino Real South**

- Several comments on traffic overall and impacts on small businesses

*Last minute Comments on prior area:*

*Study Area 4--underpass/overpass for pedestrians to safely get to DT*

*Meandering greenspace from Central Park*



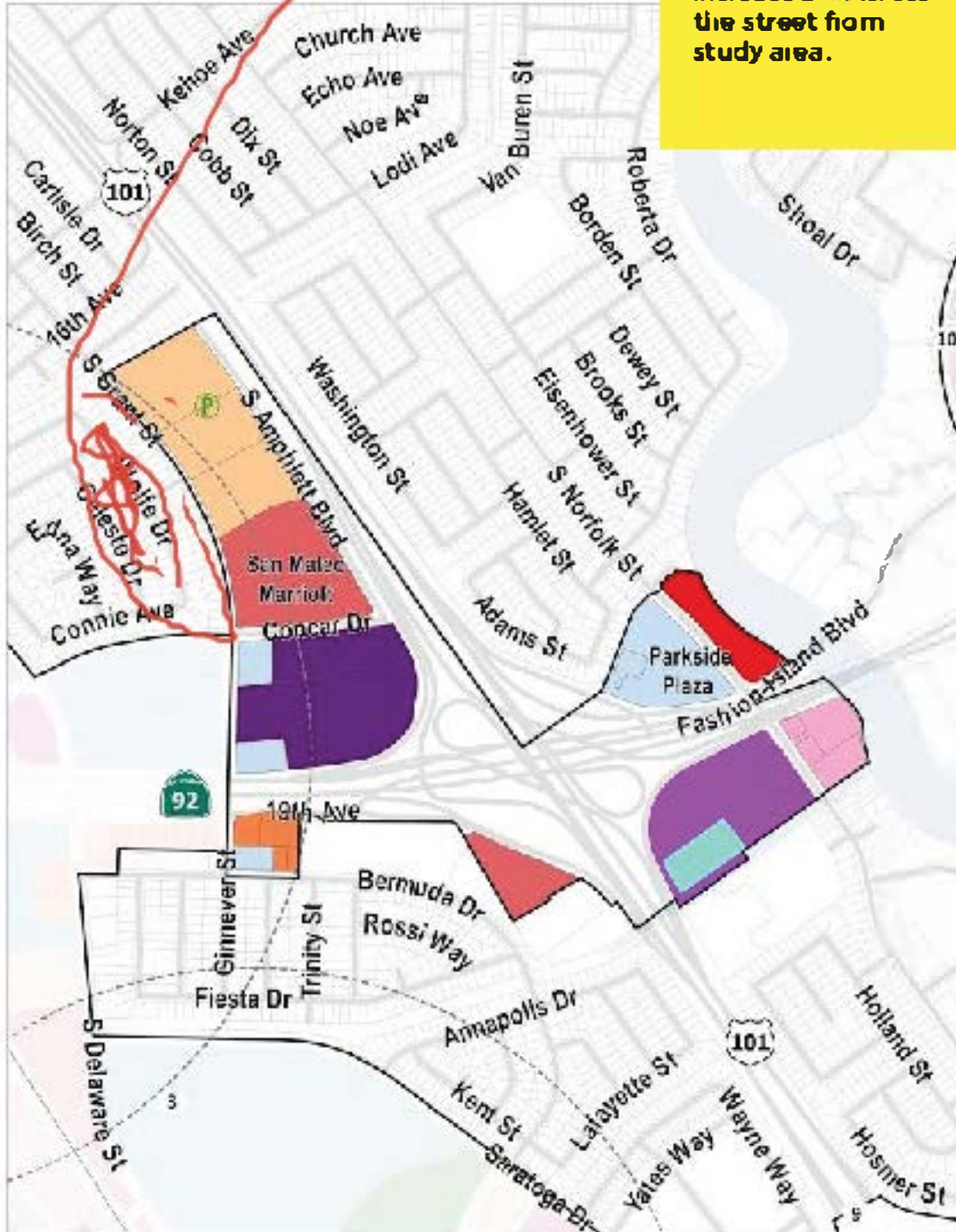
# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

## Group A (Brian Alexander/Somer Smith/Sandra Council)

### Study Area 8 - Parkside Center Area

Alternative A

Small scale housing  
that could be  
increased --Across  
the street from  
study area.



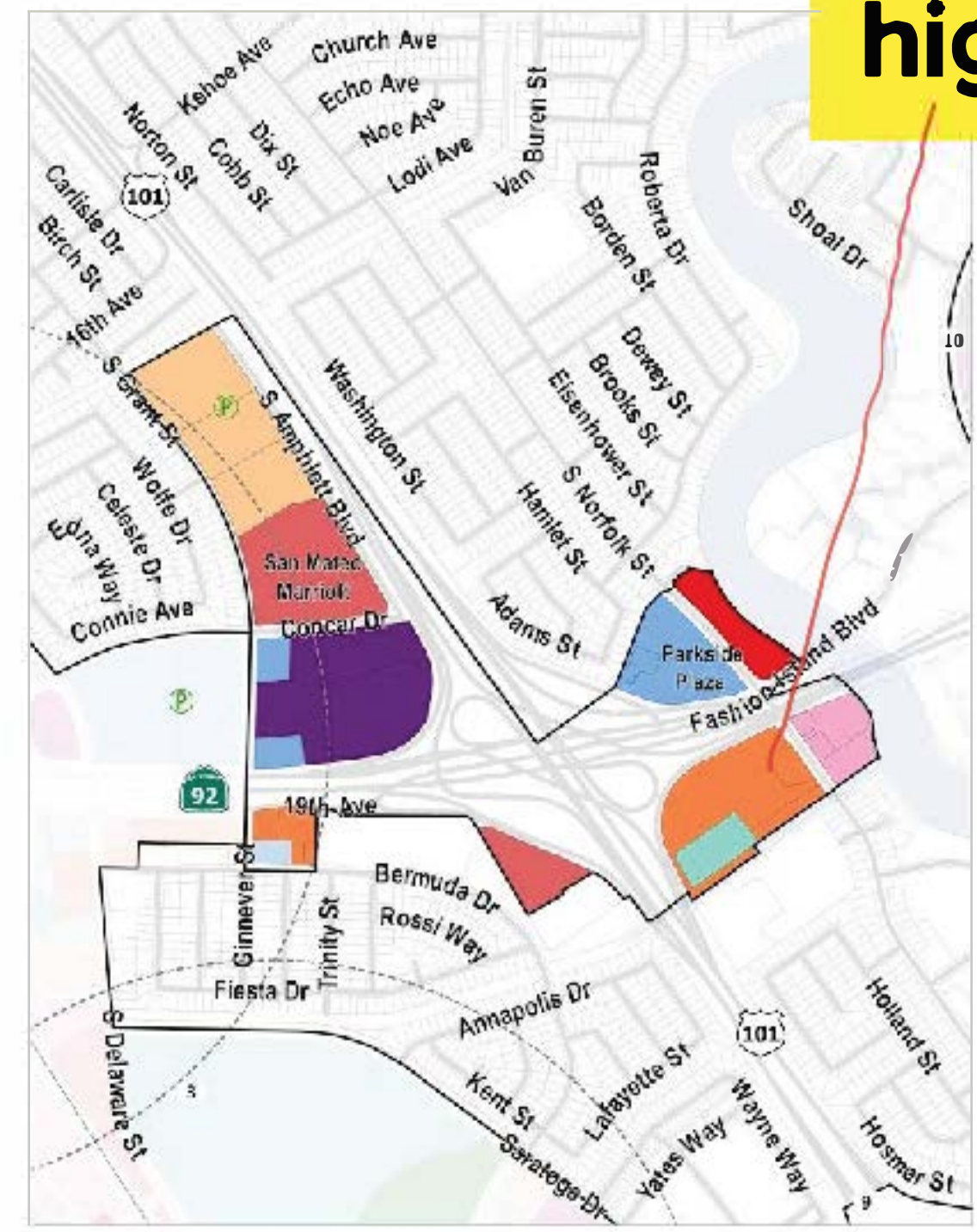
Alternative B

**RES  
high**



Alternative C

**RES  
high**





April 17, 2021

Study Areas 1 North, 4, 5, and 7

Notes

## City of San Mateo Workshop Notetaker Sheet

April 17, 2021 - Study Areas 1, 4, 5 and 7

(Julia Klein/Wendy Lao)

### **BREAKOUT ROOM #1 (Room B) 10:20-10:46am**

#### Study Area 1 - North, El Camino Real

- Question: What is the street at the southern end of this study area? Response: Baldwin Avenue.
- Question: What is the vision for the red area at Poplar/El Camino? I live there, is that near Arco? Response: Yes, that is the current gas station area, in Study Area 1.

#### Study Area 4 - Downtown

- Question: Is there any parking info to go with these multi-level development? Response: Not at this time. We are looking at land use scenarios to study, so if there is interest in looking at parking, we can keep that comment for further evaluation in the next phase.
- Question: Does mixed use have fixed ratios by type or does that vary by project? Response: In this current stage, we are talking about a range for mixed use. For each of these designations, as noted in the placetype menu, mixed-use low and mixed-use medium and mixed-use high all have a slightly different range. We do not have data for individual developments at this time, because at this time we are just trying to determine the range to study. That level of detail will come later on. Mixed-use low includes 1-3 story buildings. Mixed-use medium includes 4-7 stories. Mixed-use high includes 8+ stories. The details in terms of floor area, range is also in the placetypes menu.

#### Study Area 5 - Peninsula Avenue Area

- Question: how many homes are affordable? Response: this would not be discussed right now in the General Plan. It would be discussed in the Housing Element, which is a parallel track. Joanna will share more information about this.
- Question: Will the general plan change zoning when necessary to accommodate multi-family housing? Response: This study will come later. We first need to study the land uses, and depending on what the preferred alternatives are, then we might analyze what the appropriate zoning might be.
- Question: What about open space? Response: This is an idea. If you have idea for open space. If this is something that you have a comment about, this is your opportunity to share.

- Comment: Please study open space and parks in our city for each increased density development.
- Question: How long will it take before the plan is enforced? Response: This GP process is a multi-year effort. At the end, we want to have a GP that can go to city council by end of 2023 or early 2024.
- Comment from Laura Watanuki: I would like to see low density from alternative C put into alternative A for residential. Also there are 7 gas stations which bring more green house gas impacts Would like to see residential in those areas of 3rd/4th Eldorado and Delaware.
- Question: Are infrastructure needs identified with each plan (i.e. traffic impact and transportation, etc.)? Response: We do not have that information right now, but that is something that will be part of the technical studies later.
- Comment: I would like to see low density from Alternative C put into Alternative A for residential. Also, there are 7 gas stations, which bring more greenhouse gas impacts. Would like to see residential in those areas along 3rd, 4th, Eldorado, and Delaware.

#### Study Area 7 - North Shoreview and Shoreview Area

- Question: Why is the DMV shown as green? Response: Because it is a quasi-public facility.
- Question: Is there any light industrial in San Mateo? Response: We have areas that are currently designated as M-1. It's not in this portion of the study area, but we do have small pockets designated as M-1 in San Mateo.
- Diana: A question that came up in the previous night is that sometimes, study areas in Alternative C appear to be less dense than in Alternative B. And that might be unique to that one study area's scenario, but in general, Alternative C tends to be more dense than Alternative B. Julia: Alternative C tends to focus
- At what point and time are the net new housing numbers based? Is that the 2040 amount of housing expected? Response: We are planning for 2040, which is a 20 year period, so yes. The amount of jobs and housing is planned for that period.
- Comment: I live in North Central. Any plans to increase height and density at the west side of 101? It would be a great place to increase density and insulate the neighboring blocks from freeway noises, etc.



## **BREAKOUT ROOM #2 (Room C) 10:46 - 11:09am**

### Study Area 1 - North, El Camino Real

- Question: Why are jobs higher in Alt A? Response: Some of these properties may include a different type of use that may be reflected in this jobs number. It's based on the land use designations that are shown in this alternative.
- Comment: I don't see commercial or retail doing very well in this strip of land, between downtown Burlingame & San Mateo. They attract a lot of people. If you put commercial there, you will probably have vacant storefronts. I work on real estate and leasing of commercial spaces. It doesn't seem it would be attractive. I think it makes sense here to optimize or maximize housing.
- Comment: It would be good to have more mixed use so people can buy food, etc.
- Comment: All alternatives seem very focused on residential medium, would be interested to consider more mixed use along El Camino Real.

### Study Area 4 - Downtown

- Question: How do these alternatives differ from existing, and can the thought process behind it be explained? Response: [Julia showed the visual, and a member of the public clarified their question below]
- Question: In Alternative C, that includes buildings over 8 feet. My question, which I hear a lot from people who live east of Idaho, Humboldt, Grant, Fremont, and live on 3rd, 4th, and 2nd: What about traffic? If you look at blue that is east of north railroad avenue, my point here is if this is considered... Traffic is really pivotal for people who live east of this area. Response: Transportation and circulation is important to study, and what we will do in the next phase. In the current phase where we are trying to determine the appropriate range to study.
- Comment: In downtown, is there an opportunity to study res-high at the corridor east of downtown, it is mostly res medium across the alternatives and particularly around Gateway Park.
- John Lovell: This is my neighborhood, I live across the street from Central Park. This is one of the few places in the peninsula that feels urban and built up. I like adding more mixed-uses and housing. I'd like to see more housing on top of neighborhood commercial in the downtown areas where there is currently single-story, non-descript commercial structures. Frankly there are a lot of vacancies in downtown. We are looking at an area at a time when retail is being reimaged. To help retail thrive, it helps to add

residential on top to create that type of 20-minute neighborhood that is convenient for people to run errands, raise family, have 1 car, get around by foot and by bike. This is one of the areas in the city that makes sense to intensify mixed use and add housing. It is important also to add affordable housing here.

- Nancy Schneider: I live west of downtown on Edinbergh. We moved there to be able to walk to places. Keeping downtown walkable, accessible, and increasing density there and uses is useful. Make sure people can get errands done (dry cleaner, barber, grocery store)... having that mix is incredibly important and allowing people, even if people have to drive in and park once and get many things done, that is very useful. Great asset to the community.
- Patrice: Lots of agreement in the chat.
- Question: Does this align with Downtown Area Plan? Response: We have a Downtown Area Plan that we had started to amend in 2017 and pause so that we could work on the General Plan project. Once the General Plan project is complete, we will go back and see where we need to update the Downtown Area Plan to be consistent with the work and input you are providing for this general area for downtown. That is something we will open up for community input and align the 2 documents.
- Comment: It is important to make space for gatherings and festivals and events... that is what the master plan for Central Park had to do with. Not losing that is important.

#### Study Area 5 - Peninsula Avenue Area

- Comment: Lisa Diaz Nash: Make sure to get input from residents and businesses of this area to get their perspective.

#### Study Area 7 - North Shoreview and Shoreview Area

- Question: Lisa Diaz Nash: It is very important to make space for commercial service places. We do have a lot in this area, so make sure there is place to support these businesses. In north shoreview shopping area, I support putting mixed use and housing there.

### **BREAKOUT ROOM #3 (Room D) 11:09 - 11:32am**

#### Study Area 1 - North, El Camino Real

- Comment Lisa: Alternative C would be higher than what Measure Y allows. Response: Some of these alternatives are reflective of time horizon to 2040. Measure Y has a time horizon of 2030. We are planning for 10 more years beyond Measure Y.
- Question: Does Alternative A eliminate gas station? Response: When the City changes the land use designation, that does not force the business to close. However, if the business owner would like to do something different with their site in the future, then there is a different opportunity.

#### Study Area 4 - Downtown

- Comment from George Derby: In Study Area 1, that stretch of El Camino is poorly graded and difficult to drive. Is that included in transportation plan? I think it would be worthwhile. In Study Area 4: I made a comment in the previous section about a green space that ran through Central Park all the way through the town square... Super-block concept all the way down to CalTrain. Another big idea, potentially for this area, on the east end of San Mateo, is there a possibility of encouraging a performance hall to be located there? Does not have to be big. Is this considered? The space above the CalTrain tracks could be a potential site for both City Hall and a performance hall together. Response: comment is recorded.

#### Study Area 5 - Peninsula Avenue Area

No comments/questions.

#### Study Area 7 - North Shoreview and Shoreview Area

- Question: What measures are being made to mitigate flooding? This is in the flood zone. Response: that is one of the evaluations we will study in the next phase.
- Question: Are the considerations for connectivity from east side of 101 to downtown? Response: We will note this down for connectivity and circulation.
- Lisa Vande Voorde: Agree with retaining services in Area 7.
- Erin White: there are no city or school buses that go to SMHS and surrounding area. Can this comment be sent to appropriate dept?

#### General comment:

- Wallace: concern about preserving enough commercial services in the city. North Amphlett and Claremont Blvd are key areas for auto repair. We do not want to run short. [Several individuals agreed with Wallace.]
- George Derby: At the CalTrain station, they took down palm trees, looks barren now. Is it possible to plant palm trees that grow lower? A: We will pass that area to Public Works who works with CalTrain.

## **BREAKOUT ROOM #4 (Room A) 11:32-11:55am**

### Study Area 1 - North, El Camino Real

- Comment: I like parklets but am concerned about impact on businesses. The parking right now is unacceptable. As economy recovers, needs to balance both needs.
- Comment: Not sure how the alternatives can increase population to the degree in the summary. Response: The population and growth that we're planning for with these 3 alternatives are spread out within the properties of these study areas. The colors are reflective of a range in density. Some of these properties are only 2-stories existing. 20 years in the future, there might be a change in those structures. 2 story buildings may change to taller building with higher density in the future.
- Comment: Are there chances to add higher density higher housing here? Response: comment recorded.

### Study Area 4 - Downtown

- Question: Are mixed-use able to change to residential use along Delaware, Claremont, and El Dorado? Response: Mixed-use means a combination of uses in those properties, and can include the option of residential in those projects. If there is an interest to study change of uses to 100% residential, we will make a note of that.  
Comment: yes, want 100% residential only. Response: noted.
- Comment: The problem with mixed use is that developers will more often choose to build commercial, and then we're challenged with housing. Response: noted.
- Comment: There is lots of mixed-use high in Alternative C, and there is a lot of office high use. I wonder if it would be worth considering not adding so much office high in that plan so that we're not raising all the heights everywhere. Response: Noted. Also, reminder that colors are sometimes reflective of existing buildings.
- Question: There is a lot of dark purple in Alternative C. If these are existing buildings, why are they not shown in all 3 plans? Response: The ones that are existing buildings are shown in all 3 plans. There are a few new proposals, which are opportunities for the future. We are asking if this is a good range to study, and we are not going to choose one at this moment, but: is this is an appropriate range to study, and are there other land uses that we need to study that are not currently reflected?
- Comment: While housing is needed, we should look at overall increase in housing throughout the city, and not every area needs to be spiked with residential highs.
- Comment: Any higher builds for residential or office in downtown concerns me as a resident of North Central.. This translates to more parking traffic issues in an already



challenged area for both. Higher builds in other areas in San Mateo where there isn't these issues I prefer. Is traffic and parking studies are already done? Response: The traffic study is a technical study we will do at the next phase. We recognize it's a high concern.

#### Study Area 5 - Peninsula Avenue Area

- Comment: Some existing use along San Mateo Drive is auto-sales. What land use would that be? Response: commercial. We are seeing that some auto repair and auto sales property owners seem interested in following the General Plan and seeing what those proposed uses would be.
- Comment: In Alternative B, could we not extend mixed use residential from Safeway the same as Alternative C? Response: noted.
- Question: Is Study Area C one of the approve areas to raise heights by city approval? Response: We don't have such city approval for increasing city heights. What we're trying to do with the General Plan is look at a range of land uses across the city in these study areas to study. Some of these alternatives, because these land uses colors - anything that's indicative of residential high, office high, or mixed-use high, as shown in the placetypes menu, are looking at taller buildings which are 8 stories or taller. So what we're doing with the General Plan with this particular exercise is we're looking at the range of land uses to study, and then we will have technical evaluations where we study what those land uses mean, and what the impacts could be. Right now, we do not have any of those approved plans or studies yet, we are still early in the process getting community input on the range of land uses in these study areas to study.

#### Study Area 7 - North Shoreview and Shoreview Area

No questions/comments.

#### General

- Comment: I'm told under Proposition Y there are identified areas that can go higher with city approval. We should take advantage of any opportunities--it will not flood the area with high rises, but allow some few specific higher density housing units. Again, RHNA mandates make this important. Response: noted. Also, just want to keep in mind that we are planning for homes and jobs up to the year 2040, which is 10 additional years beyond Measure Y.
- Comment: Where we have existing high rise offices, would like more tall buildings so that they don't stand out so much, either residential or office.

- Comment: In general, prefer changing mixed use to residential only, rather than creating mixed use or residential highs.

April 17, 2021  
Study Areas 2, 6, 9, 10  
Notes

# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

## Group C (Linda Ly/Nicky Vu)

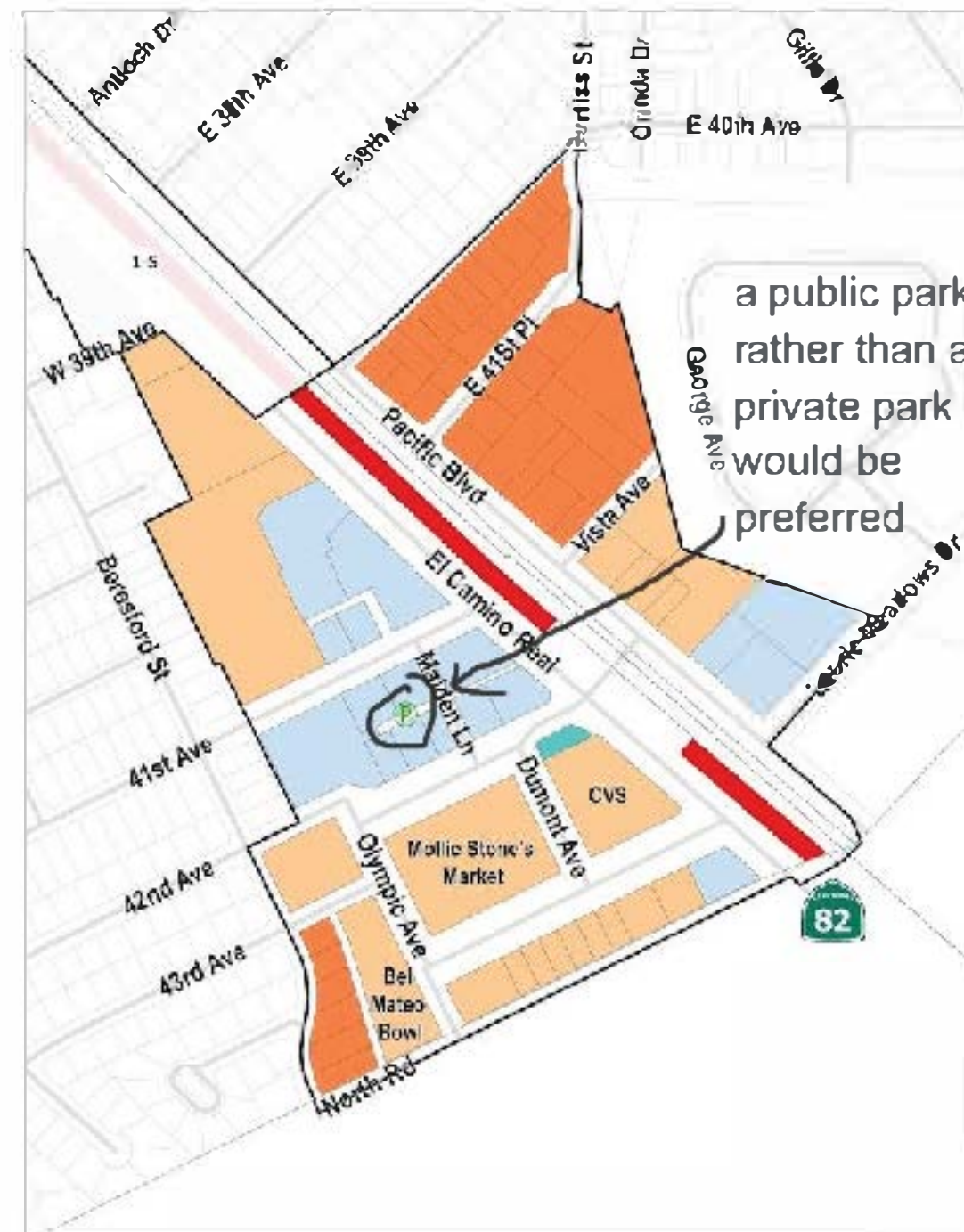
### Study Area 2 - Bel Mateo/Mollie Stone

Alternative A



changes need to  
be made in  
improving transit

Alternative B



Alternative C



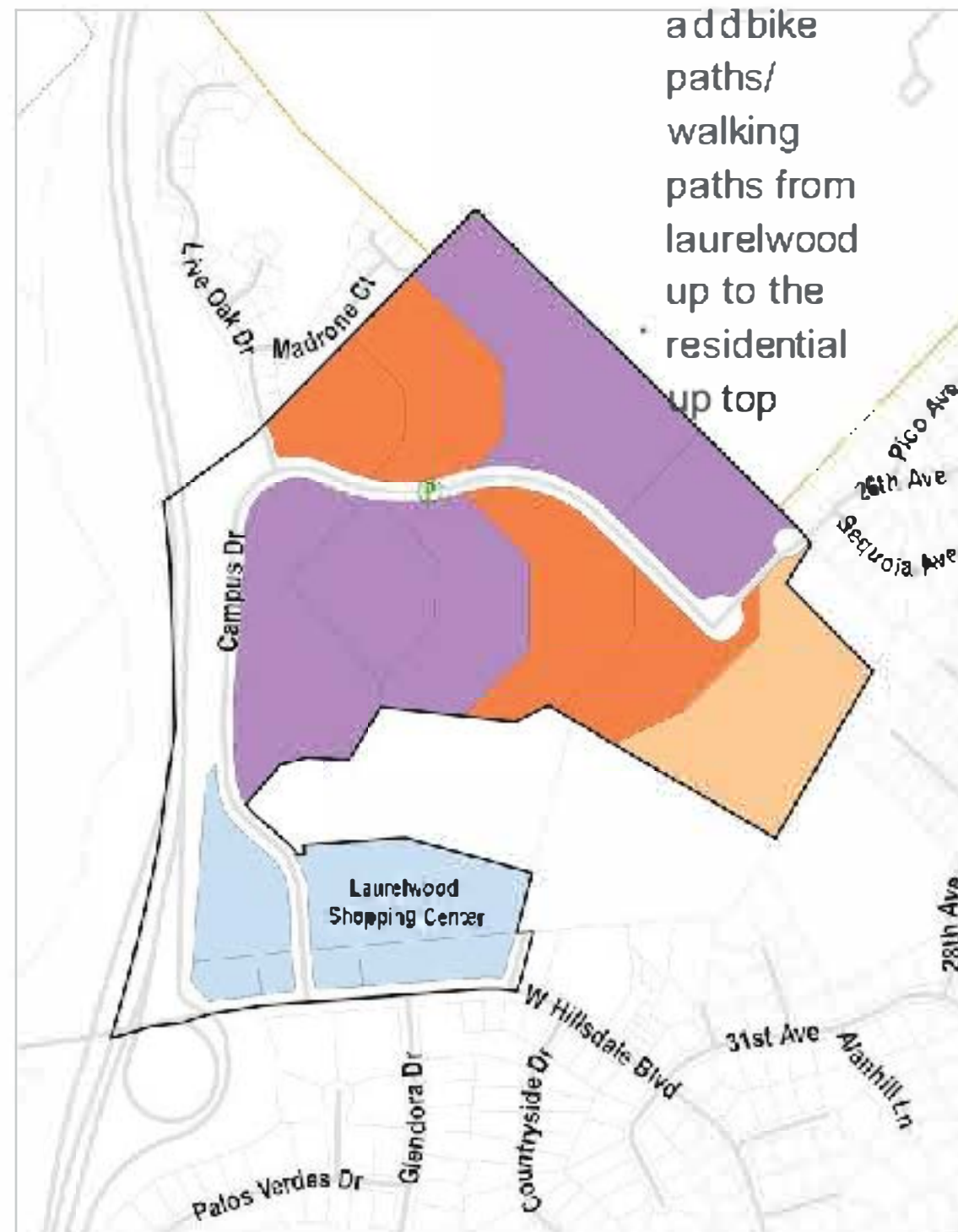


# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

## Group C (Linda Ly/Nicky Vu)

### Study Area 6 - Campus Drive Area

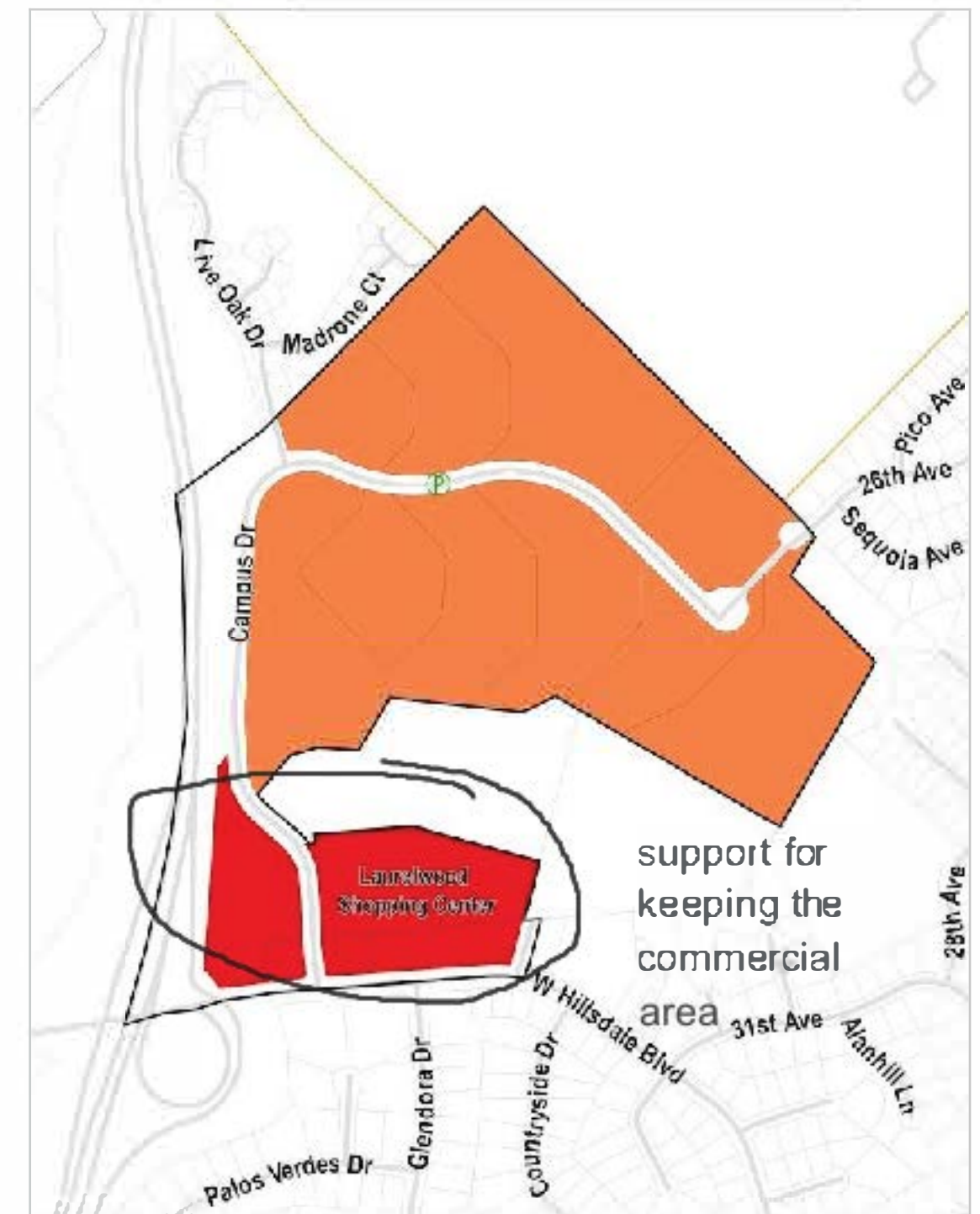
#### Alternative A



#### Alternative B



#### Alternative C



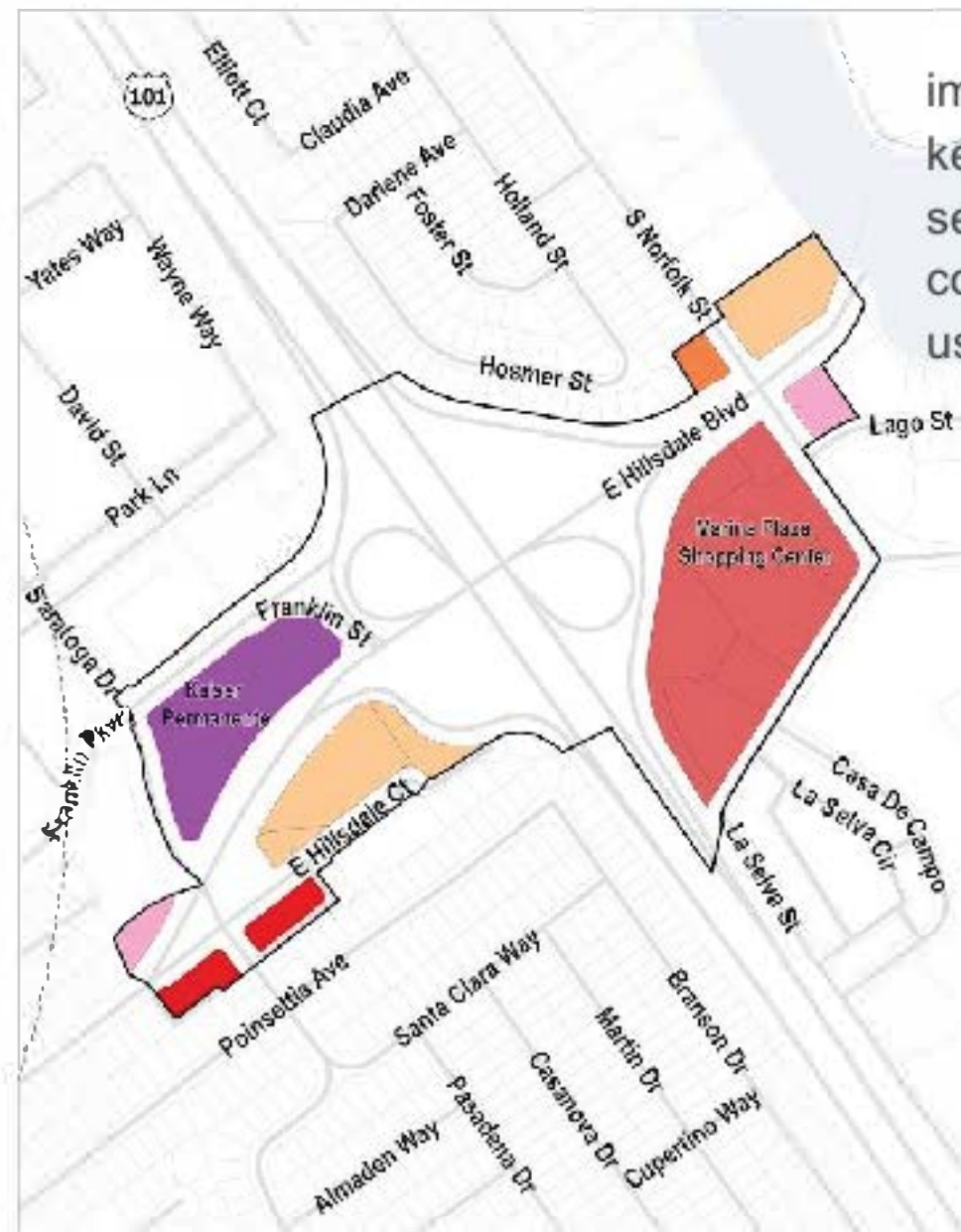


# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

## Group C (Linda Ly/Nicky Vu)

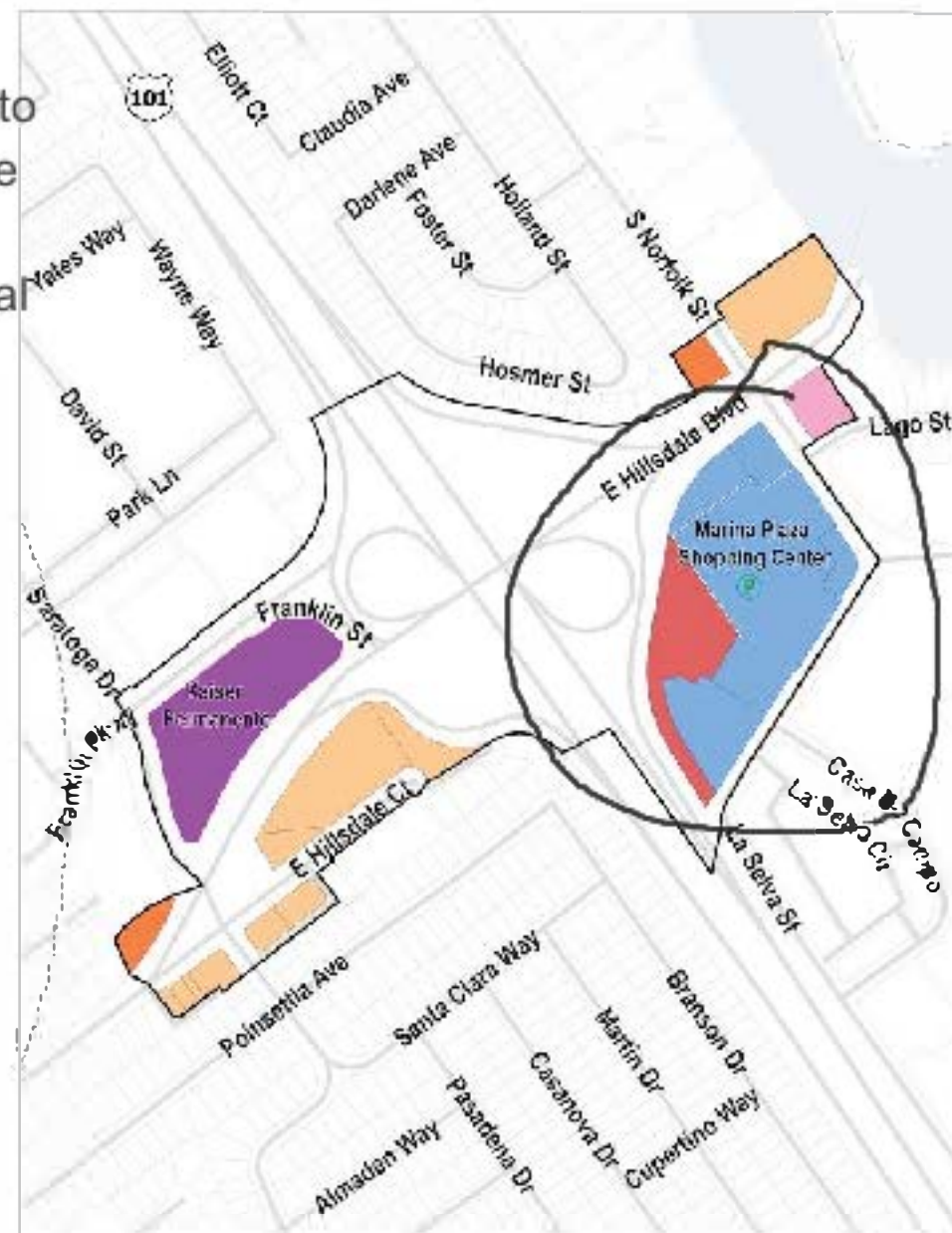
### Study Area 9 - Hillside/Norfolk Area

Alternative A



important to  
keep some  
service  
commercial  
uses

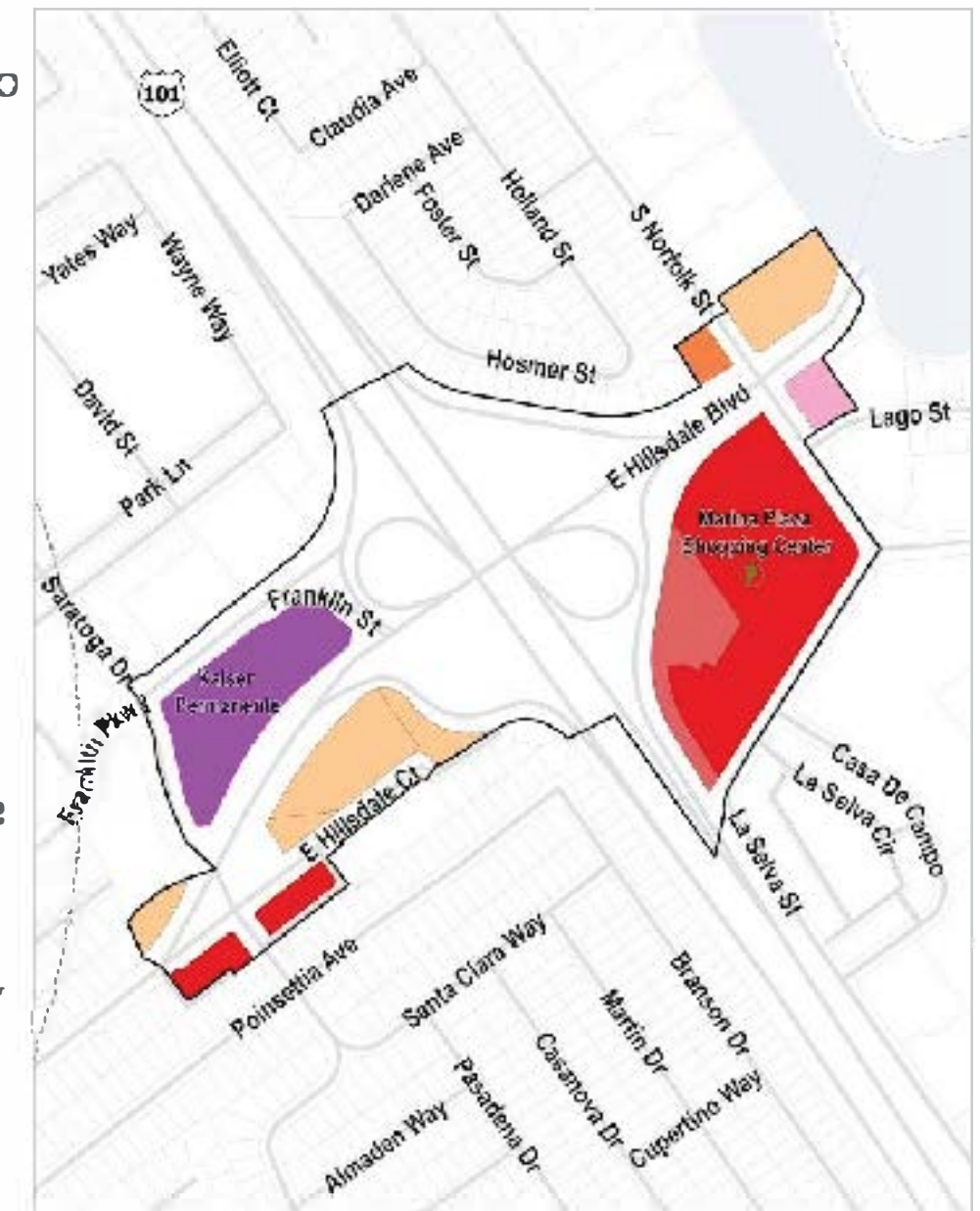
Alternative B



shopping  
centers  
should be in  
close  
proximity to  
heavily  
dense  
residential  
areas

making  
marina  
mixed use  
could  
achieve  
walkability

Alternative C





# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

## Group C (Linda Ly/Nicky Vu)

### Study Area 10 - Bridgepointe Shopping Center Area

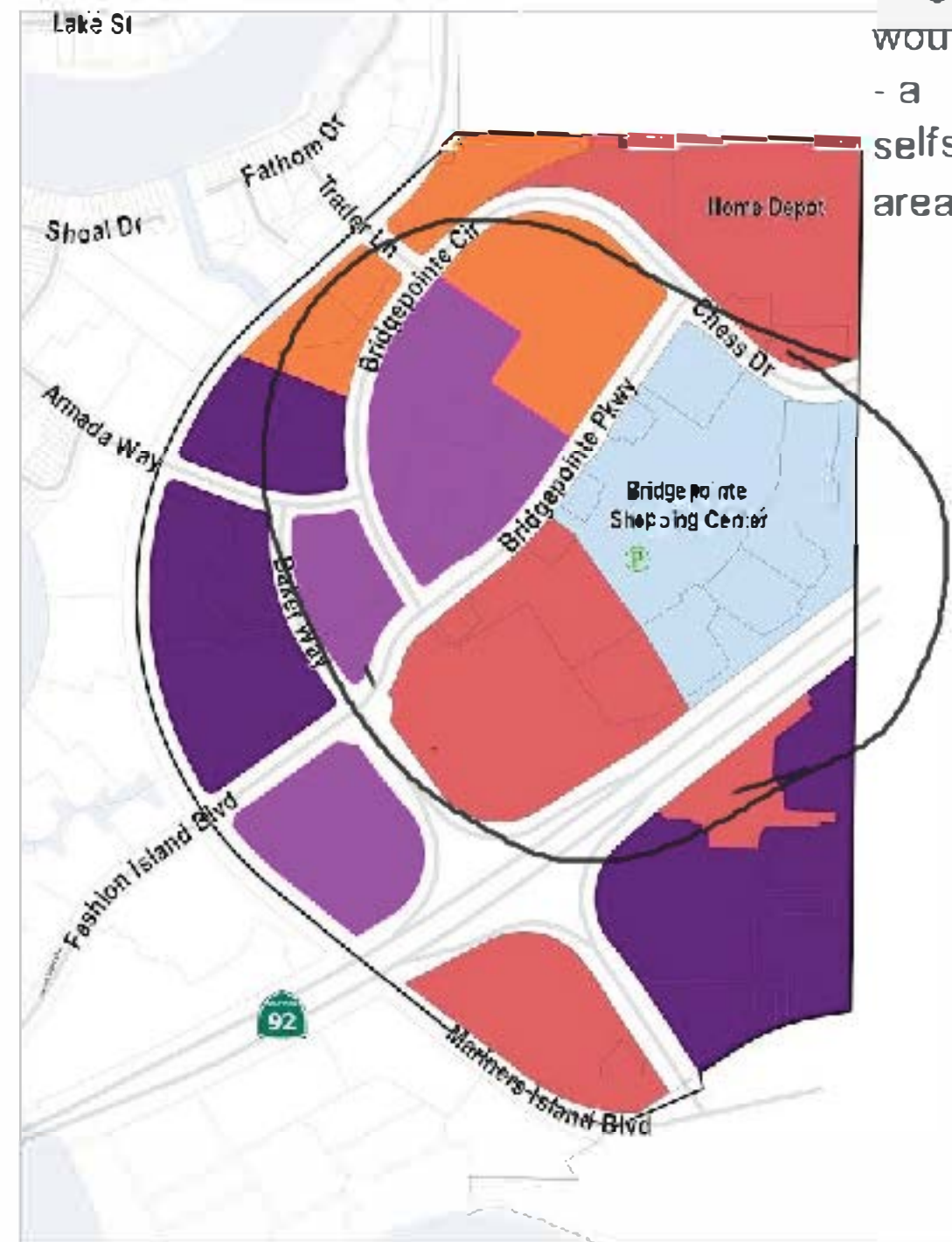
Alternative A

this area generally is more isolated from other parts of san mateo - difficult for transit

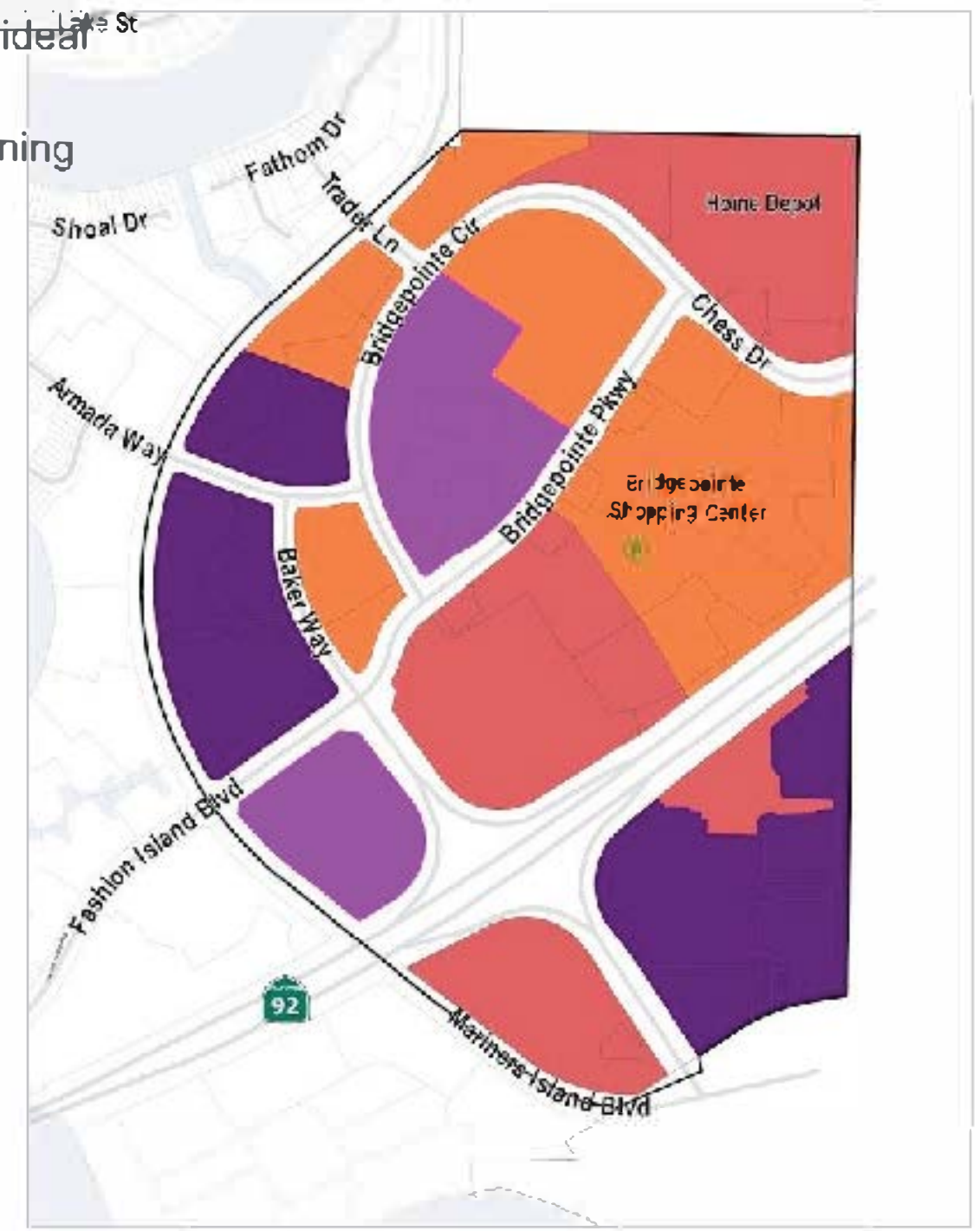


Alternative B

making bridgepointe into a "20 min" neighborhood would be ideal - a self-sustaining area



Alternative C





# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

## Group D (Linda Ly/Nicky Vu)

### Study Area 2 - Bel Mateo/Mollie Stone

Alternative A



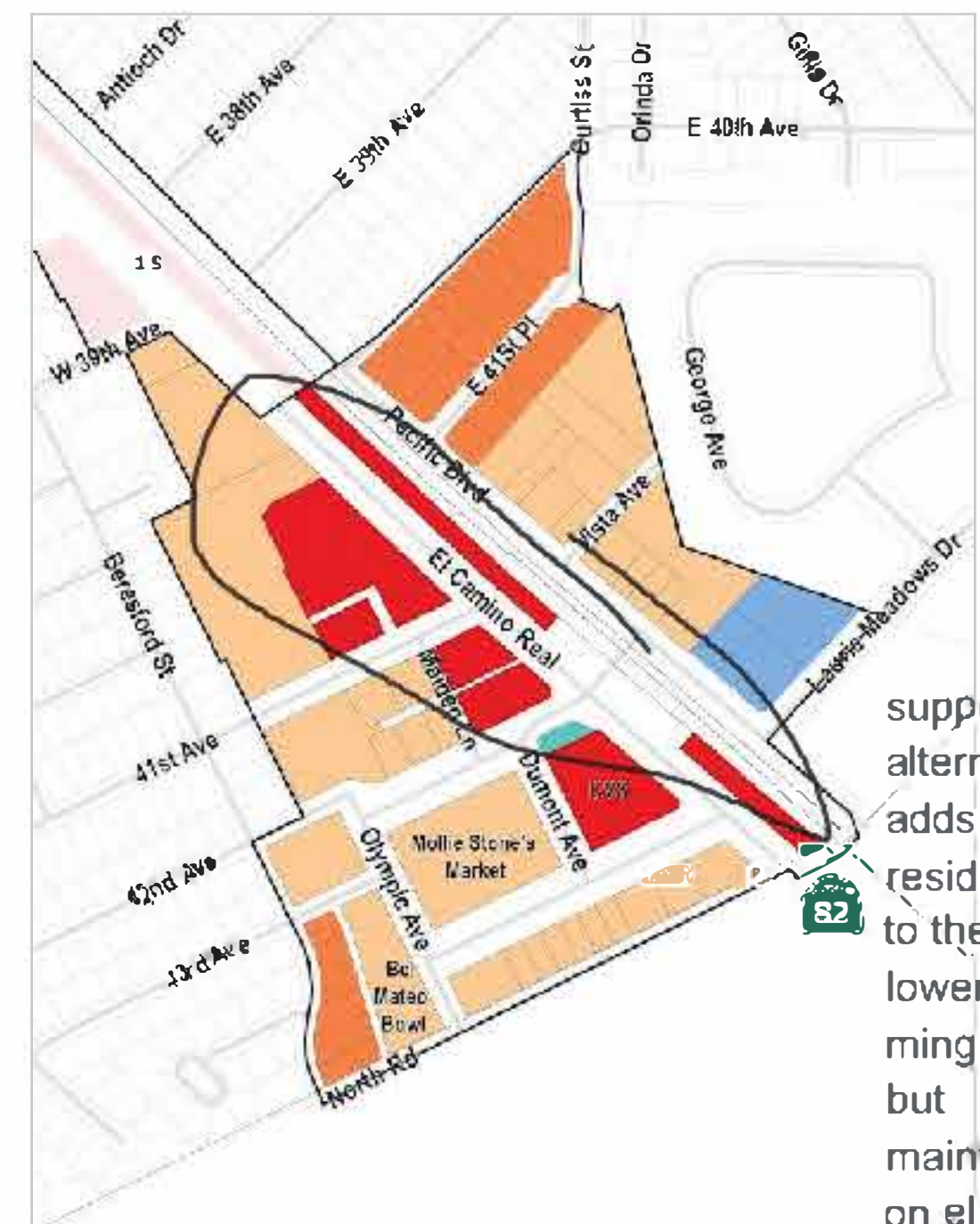
Alternative B



traffic is bad  
on 41st/  
pacific

mixed use  
should be  
prioritized in  
this plan

Alternative C



support for  
alternative C,  
adds  
residential  
to the  
lowerperforming  
area but  
maintains it  
on el camino



# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

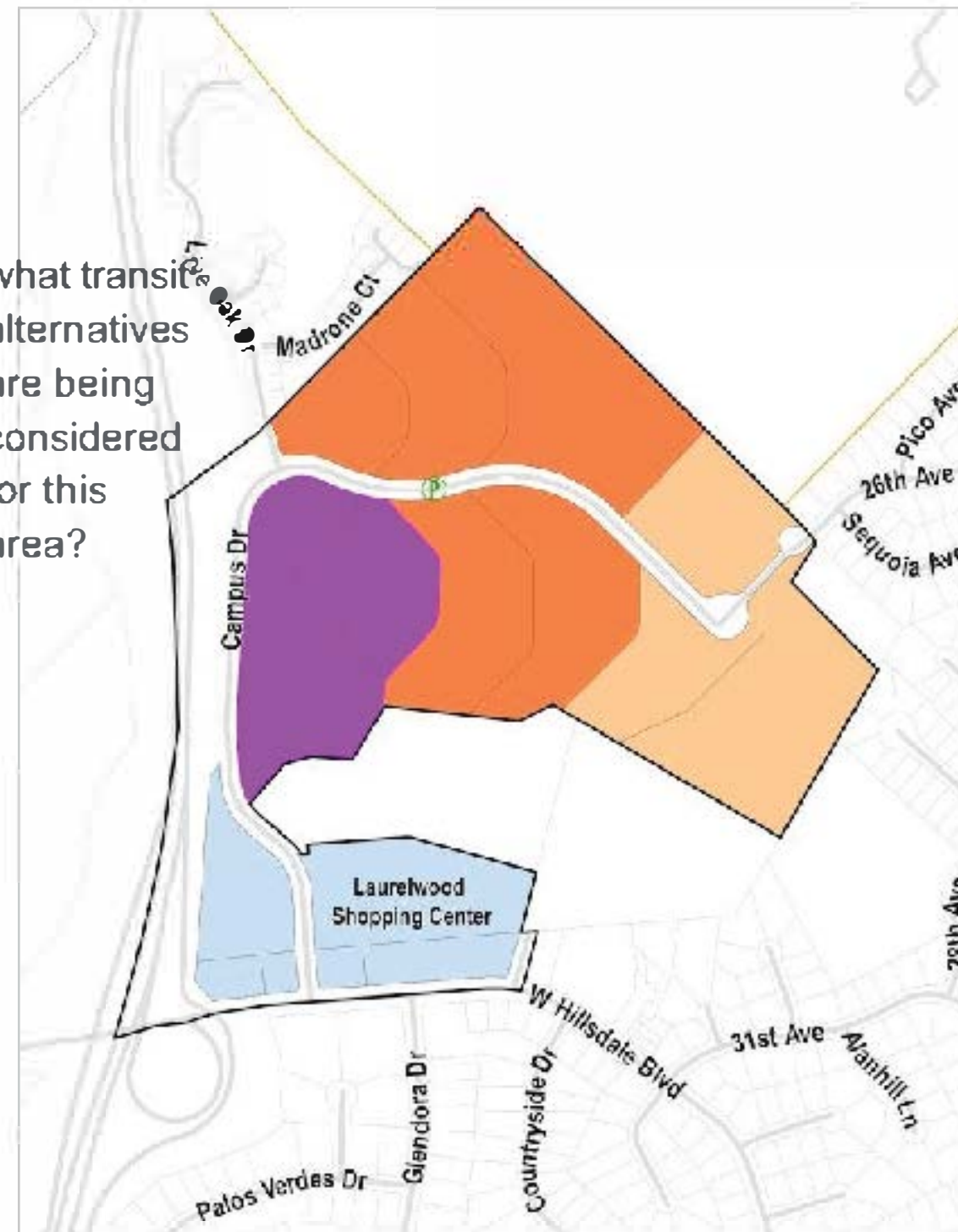
## Group D (Linda Ly/Nicky Vu)

### Study Area 6 - Campus Drive Area

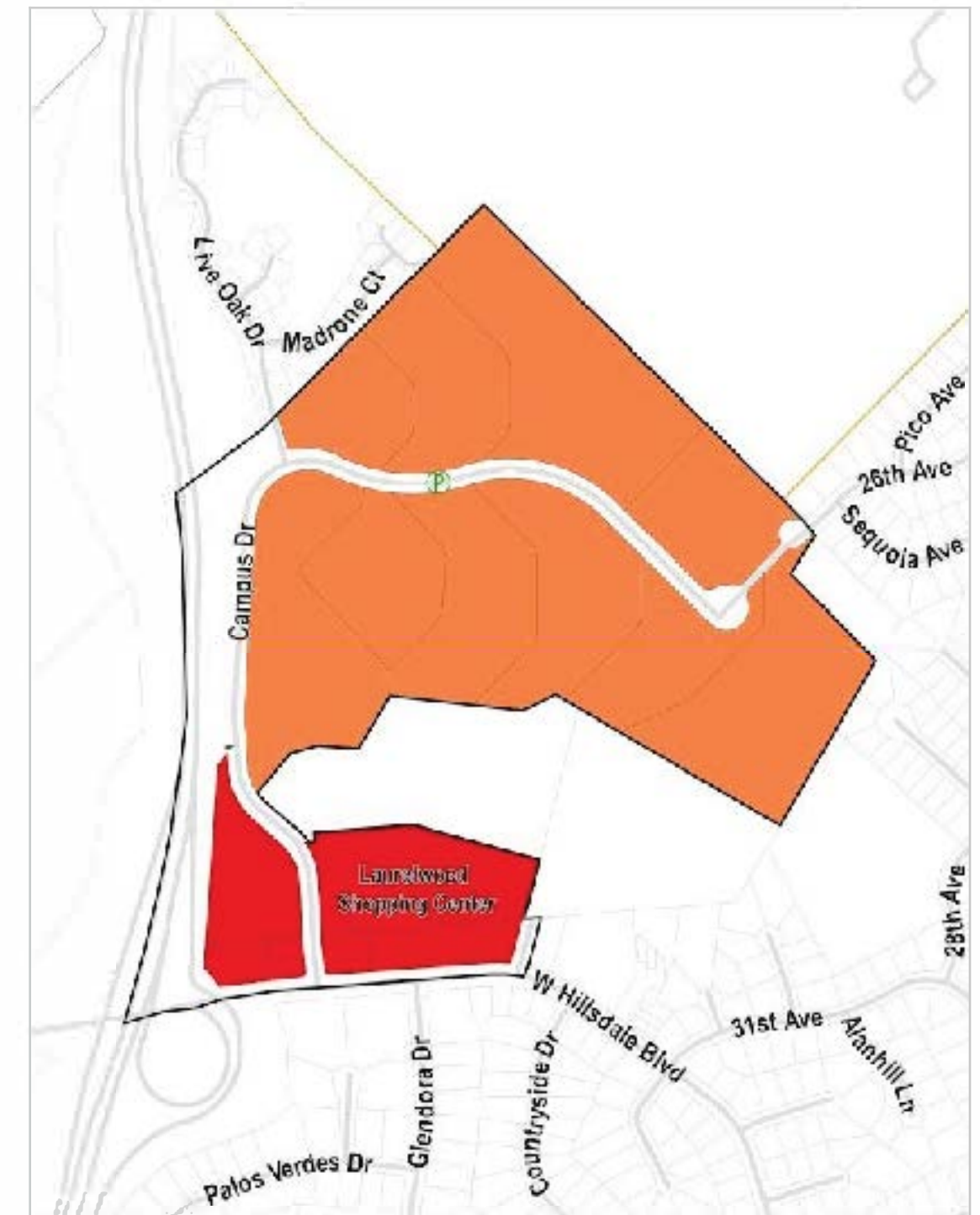
Alternative A



Alternative B



Alternative C



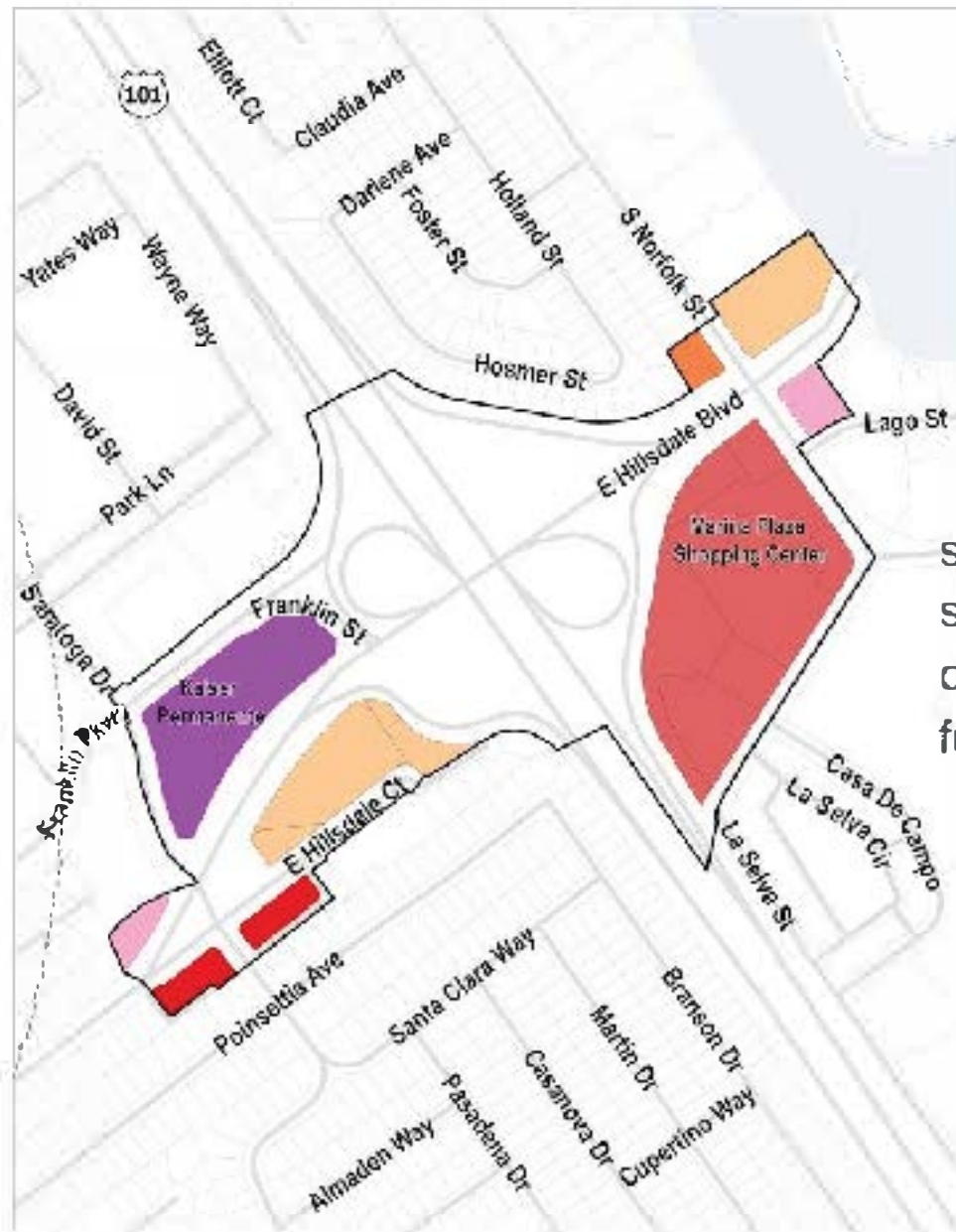


# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

## Group D (Linda Ly/Nicky Vu)

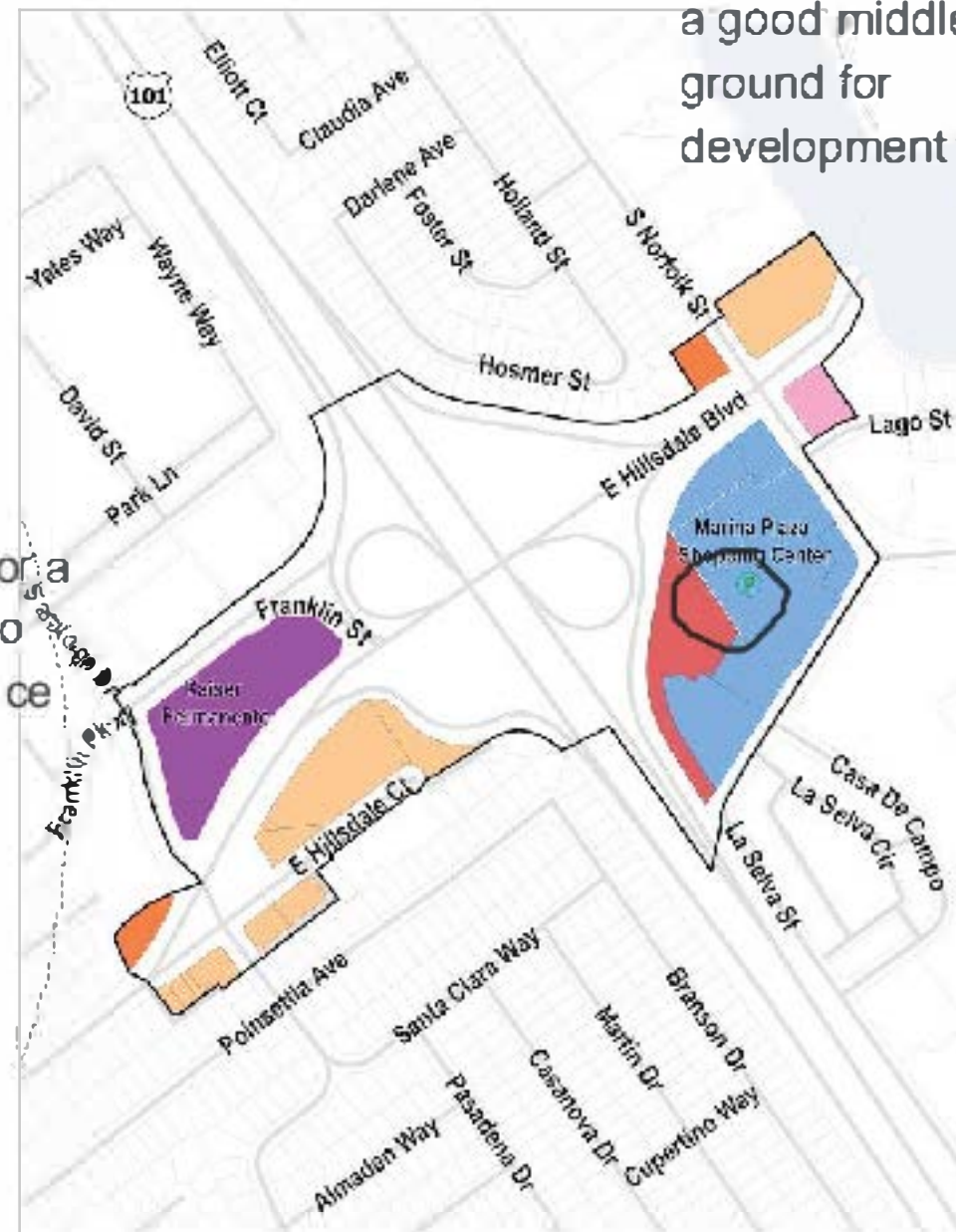
### Study Area 9 - Hillside/Norfolk Area

Alternative A



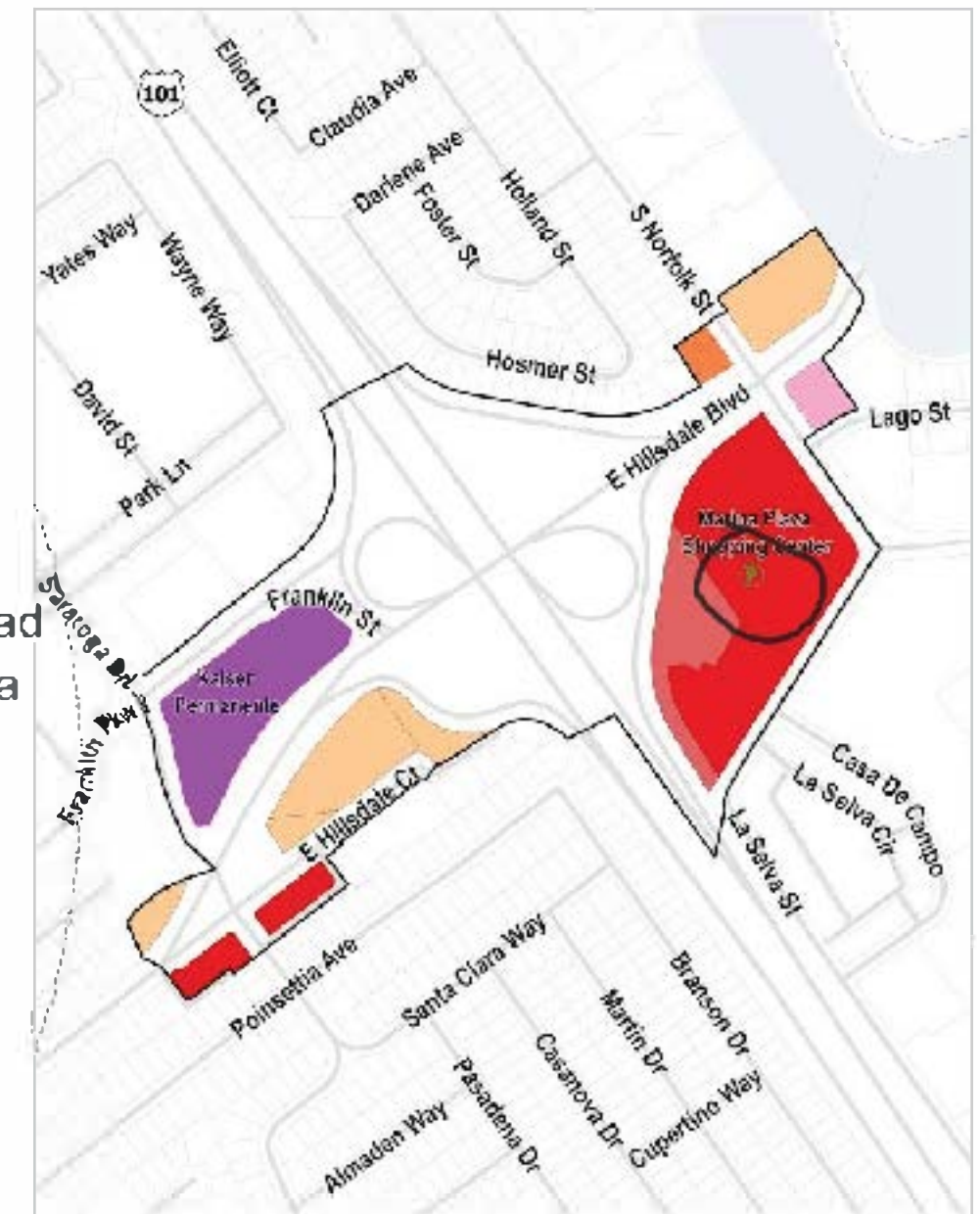
support for a  
san mateo  
open space  
fund

Alternative B



support for B -  
a good middle  
ground for  
development

Alternative C



traffic is bad  
in this area



# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

## Group D (Linda Ly/Nicky Vu)

### Study Area 10 - Bridgepointe Shopping Center Area

Alternative A

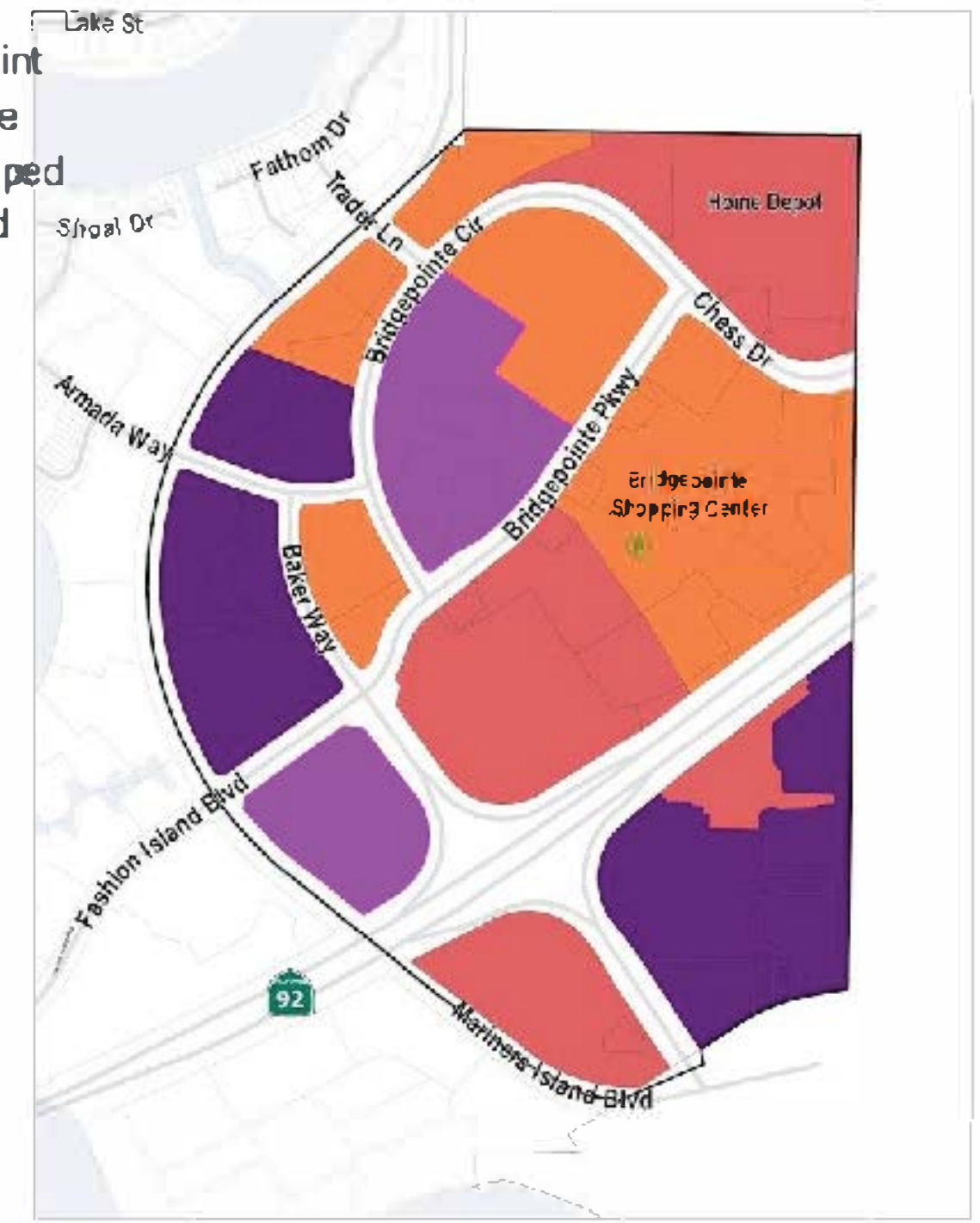


Alternative B



there is  
opportunity  
for the other  
half of  
bridgepointe  
to also be  
redeveloped  
for mixed  
use

Alternative C





# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

## Group A (Linda Ly/Nicky Vu)

### Study Area 2 - Bel Mateo/Mollie Stone

Alternative A



explore  
mixed use  
between  
42nd and  
43rd

Alternative B



consider  
mixed use  
medium  
between  
41st and  
42nd ave

Alternative C





# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

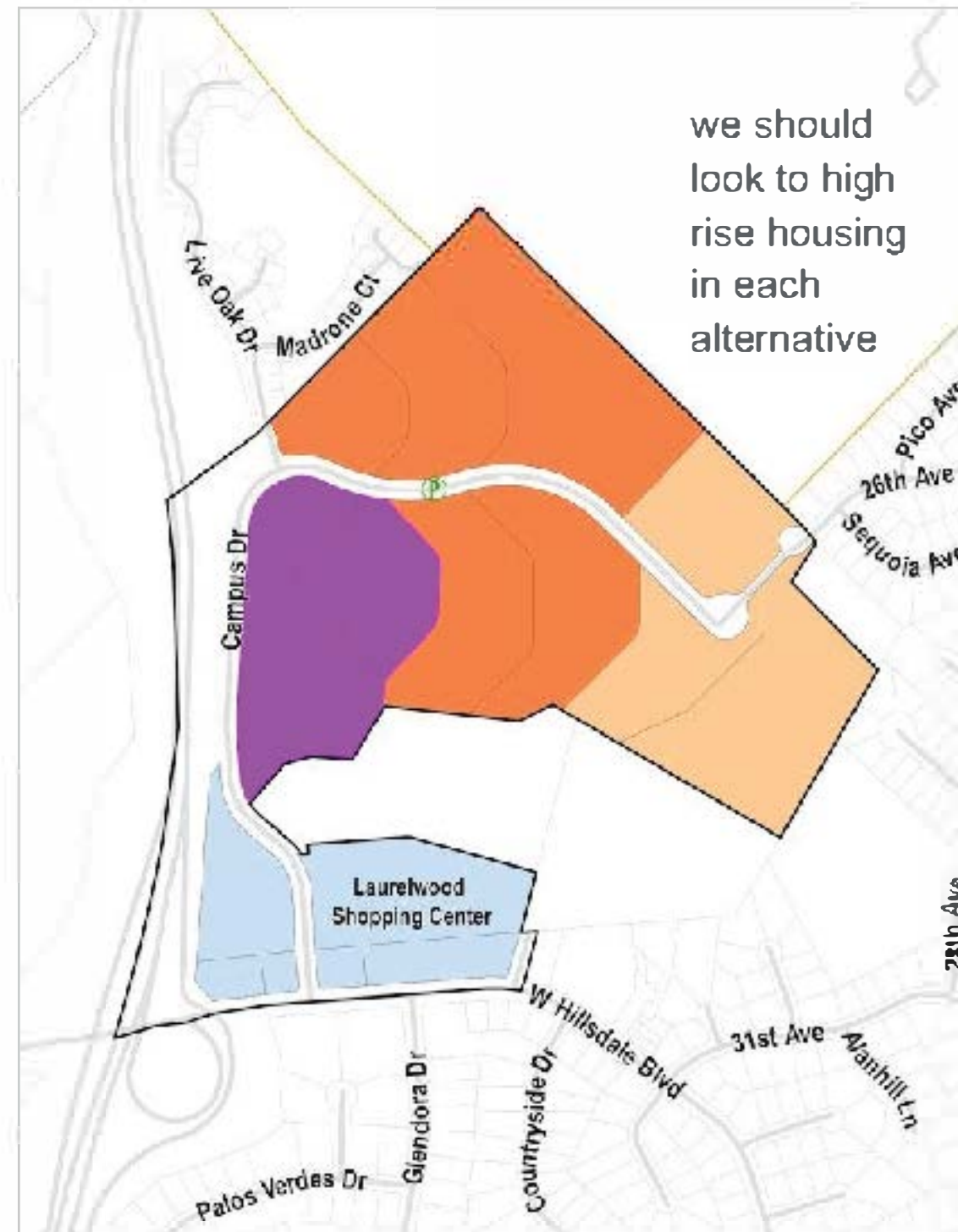
## Group A (Linda Ly/Nicky Vu)

### Study Area 6 - Campus Drive Area

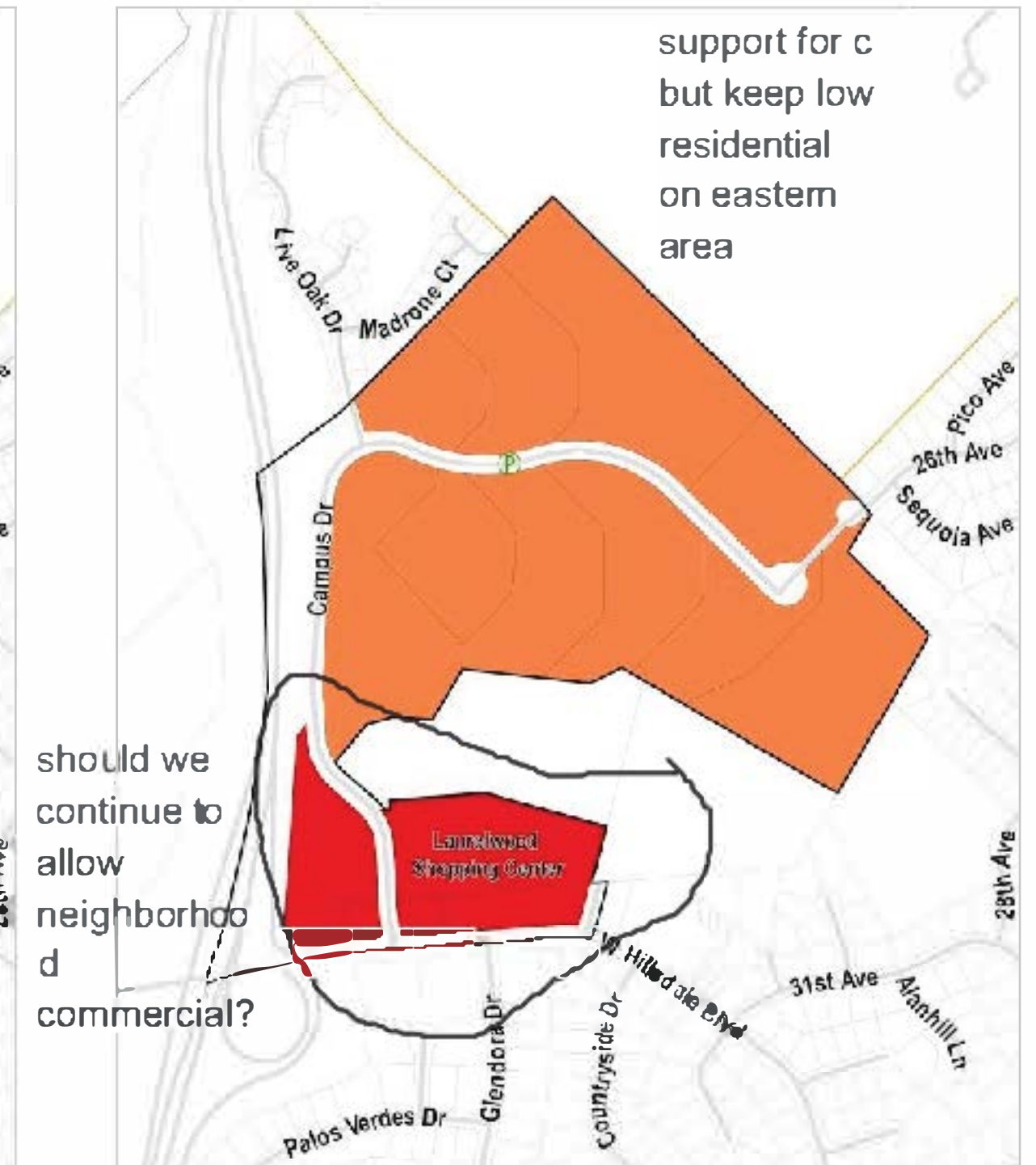
Alternative A



Alternative B



Alternative C



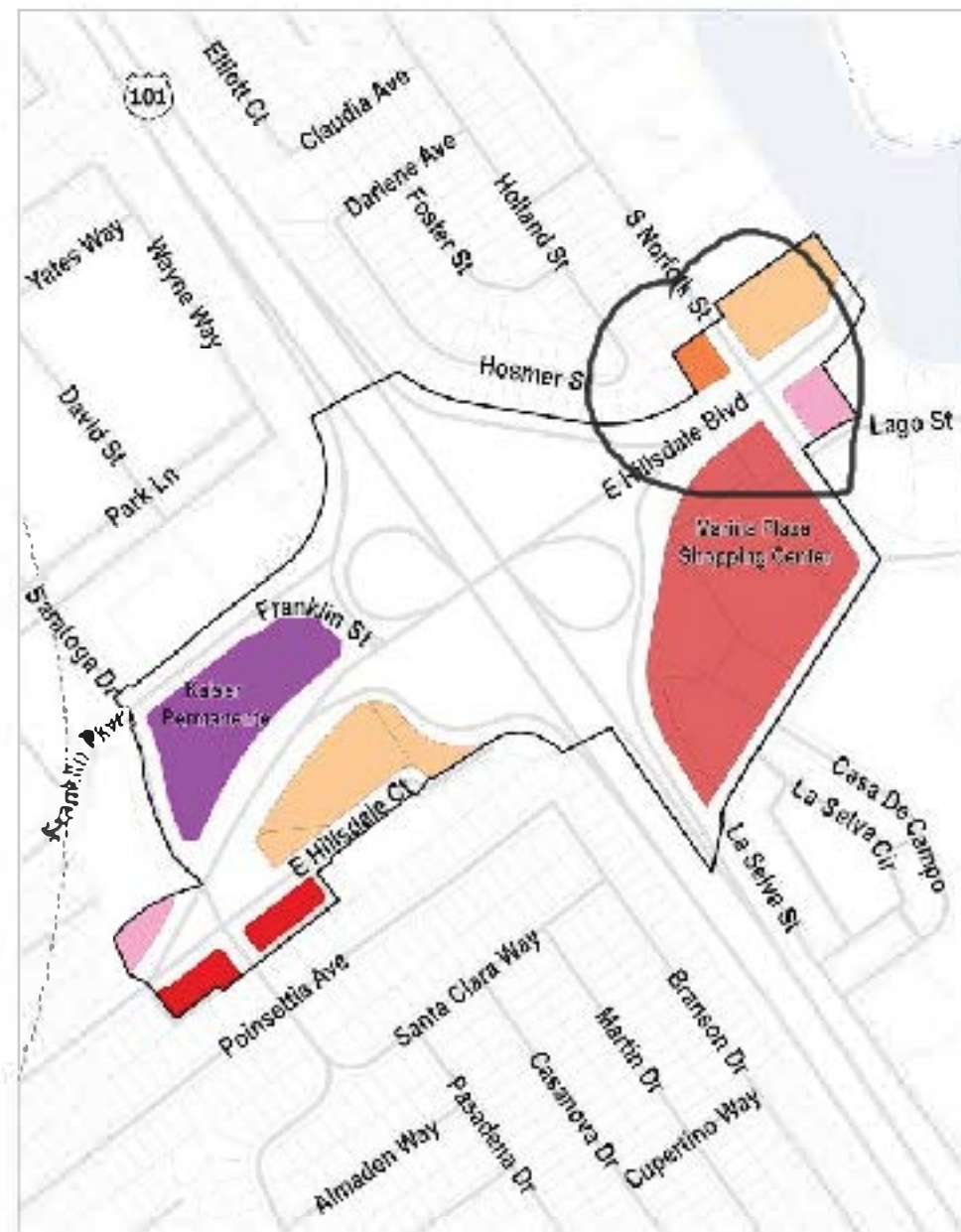


# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

## Group A (Linda Ly/Nicky Vu)

### Study Area 9 - Hillsdale/Norfolk Area

Alternative A



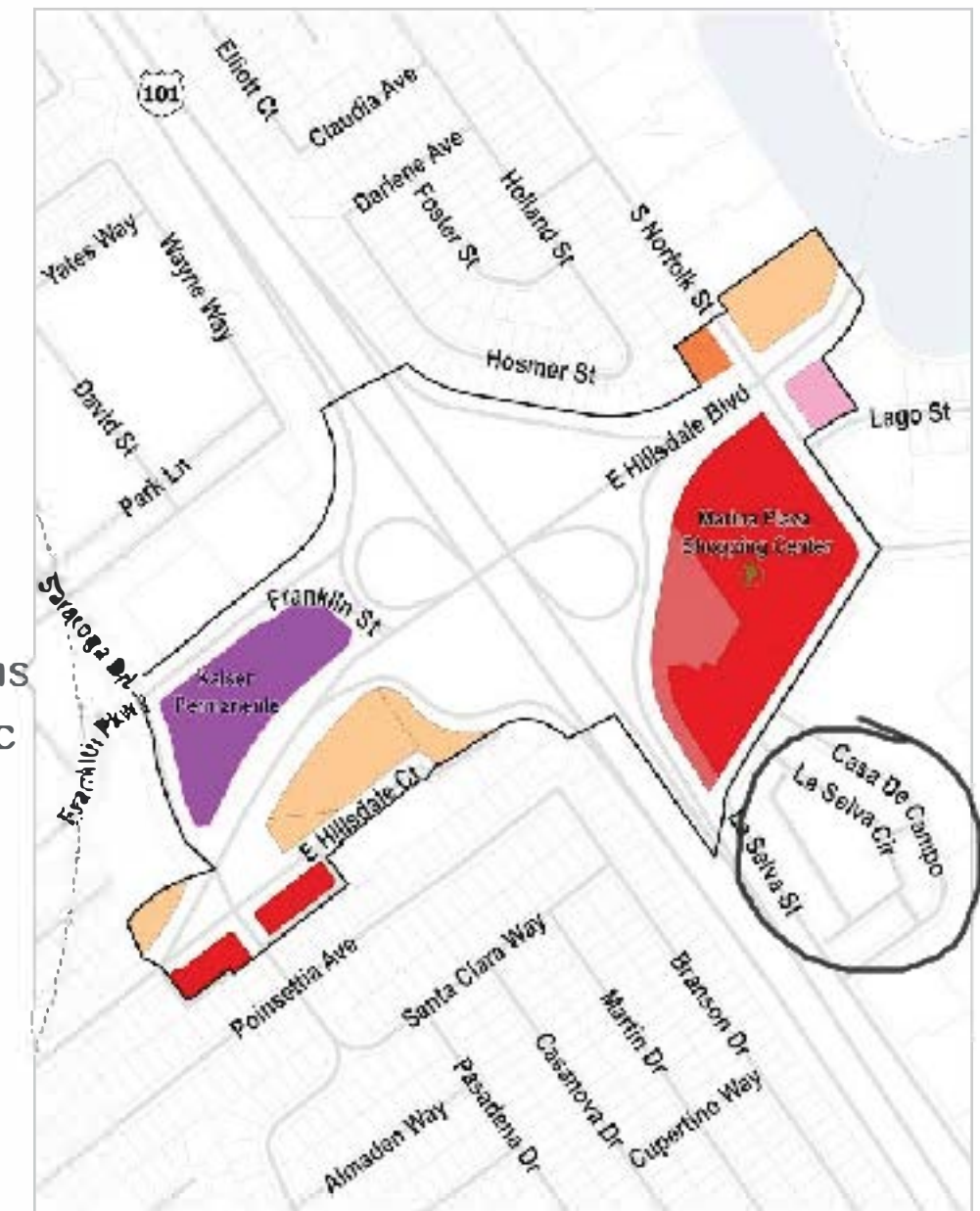
Hillsdale/Norfolk should be considered for higher density housing

Alternative B



This area has lots of traffic

Alternative C



Casa de Campo should be redeveloped



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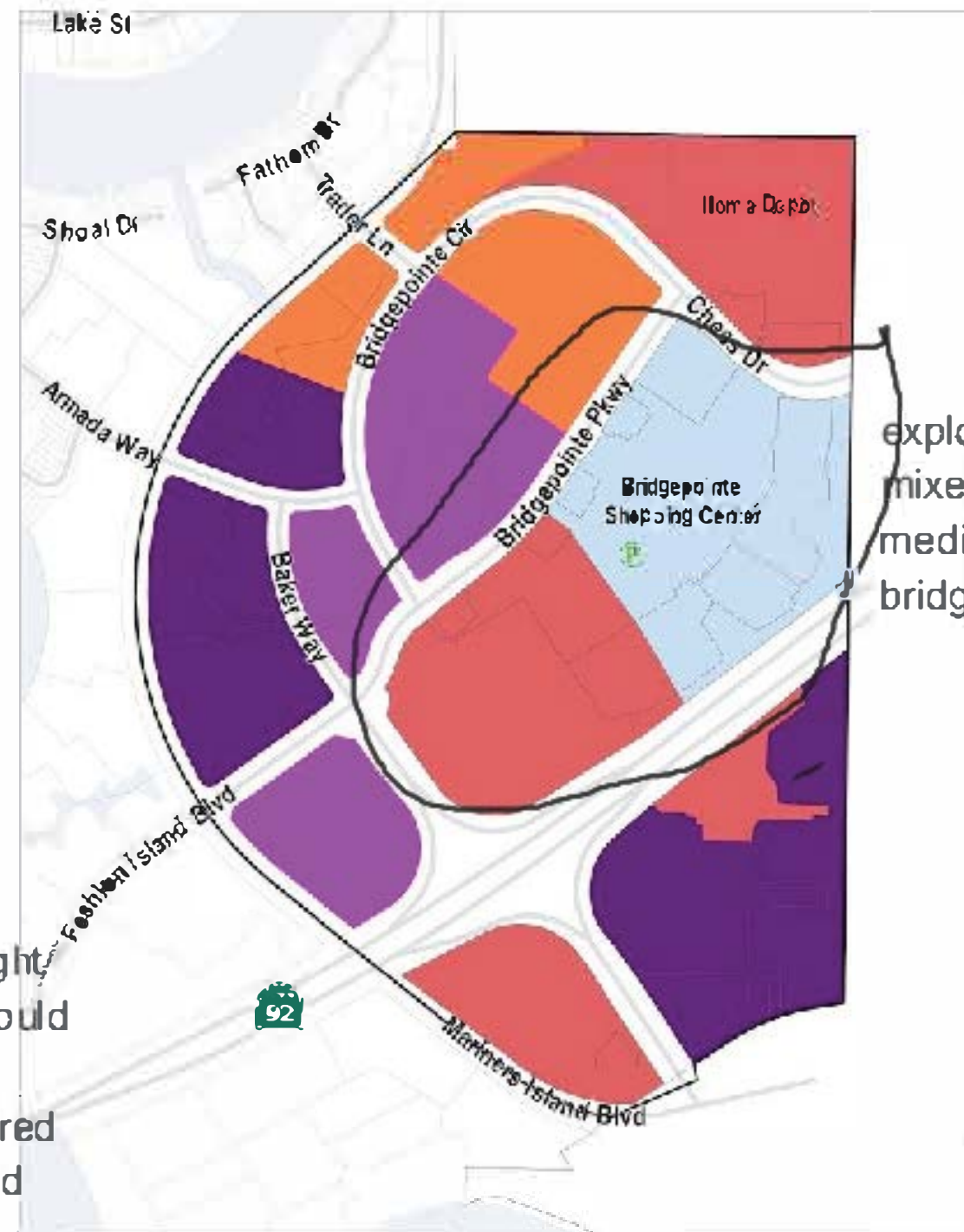
## Group A (Linda Ly/Nicky Vu)

### Study Area 10 - Bridgepointe Shopping Center Area

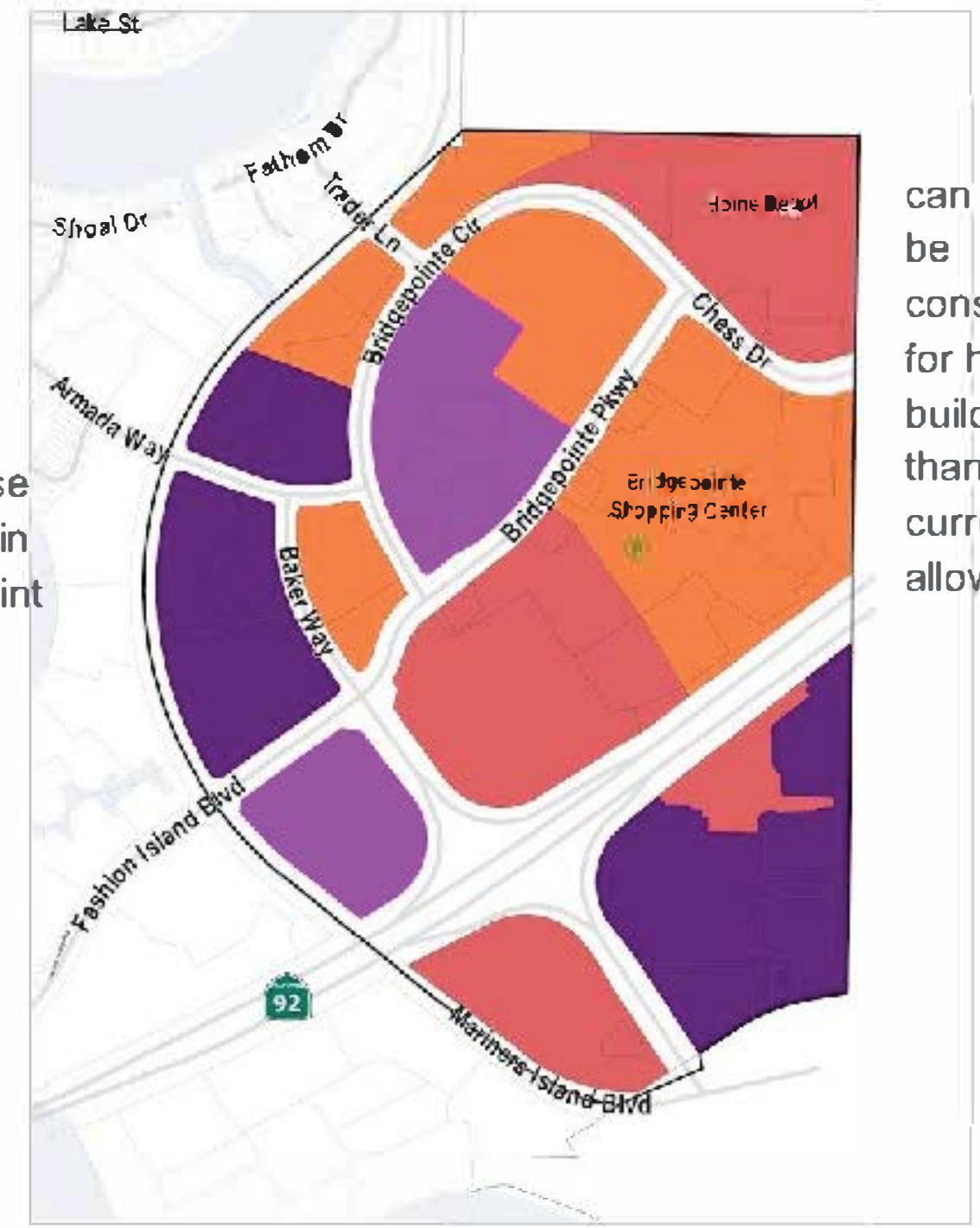
Alternative A



Alternative B



Alternative C



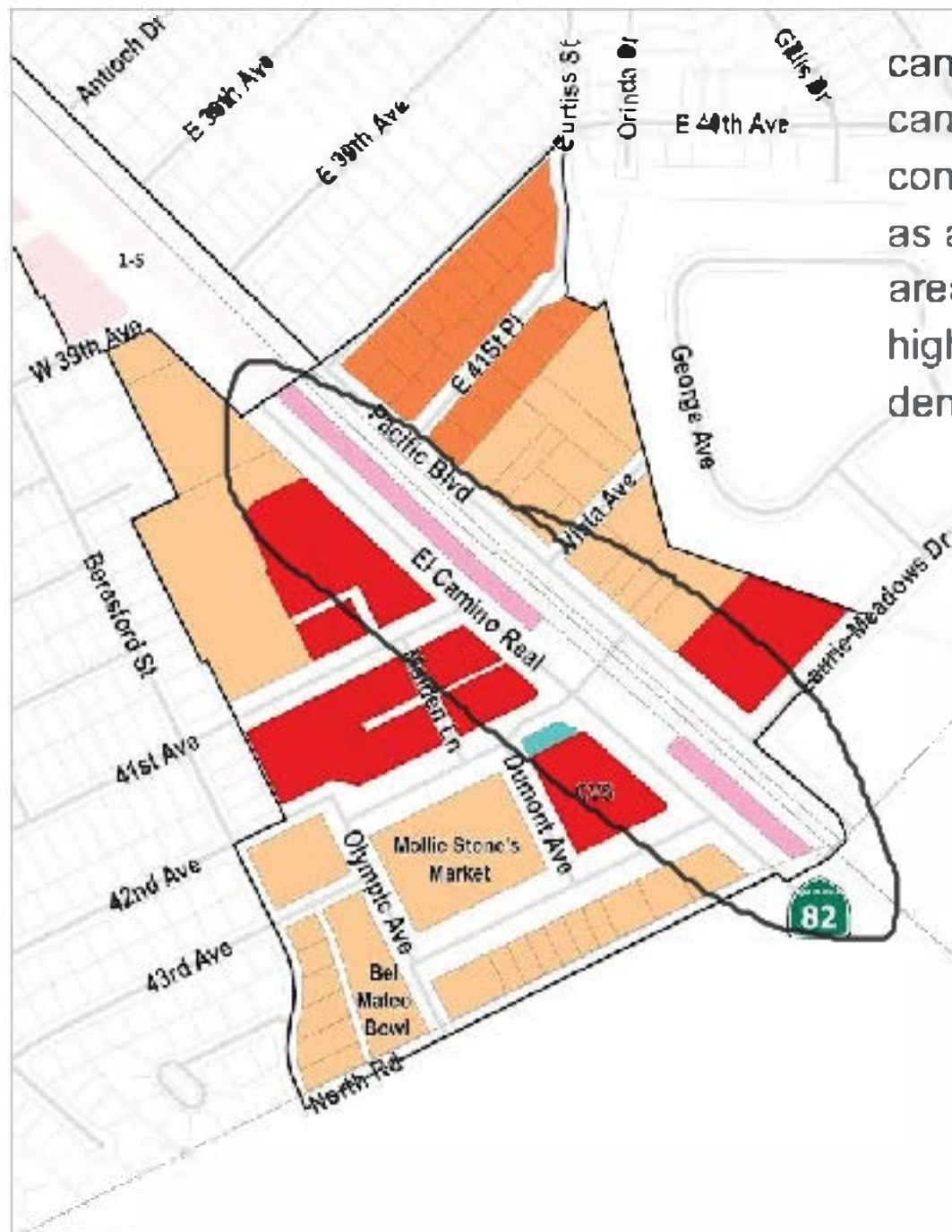


# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

## Group B (Linda Ly/Nicky Vu)

### Study Area 2 - Bel Mateo/Mollie Stone

Alternative A



can el  
camino be  
considered  
as a special  
area with  
highest  
density

Alternative B



two story  
townhouses  
should be  
used as a  
buffer  
between  
high rise  
projects

Alternative C



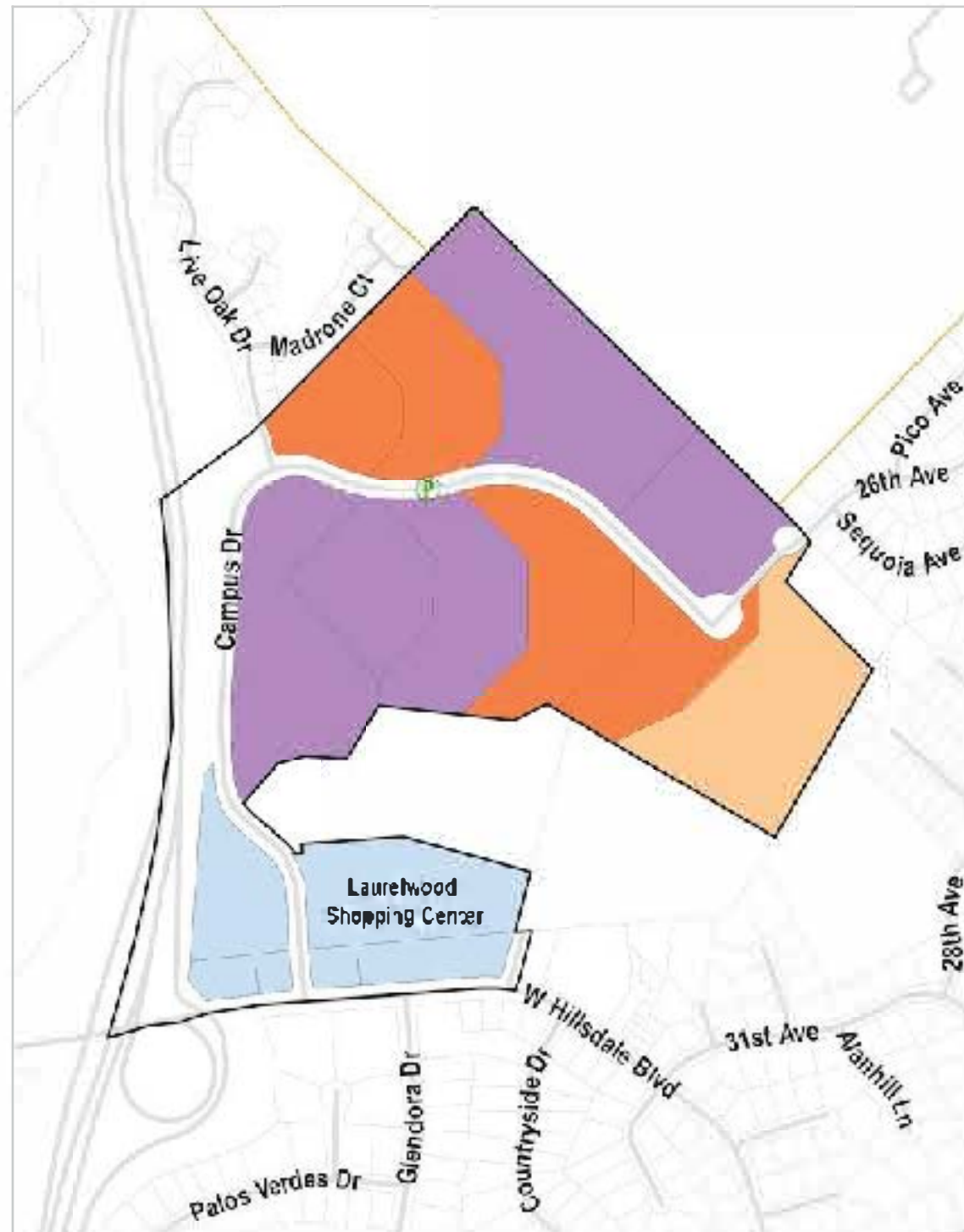


# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

## Group B (Linda Ly/Nicky Vu)

### Study Area 6 - Campus Drive Area

Alternative A



Alternative B



Alternative C



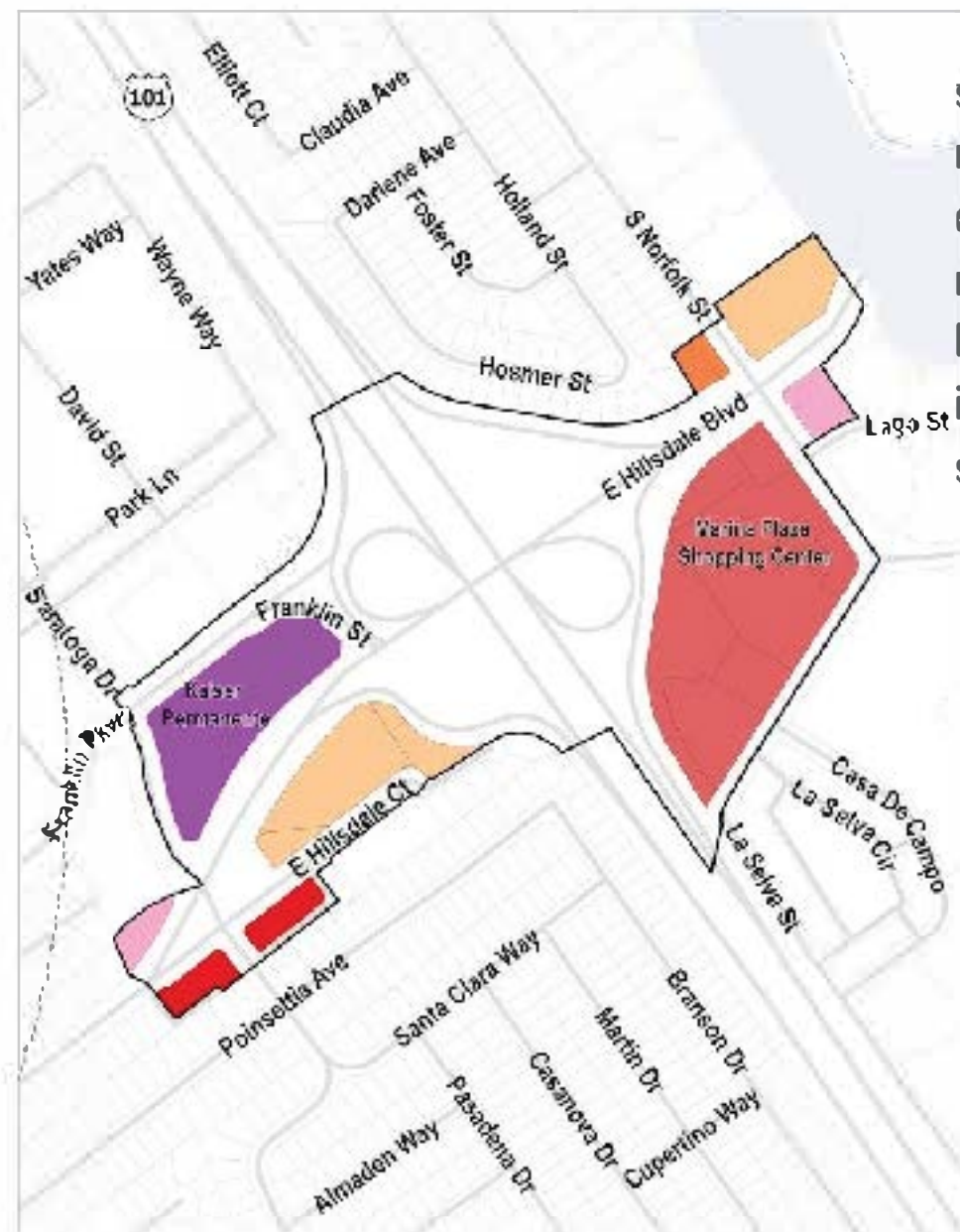


# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

## Group B (Linda Ly/Nicky Vu)

### Study Area 9 - Hillside/Norfolk Area

Alternative A



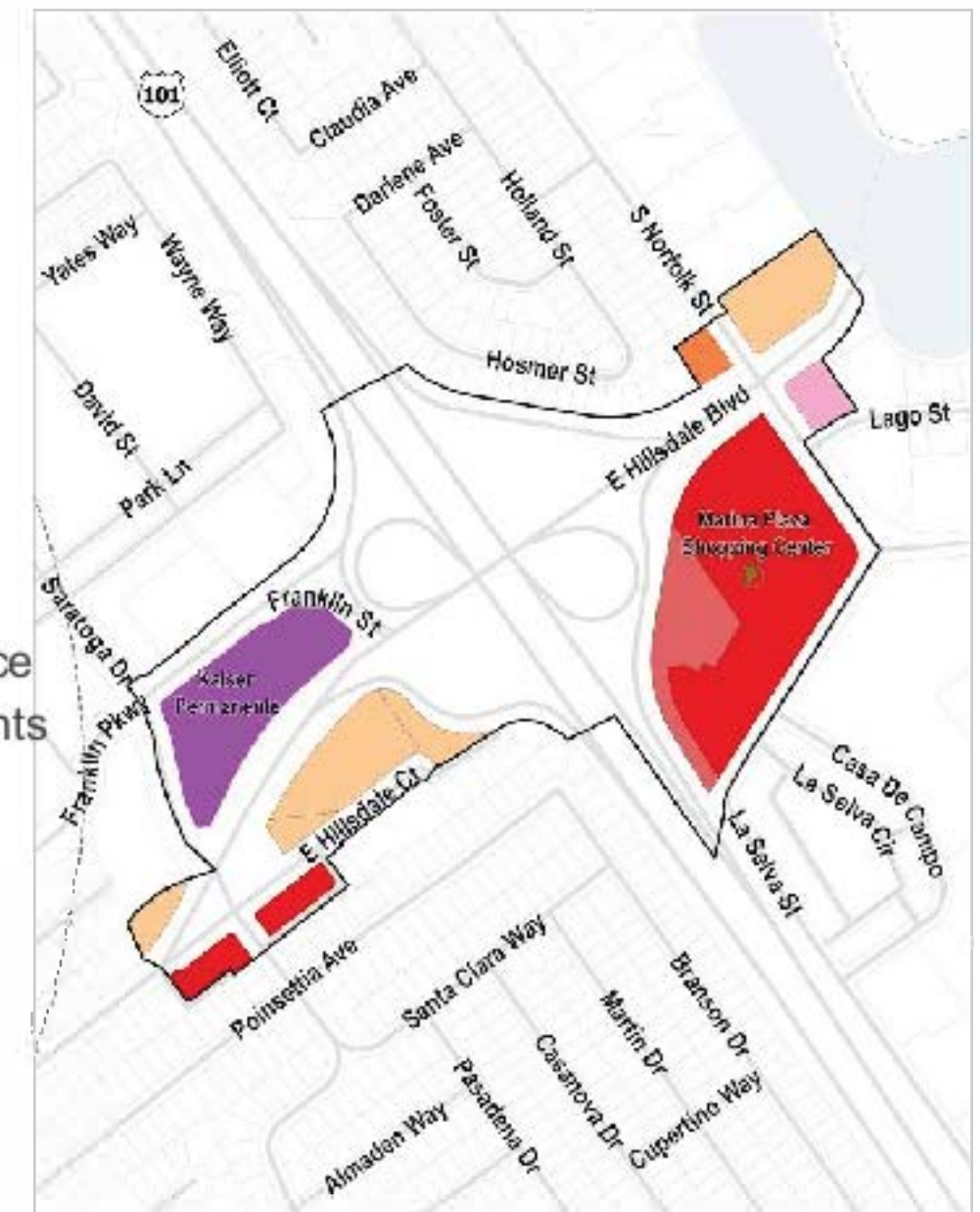
support for  
more  
commercial  
near  
highway  
interchange

Alternative B



need for  
open space  
for residents

Alternative C



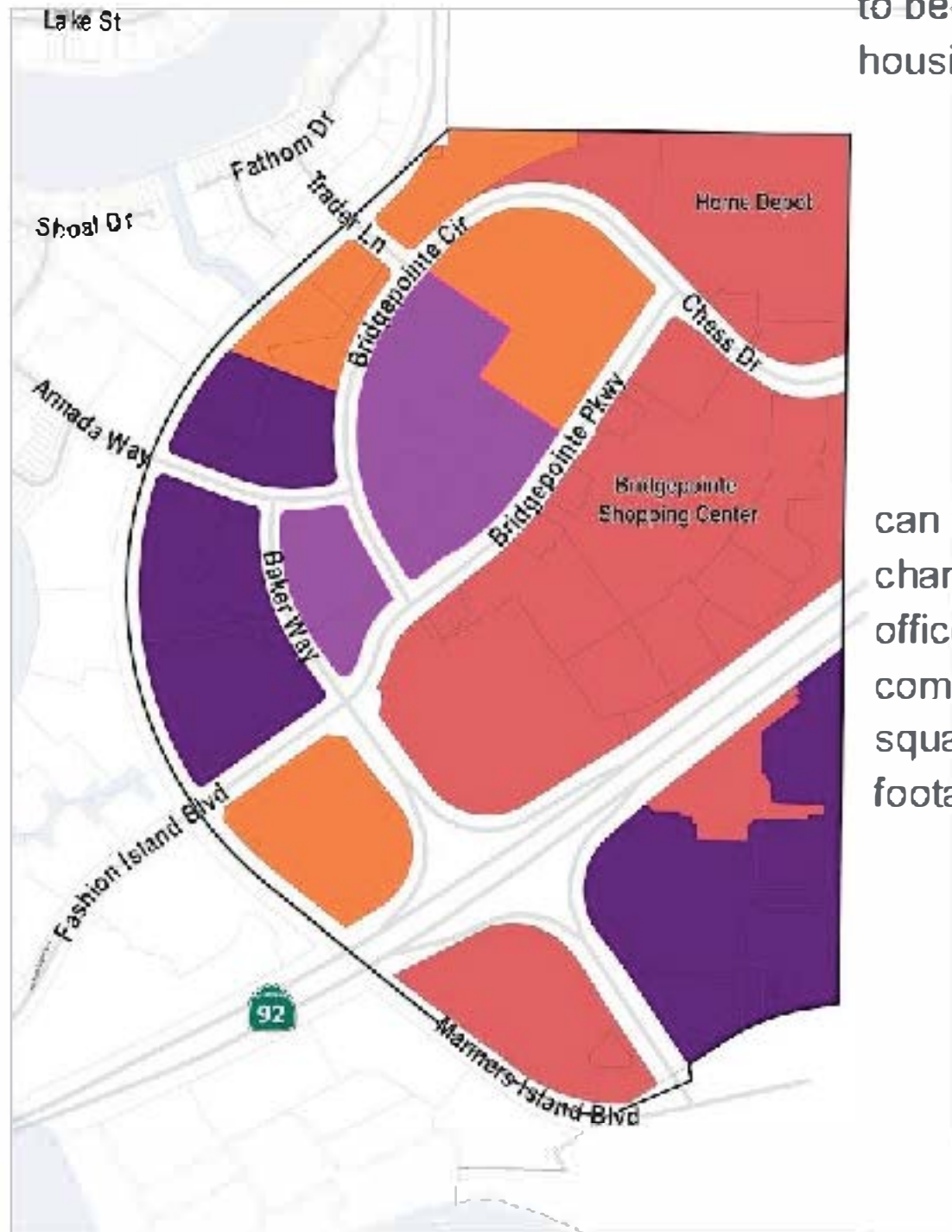


# City of San Mateo Workshop Notetaker Sheet: Jamboard (April 17, 2021)

## Group B (Linda Ly/Nicky Vu)

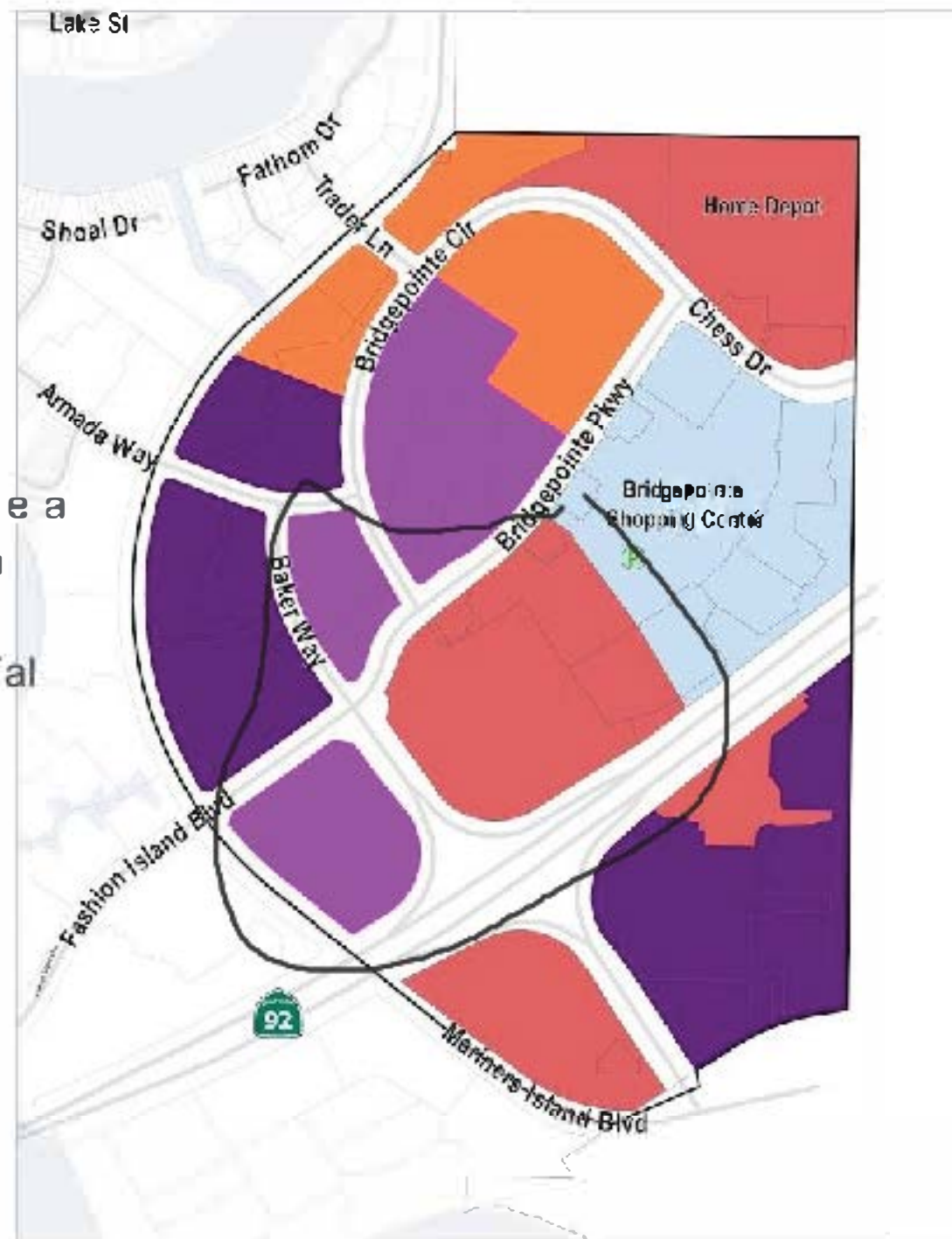
### Study Area 10 - Bridgepointe Shopping Center Area

Alternative A



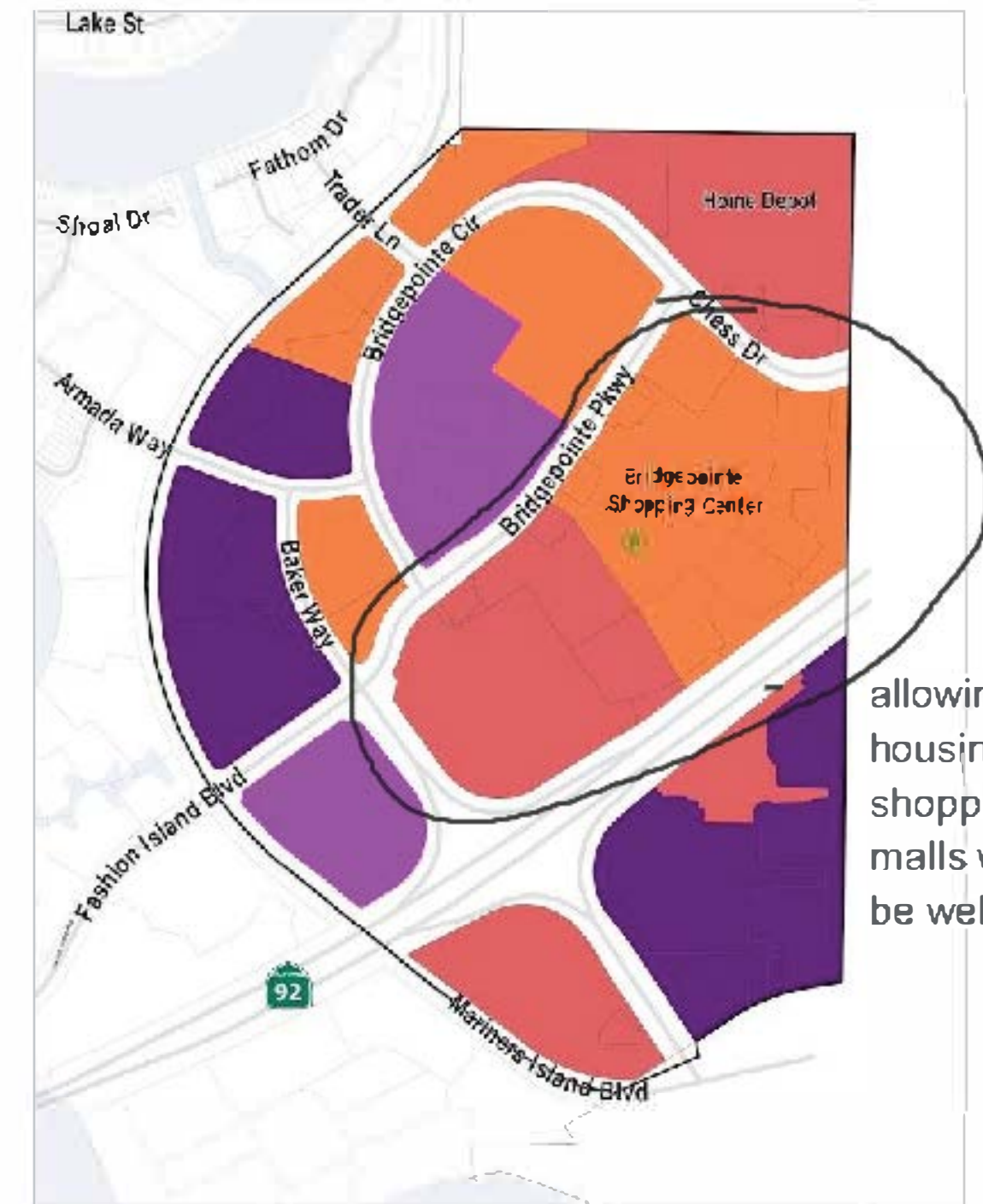
lots of  
parking that  
can be used  
to become  
housing

Alternative B



can there be a  
change in  
office/  
commercial  
square  
footage?

Alternative C



allowing  
housing over  
shopping  
malls would  
be welcome

April 17, 2021

Draft Circulation Alternatives  
Notes

**City of San Mateo Workshop Notetaker Sheet**  
**April 17, 2021 - Circulation Alternatives A, B and C**  
**(Joanna Jansen/Carey Stone/Matthew Hui)**

Room D

- Within any alternatives, a considerable layer around public safety is necessary. Witnessed 2 ped collisions in Downtown recently. Happy that downtown is activated and that people are walking. High level of ped in the downtown area. Downtown is the focal point. Safety of everyone is a priority.
- Alternative C has it all. The more comprehensive the better.
- Public safety - people blow through stop lights at Claremont. Sidewalks are contentious with bicycles. In Downtown, sidewalks are quite small.
- Superblock - town square concept with a center of town feel, similar to European cities. Superblock can be extended on 3rd Ave from ECR to the superblock or town square concept.
- Include green space concept along with superblock concept. Ped mall with plants or trees from central park through superblock to Caltrain station (San Mateo creek neighborhood), to get a walkable neighborhood across the downtown.
- Caltrain rail crossings may be tunneled or trenched and therefore create space. 2040 may be the beginning of what to do with Caltrain crossings.
- San Antonio example - consider public space near streams (near B st area.)
- As buildings become more dense, maybe get rid of street lights? Hang lights from buildings. European examples exist.
- How will ECR be impacted under each alternative? Want it to be ped and bike friendly.
- What is a superblock concept? How is ADA compliance met in terms of access to downtown and Caltrain?
- Additional bus service - How much are bus services utilized? Notice a lot of empty buses.
- ECR -> emphasis on transit and walking. As a major corridor, transit should be a winner if there's a conflict.

Room A

- What are the routes for the autonomous shuttle?
- What parking are available in downtown?
- Yellow bus line going east/west, is there any bus line going east/west to the north?
- How to encourage more walking?
- There is a park along the slough, can there be connection to Bridgepoint?



- Is Alt A proposing bike lanes along rail? Is there more north south bike route north/south and east/west?
- I like parklets but am concerned about impact for businesses. Parking is unacceptable. Need to balance both.
- Would like to see trails along the waterways. Along all of the sloughs.
- How do the three plans differ for 101/92 crossing especially for bike/ped.
- Are we really considering ped or transit? Why explore alternatives this way?
- Consider a circulator 101 and Hayward Park, along high density residential and retail/commercial areas.
- Traffic going east/west can be really challenging. Is there anything else we should look at to help ease congestion?

#### Room B

- What about traffic on ECR and disallowing left turns?
- Love the idea of pedestrian mall on B st.
- Any thoughts on increasing connection on 101 from ECR? 3rd and 4th takes a lot of traffic now, most routes are on the south. Regional transit was my point actually.
- 3rd and 4th should become one way.
- Will the process look at which plan works best with the housing alternatives?
- 101/92 have problems already. What plans are there to work with Caltrans?
- When will they begin working with Caltrans? After development or prior to build out.
- Is the EIR required to be shared with Caltrans and other agencies? Also surrounding cities.
- Monorail along the edges of the bay.
- Sea level rise and impact on ped/bike paths along the bay.
- Bay trail is very popular and the golf course can be expanded to other uses.

#### Room C

- Given the increase in population, we need everything we can for ped and transit. It has to be both, not either or.
- I agree with the comment that it shouldn't be either/or.
- Need to consider climate emergency. We need to do everything to encourage bike/ped/transit, reducing car trips and gas powered car. East west connection is a problem for people to walk.
- Ped bridges over ECR and over 101? Over 101 to get to the marina development. Ped bridges link communities together. It's really hard to get across ECR and 101.

- Echo on all of the above. Hard to understand how this is presented in all three options. Are there trade offs? Ultimately say that it is all of the above.
- 101/92 interchange
- 101/Hillsdale interchange. Need to focus on connectivity improvements to get around freeways. Need to connect the four neighborhoods. Need to connect them more naturally. Don't see very much about any of these alternatives.
- Strong support for improving walkability.
- Concerned about 3rd ave grade sep.
- More transit.
- Ped bridges are supported.
- Need to Reduce the number of cars on the road. Critical to bring shopping close to people.
- Samtrans loses a lot of money and not a lot of people take them. Maybe micro mobility for east/west connection: scooters, building out paths and bridges.
- At what time do we consider infrastructure, schools, and water?
- What are plans regarding the HSR?
- Minibuses.
- Need to look at how often transit is available.
- Saratoga/Hillsdale is very congested and high density housing would not work.
- Need to think about schools in circulation.
- North of the city close to the Burlingame area: more traditional street grid. A lot of great side streets there that are great for walking. Poplar Ave is hard to cross. Need to focus on ped improvements and connections in that area around the main arterials. Encouraging traffic calming solutions.
- Transportation through Bay Meadows not working very well. Need to learn from mistakes. Saratoga/Franklin are often very congested.
- Support for idea to create a city center and keep cars out of that area.
-

April 17, 2021  
Zoom Chat Transcripts

April 17, 2021 - City of San Mateo, General Plan Workshop  
Room "A" Chat Transcript  
Chat Manager: Mary Way, City of San Mateo

Study Areas 1, 1-S, 3 and 8 | Facilitator: Brian Alexander

- Thomas Morgan -SM: The apartment on Grant Street
- Adam Loraine (he/him/his): Would it be possible to quickly run through what's not included here (e.g. light industrial) to help us think through what ought to be included?
- Katie Boyd: Is there any green-space or publicly accessible privately owned options in any of these?
- Abigail: Could you explore residential high in the office area, keep Parkside Plaza residential high, but keep the residential low along S Amphlett?
- cgill : Are there opportunities around Washington/Adams and related areas we're missing?
- Christina H. - CDD Director - City of San Mateo: This went to all: Are there opportunities around Washington/Adams and related areas we're missing?
- CHAT TO ME - Mary : Place Types Menu: [http://strivesanmateo.org/wp-content/uploads/2020/03/11x17\\_Place\\_Type\\_Menu\\_03-01-2020.pdf](http://strivesanmateo.org/wp-content/uploads/2020/03/11x17_Place_Type_Menu_03-01-2020.pdf)
- CHAT TO ME - Mary : Circulation Alternatives: [http://strivesanmateo.org/wp-content/uploads/2020/03/Draft\\_CircAlts\\_030320.pdf](http://strivesanmateo.org/wp-content/uploads/2020/03/Draft_CircAlts_030320.pdf)
- CHAT TO ME - Mary : Online Survey: <http://sqiz.mobi/s3/San-Mateo-Draft-Alternatives-Survey>
- Jessica Manzi (she/her): It'd be great to see public open space (trails) along the water.
- Norma Formanek: A comment, not a question: Definitely agree that more green space should be considered in each alternative if you can. Particularly because this is in the midst of the 92 spaghetti snarl!
- Abigail: What's currently at S Amphlett Blvd next to the Marriott?
- Adam Loraine (he/him/his): I'd like to see residential high in one alternative north of the Marriott, given this study area's proximity to transit & 101
- Abigail: Yes, office area south of 92 for residential high.
- cgill : Are we too restrictive on specific area identification here--might there be a chance for a higher density building in the Grant/ related areas that could handle a single building but not an entire neighborhood. are we locked into these specific areas? Let's be flexible in evaluation.
- Jessica Manzi (she/her): Could that area between Amphlett and Grant be mixed use where retail or office provides a buffer between the freeway and residential development?
- Abigail: Thanks for clarifying next to the Marriott. I prefer the residential high.
- Abigail: Will there be small gathering or park areas on 25th Ave like they have on 24th St in SF Noe Valley?
- Katie Boyd: Can you say again what is next to Hillsdale? Looks orangey red :)
- Katie Boyd: /Hillsdale shopping center I mean
- Jessica Manzi (she/her): I like the POPOS idea for 25th Ave too.
- Abigail: Areas that promoting a bit of nature, gathering and community enhances the walking and shopping.
- Thomas Morgan -SM: I think you meant to mute me but stopped video, I am still able to unmute myself
- CHAT TO ME - Mary: Hi Thomas thank you for that...the zoom is not allowing me to change this setting rn

- Katie Boyd: It would be great if there was a way to visualize what the impact might be of mixed-use medium in all the study areas that border El Camino? (To see the whole street together?)
- Abigail: Would like to see more residential rather than predominantly mix use.
- cgill : Are any these areas in the "able to be approved by city planning/council". If so, we need to take advantage of higher residential opportunities.
- cgill : I.e. under Prop Y the city can approve higher limits in some areas
- Abigail: along el camino
- Abigail: right
- Adam Loraine (he/him/his): I think that's incorrect

### Circulation Alternatives | Facilitator: Carey Stone (PlaceWorks)

- Katie Boyd: To clarify the question about mixed-used medium up and down El Camino - it would be interesting to imagine a walkable, shop-able experience that stretches through the whole city that also lets us add housing (esp. affordable). These plans look at different sections of El Camino independently; might be great to have some way to see the El Camino plan in particular
- *CHAT TO ME - Mary: Thank you Katie, that will be noted in the chat as a comment*
- Katie Boyd: Thank you :)
- Adam Loraine (he/him/his): Could we clarify whether ped only section downtown is essentially what we're currently piloting w/street closures or something different?
- cgill : Could you reclarify colors-
- Adam Loraine (he/him/his): Mary, just for me & you: why do some people get to chat all & others don't? Just curious
- cgill : green dotted and green?
- *CHAT TO ME - Mary to Adam Loraine (he/him/his)(Direct Message) : I'm not sure what you are asking Adam, anyone who puts a chat in I am reviewing and reading. Are you unable to raise your hand to speak*
- Jessica Manzi (she/her): Are there any proposals at this point as to potential routes for autonomous shuttles?
- Nancy Anderson: If downtown is zoned like Barcelona-what parking for these cars not allowed internally into city are planned?
- Katie Boyd: I see a yellow/bus line going east-west near Hillsdale, is there any public transit going east west to the north? (To make it easier to get from northeast housing to CalTrain?)
- Abigail: How would you make El Camino a more pleasant experience to encourage more walking?
- Thomas Morgan -SM: There is a park along the slough Roberta can there be a pedestrian connection accross the slough for better connect to Bridgepoint offices?
- Thomas Morgan -SM: and shopping
- Adam Loraine (he/him/his): Is Alternative A/one alternative proposing bike lanes on ECR? If not, is there another primary North South bike route? East-West?
- cgill : I like parklets, but am concerned by their impact on future business as the economy recoveyrs. Parking is unacceptable right now--worse with recovery. Need to balance both
- Katie Boyd: Are the walking/tree improvements on El Camino in all 3 plans or only plan 1?
- Jessica Manzi (she/her): Would like to see trails along along the waterways
- Katie Boyd: How do the 3 plans differ with respect to the 101/92 crossing? (Esp for bikes and pedestrians)



- Adam Loraine (he/him/his): Are we really considering making either ped-focused improvements OR transit improvements? Why explore alternatives this way? Seems different from the other land use approaches: why?
- Adam Loraine (he/him/his): Thank you
- Jessica Manzi (she/her): Consider a circulator between 101 and Caltrain corridor between Hayward Park and downtown; or connections between higher density residential areas and retail/commercial areas
- Katie Boyd: Traffic going east to west can be really challenging, and as we add housing it will be more so — is there anything else we should be looking at in these plans to help ease the congestion?
- Katie Boyd: Yes that was my point thanks :)
- Abigail: Do the plans allow for immediate evacuation of residents in case of a significant disaster?
- Jessica Manzi (she/her): An example of that is getting from low density residential areas to the parks east of 101 - really hard to do without driving today - but alternatives would be great.

### Study Areas 2, 6, 9 and 10 | Facilitator: Linda Ly

- Norma Formanek: While we are waiting - great format & facilitation. Thanks!
- Jessica Manzi (she/her): Any plans for a break between sessions?
- *CHAT TO ME - Mary to Norma Formanek(Direct Message) : Thank you Norma for your feedback!*
- *CHAT TO ME - Mary to Jessica Manzi (she/her)(Direct Message) : Hi Jessica, no breaks, there will be a small transition time at 11:37 for the next break out room. Sorry for the tight schedule*
- Jessica Manzi (she/her): Thanks! clearly a LOT of material to cover
- Katie Boyd: Did we consider mixed use medium between 41st and 42nd?
- Adam Loraine (he/him/his): What's pink again?
- Adam Loraine (he/him/his): Might like to see one of the Bel Mateo alternatives explore the Mollie Stones portion as mixed use (between 42 - 43)
- Abigail: alt C but keep low residential and mix use of B
- cgill : Not part of this discussion, but a key point. We are being forced to accept extremely high housing numbers mandated by RHNA. All areas should look for high-rise opportunities in each alternative,
- Thomas Morgan -SM: Can option C for top half and option B for Laurel Wood Shopping Center
- Jessica Manzi (she/her): What's the existing land use for the office area? medium?
- cgill : Or housing-inclusive if higher density is not possible.
- Jessica Manzi (she/her): would like an option where laurelwood is medium mixed use
- Katie Boyd: Maybe an option with mixed-use medium for part of Laurelwood?
- Abigail: Consideration should be given to how the push for tall high density buildings will compromise the quality of life and sustainability potential of surrounding residences with the reduction or elimination of airflow and rainwater as well as sunlight for solar.
- Jessica Manzi (she/her): Why are we considering changes to Kaiser given how new it is?
- cgill : Hillsdale blve/Norfolk should be evaluated for higher density housing--one of the few places we could do.
- Adam Loraine (he/him/his): Just FYI: it's way too hard to tackle each study area in this amount of time. It would have been great to have had multiple sessions for this process (ideally one per 1 -

2 study area(s), or at least breaking this out more instead of all at once). I'll try to study more on my own & reply via the online survey.

- Thomas Morgan -SM: Seems like the Apartments on Los Prados and Casa Decampo (Just outside the study area) could be torn down and rebuilt higher 4-5 stories.
- Abigail: My sustainable comment was in regards to the previous study area and all other areas with high density building proposals.
- cgill : Again....let's not restrict ourselves to hard lines in identified areas. Earlier meetings were short and hard to see specific areas that we identified. Need to take advantage of chances to increase housing
- Katie Boyd: The little sliver of commercial service — what is that today?
- cgill : in adjacent areas that might work.
- Katie Boyd: In plan A sorry
- brenda stengele : not in favor of increasing in density to hillsdale/norfolk- casa del campo area already congested. One way in and one way out
- Jessica Manzi (she/her): I think it's the carwash
- Adam Loraine (he/him/his): top right is a gas station right now
- Abigail: Explore B with keeping residential in A along Fashion Island Blvd.
- Adam Loraine (he/him/his): No mixed use medium in Bridgepointe? Maybe A can explore that, if the current use is technically comm regional?
- Jessica Manzi (she/her): In B, would like medium mixed use at Bridgepointe
- cgill : Again, this is an area that could accommodate a few higher rise housing buildings. Can we explore and identify areas that are qualified for city-approved higher height limits? Could we identify those areas for future sessions to help?
- Thomas Morgan -SM: The purple area in the lower right corner should be mixed used or residential
- Jessica Manzi (she/her): Just to be clear - in B, Bridgepointe would be a combination of commercial regional and medium mixed use
- Adam Loraine (he/him/his): I agree somewhat with Abigail's comments about considering higher density uses in this study area (e.g. high housing)
- Christina H. - CDD Director - City of San Mateo: *This went to all: Again, this is an area that could accommodate a few higher rise housing buildings. Can we explore and identify areas that are qualified for city-approved higher height limits? Could we identify those areas for future sessions to help?*
- Katie Boyd: In Bridgepoint, today it's both commercial-neighborhood and commercial-regional. Can you say more about what changes if it's only commercial-regional, wondering if we should consider continuing to allow commercial neighborhood there?
- Adam Loraine (he/him/his): My mixed use comment for Bel Mateo would include Mollie Stone's itself (42 - 43, Olympic - ECR)
- cgill : If there's a chance to do higher (not 2 story but 3-5 story in areas, we should do the more flexible option. we don't have to do it, but keep the options open. Again, thinking of extremely high RHNA mandate.
- Abigail: Bridgepoint: another similar option, Alt B with residential from C along Baker Way and B along Fashion Island Blvd.

**Study Areas 1-N, 4, 5 and 7 | Facilitator: Julia Klein**

- Abigail: To Mary: thank you for such an excellent job in asking our questions and keeping time!!!
- *CHAT TO ME - Mary to Abigail(Direct Message) : Thank you Abigail!*
- *Christina H. - CDD Director - City of San Mateo: This one too: I like parklets, but am concerned by their impact on future business as the economy recoveyrs. Parking is unacceptable right now--worse with recovery. Need to balance both*
- Norma Formanek: Not sure how the alternatives can increase population to the degree in the summary
- cgill : Are there chances to add higher density housing here?
- *Christina H. - CDD Director - City of San Mateo: Are there chances to add higher density housing here?*
- Norma Formanek: Thanks that helped
- Abigail: Are mixed use able to change to residential along Delaware, Claremont and Eldorado?
- Abigail: Yes, residential only
- Abigail: The problem with mix use is that developers will more often choose to build commercial and then we're always challenged with housing.
- Katie Boyd: There are a lot of office high buildings in Area 4, plan C
- Katie Boyd: (Sorry hit return too early - never mind)
- *CHAT TO ME - Mary to Abigail(Direct Message) : No worries, i can go back to downtown after we finish this section if you have a comment you want to make*
- *CHAT TO ME - Mary to Katie Boyd(Direct Message) : No worries, i can go back to downtown after we finish this section if you have a comment you want to make*
- Jessica Manzi (she/her): some existing use along san Mateo drive is auto sales - what land use would that be?
- cgill : In B, could we not extend mixed use residential from Safeway the same as alternative C.
- cgill : Is C one of the approve areas to raise heights by city approval?
- *CHAT TO ME - Mary to cgill(Direct Message) : Is this comment for the current area or area 5?*
- cgill : I'm told under Prop Y there are identified areas that can go higher with city approval. We should take advantage of any opportunities--it will not flood the area with high rises, but allow some few specific higher density housing units.. Again, RHNA mandates make this important
- Katie Boyd: Study Area 4: There's lots of mixed-use high in alternative C. There's also lots of Office high. I wonder if it might be worth considering \_not\_ adding so much office high in that plan, so we're not raising all the heights everywhere
- Abigail: While housing is needed, we should look at the overall increase in housing throughout the city and not every area needs to be spiked with residential highs.
- Katie Boyd: But there are more dark purple in alt C — if these are existing buildings why aren't they show in all 3 plans?
- Jessica Manzi (she/her): Where we have existing high-rise office, would like more tall buildings so that they don't stand out so much (either residential or office)
- cgill : Julia and Team--thank you for the well organized clear workshop. This is a complex challenge, and we appreciate all the hard work.
- *Christina H. - CDD Director - City of San Mateo: Julia and Team--thank you for the well organized clear workshop. This is a complex challenge, and we appreciate all the hard work. from cgill*
- Katie Boyd: Thank you thank you to all!! :)
- Abigail: In general, prefer changing mix use to residential only rather than creating mixed use or residential highs.
- Nancy Anderson: Any higher builds for residential or office in downtown concerns me as a resident of North Central. This translates to more parking, traffic issues in an already challenged

area for both. Higher builds in other areas of San Mateo, where there isn't these issues I'd prefer. Is traffic and parking studies already done?

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

April 17, 2021 - City of San Mateo, General Plan Workshop  
Room "B" Chat Transcript  
Chat Manager: Diana Elrod

Study Areas 1-N, 4, 5 and 7 | Facilitator: Julia Klein

- CHAT TO ME - Diana E : Here are some materials you received in an email:
- CHAT TO ME - Diana E : Circulation Alternatives: [http://strivesanmateo.org/wp-content/uploads/2020/03/Draft\\_CircAlts\\_030320.pdf](http://strivesanmateo.org/wp-content/uploads/2020/03/Draft_CircAlts_030320.pdf)  
Online Survey: <http://sqiz.mobi/s3/San-Mateo-Draft-Alternatives-Survey>
- Michael Nash: What cross street does this area end at to the south?
- Carol Gosho (she/her): Can you enlarge ?
- Michael Nash: Baldwin
- Ellen: Can you state what colors mean again
- Michael Nash: Can you explain how the changes were decided?
- Martha Moore: Any parking info with these multilevel development?
- J: what is the vision for the red area at poplar and El camino? I live there, is that near the Arco? sorry , typing on my phone takes a while.
- Michael Nash: Does mix use have fixed ratios by type or is that varied by project?
- Michael Nash: I meant how are each of the uses allocated?
- Michael Nash: How many homes are affordable?
- John Tastor: Will the General Plan process change current zoning when necessary to accommodate construction, especially multifamily housing in the study zones?
- Martha Moore: What about open space?
- Carol Gosho (she/her): How long will it take before a plan is in force?
- Julie Field: Are infrastructure needs identified with each plan? I.e. traffic impact, public transportation? Etc
- Michael Nash: We should understand where people will go if another pandemic come along. What open space is close to the residences in the design?
- Martha Moore: Please study open space and parks in our city for each increased density development
- J: agreed open space balanced with high density is crucial to avoid turning san mateo into a concrete jungle.
- Wendy, City of San Mateo: "I would like to see low density from alternative C put into alternative A for residential. Also there are 7 gas stations which bring more green house gas impacts Would like to see residential in those areas of 3rd/4th Eldorado and Delaware." -Laura Watakunki
- CHAT TO ME - Diana E to Wendy, City of San Mateo(Direct Message) : Thank you Wendy
- Ellen: We need commercial.
- Alice Kubler: Why is the DMV shown as Green/
- Ellen: Is there any light industrial in SM?
- Michael Nash: At what point in time are the Net New Hosing numbers based?
- David Eligator: I live in North Central. Any plan to increase height and density along the W side of 101? Would be a great place to increase density and insulate the neighboring blocks from freeway noise etc.
- Michael Nash: Looks like a good plan



- Alice Kubler: I would add that when there is highest density, we consider adding open space

### **Study Areas 1, 1-S, 3 and 8 | Facilitator: Brian Alexander**

- Michael Nash: Plan to replace Fish Market area with Townhomes has been submitted for consideration
- Michael Nash: How is an 8 story building possible with Measure Y?
- Michael Nash: Why doesn't alter A conform in that case?
- John Tastor: The mix of usage is good, but I favor those with higher total of housing in this area
- Martha Moore: The freeway interchange is already bad does this development deal with freeway development or improvement?
- J: has the positioning of high buildings so close to the water been looked at in terms of climate change sea level rise and liquefaction due to earthquakes
- Michael Nash: I'd like to see more open space to accommodate growth
- Michael Nash: General but it seems to locate open space in one spot only
- Martha Moore: The open space issue is a huge problem throughout the city people need outside space within walking distance
- Julie Field: I am concerned about Borel Sq becoming residential
- Michael Nash: When do you look at CalTrain capacity?
- J: agreed on need for open space.
- Ellen: Explain in what commercial & regional neighborhood
- John Tastor: I would like to see the Alternative C option for 25th ave and would like it to be the same for all options-- great access to transit
- Michael Nash: It would help to describe the size of the privately owned open space.
- Alice Kubler: I also suggest that as density (high buildings - office or residential) increase, that open space be integrated into the plan.
- Martha Moore: Transit access will be crucial for high density development, that and adequate parking
- Ellen: We have enough traffic by H S . NO MORE REGIONAL commercial please
- Michael Nash: Good area for development can support development. good to add wide sidewalks and bike lanes
- Michael Nash: Sorry for typo
- Michael Nash: General comment: I wish there were design guidelines to create an attractive area.
- Ellen: Will you please show numbers /alternatives for HSM again
- Michael Nash: Another area that can support density
- Carol Goshko (she/her): what about traffic on El Camino and disallowing left turns during rush hour?
- Ellen: The numbers
- Ellen: How much of growth is coming from Bay Meadows development

### **Circulation Alternatives | Facilitator: Carey Stone (PlaceWorks)**

- Martha Moore: Can she zoom in?
- Martha Moore: Thanks

- Michael Nash: I love the pedestrian mall in B street!
- Michael Nash: Are there any thoughts on increasing connections to 101 from El Camino? Major connections are more to the south. 3rd and 4th take a lot of traffic now.
- J: would the restaurants be able to keep the outside seating. that is so nice now
- Michael Nash: Impact of street dining on retail is harsh.
- Julie Field: I'd like to see 3rd and 4th becoming one way
- Martha Moore: Not well worded but regional transit was my point
- Julie Field: Yes to and from 101
- Michael Nash: Will the process look at which plan works best with the selected housing alternative?
- Martha Moore: Highway 92 and 101 problems already. What plans work with caltrans
- Martha Moore: When would they begin working with caltrans. After development or prior to???
- Michael Nash: SamTran is also conducting an outreach program call ed Reimagine SAmTrans <https://www.samtrans.com/Planning/reimaginesamtrans.html>
- *CHAT TO ME - Diana E : SamTran is also conducting an outreach program call ed Reimagine SAmTrans <https://www.samtrans.com/Planning/reimaginesamtrans.html>*
- Michael Nash: WE should build a monorail!
- Michael Nash: 'OON the edge of the bay
- Michael Nash: The Bay Trail is very popular and the golf course could be expanded for more types recreational use.
- Carol Gosho (she/her): Can we get maps so we can drive around and see what you're talking about?
- Martha Moore: Agree golf course is underused space
- *CHAT TO ME - Diana E : <https://strivesanmateo.org/>*

### **Study Areas 2, 6, 9 and 10 | Facilitator: Linda Ly**

- laurawatanuki: Would like to see 2 story townhouses incorporated into residential projects that are next to residential neighborhoods. This would buffer the impacts of higher density residential projects.
- Julie Field: Could you remind me what Mixed Use is?
- Michael Nash: Can you look at ECR as a separate area, as this could. support more density than areas further away from the BLVD.
- Michael Nash: All options show the elimination of Mollie stones? Is that true?
- Ellen: Can you explain how alt B and C have same population growth but C has less net new Homes
- Martha Moore: Again impact on 92!
- Martha Moore: I like laurel wood shopping too
- Julie Field: It's important for each neighborhood to have local grocery and services.
- Michael Nash: Laurelwood serves a large area so it is important. Traffic on 92 is also a concern but overall this approach seems good.
- Ellen: I like Laurelwood SC.
- Michael Nash: I don't see any open space for residential needs.
- Julie Field: To me Commercial makes the most sense near highway interchanges than residential.
- Michael Nash: any grass?

- Martha Moore: Shouldn't the city provide some open space. Not just private
- Michael Nash: Your doing a great job!
- Carol Gosho (she/her): Why change thriving commercial spaces?
- Michael Nash: Think pandemic. Where will people go when they Shelter in place to get outside?
- Michael Nash: shopping malls may not prosper as we shop on-line. Allowing housing instead would be welcome
- Ellen: Can alternative information also include change in office or commercial. Square footage?
- Michael Nash: Any comments from key findings at the Thursday group?
- Martha Moore: After all the comments about keeping skate rink can you really close it? I don't care either way but.... remember the fuss
- Ellen: Your projecting jobs now!
- Carol Gosho (she/her): Seems strange that that area couldn't support a Staples and Bed Bath and Beyond. We are losing these types of stores.
- John Tastor: With a few exceptions like Target and Home Depot, commercial has never been a winner here, lots of unused parking space that can be replaced by housing. mixed use to provide services to housing.
- Martha Moore: Thank you all
- Julie Field: Thank you!
- Ellen: Yes thank you lots of info to absorb



April 17, 2021 - City of San Mateo, General Plan Workshop  
Room "C" Chat Transcript  
Chat Manager: Patrice Olds

**Study Areas 2, 6, 9 and 10 | Facilitator: Linda Ly**

- CHAT TO ME - Patrice to Everyone : a. Place Types Menu: [http://strivesanmateo.org/wp-content/uploads/2020/03/11x17\\_Place\\_Type\\_Menu\\_03-01-2020.pdf](http://strivesanmateo.org/wp-content/uploads/2020/03/11x17_Place_Type_Menu_03-01-2020.pdf)
- CHAT TO ME - Patrice to Everyone : b. Circulation Alternatives: [http://strivesanmateo.org/wp-content/uploads/2020/03/Draft\\_CircAlts\\_030320.pdf](http://strivesanmateo.org/wp-content/uploads/2020/03/Draft_CircAlts_030320.pdf)
- CHAT TO ME - Patrice to Everyone : c. Online Survey: <http://sgiz.mobi/s3/San-Mateo-Draft-Alternatives-Survey>
- Nancy Schneider (she/her): Could you share the link to the existing land use?
- Lisa Diaz Nash (She/Her/Hers): Can you tell us the general boundaries of each area?
- CHAT TO ME - Patrice to Nancy Schneider (she/her)(Direct Message) : agenda, FAQ, overview handout
- CHAT TO ME - Patrice to Lisa Diaz Nash (She/Her/Hers)(Direct Message) : Is Linda answering this for you now?
- Lisa Diaz Nash (She/Her/Hers): yes. It would be great to see a map of what it is today as well
- Nancy Schneider (she/her): Sorry, I don't see an existing Landuse map.
- Eric Wilson: Seems like there's an opportunity to study a medium intensity for all the parcels east of ECR. Particularly the areas adjacent to Vista Ave are mostly Res Low.
- Pam: I am concerned that while the population increases the jobs are decreasing.
- Nancy Schneider (she/her): I think that adding density here would be good, so that transit can serve it more efficiency.
- Susan: HI can I say a point. Susan
- Susan: hi can I say a comment susan
- Lisa Diaz Nash (She/Her/Hers): It is important to ensure we have enuf commercial service (e.g. auto repair) thruout the study areas so that people don't have to drive to another town for these services.
- Eric Wilson: Similar to Laurelwood, making Marina Plaza more of a mixed-use area could allow to increase density without requiring new residents to get in a car for everything. This are is not transit-friendly.
- Lisa Diaz Nash (She/Her/Hers): I agree with Eric's comment
- Nancy Schneider (she/her): I agree with Eric.
- Lisa Diaz Nash (She/Her/Hers): Re self contained village concept
- Susan: Support eric's comment for study area 10.
- Lisa Diaz Nash (She/Her/Hers): Is there any thought about open space and parks in the Bridgepoint area?
- Eric Wilson: Echoing prior comment about seeing the current use next to the 3 alternatives on one slide - it would be best to have that with the current use using the same color schema as the alternatives.

**Study Areas 1-N, 4, 5 and 7 | Facilitator: Julia Klein**

- Lisa Diaz Nash (She/Her/Hers): Why are jobs highest in A?
- Lisa Diaz Nash (She/Her/Hers): It would be nice to have more mixed use so people can get food, buy service etc.
- Eric Wilson: All alternatives seem very focused on Res Med, would be interesting to consider much more Mixed Use Med along ECR
- Lisa Diaz Nash (She/Her/Hers): Can we zoom out each of the alternatives?
- Lisa Diaz Nash (She/Her/Hers): How do these alternatives differ from existing?
- Lisa Diaz Nash (She/Her/Hers): Could you pls explain the thought process that led to these alternatives?
- Susan: I would like to speak. Susan
- *CHAT TO ME - Patrice to Susan(Direct Message) : I'll get you next*
- Eric Wilson: For downtown is there an opportunity to study Res High in the corridor east of downtown (mostly Res Med across the alternatives)
- Eric Wilson: - meaning around Gateway Park
- Lisa Diaz Nash (She/Her/Hers): Do these scenarios align with the Downtown Master Plan?
- Eric Wilson: Echo John's comment about adding housing above existing downtown commercial & retail to create shoppers for those retail places
- Lisa Diaz Nash (She/Her/Hers): Agree re affordability in this area. But challenge is zoning so that affordability is built.
- Lisa Diaz Nash (She/Her/Hers): Walkability is critical
- Eric Wilson: I also moved from San Francisco to SM & live near downtown, and I find it more walkable than most of SF
- Eric Wilson: Study Area 5: seems like studying Mixed Use Low/Med all along San Mateo Dr (similar to my earlier comments about ECR) - envisioning mostly small neighborhood retail with housing above, with an incremental intensity increase.
- Eric Wilson: Seems like there should be more studying of\*
- *CHAT TO ME - Patrice to Everyone : We are capturing your comments even if we couldn't get to all of them verbally!*
- Nancy Schneider (she/her): Will there be consideration of having housing so close to the freeway?
- *CHAT TO ME - Patrice to Nancy Schneider (she/her)(Direct Message) : Nancy - we will get staff to respond to your question; sorry we didn't get to it verbally.*
- Nancy Schneider (she/her): Thank you. I meant about health hazards.

### **Study Areas 1, 1-S, 3 and 8 | Facilitator: Brian Alexander**

- Eric Wilson: Study Area 8: if the area north of the Marriott becomes residential, important to study circulation so those residents don't feel isolated
- Lisa Diaz Nash (She/Her/Hers): How do these scenarios provide shopping for these areas when density increases?
- Pam: Is there open space for gatherings and play?
- Susan: I like to speak. susan
- Marylou Cronin: Will There still be a grocery store? This could become a food dessert
- Eric Wilson: Study Area 8: could something other than Office High (south of Marriott) be studied? It's the same in all alternatives

- Lisa Diaz Nash (She/Her/Hers): I thought there were plans underway where Fish Market is to build townhomes? If they were built, we couldn't designate it as mixed use
- Nancy Schneider (she/her): What is the green rectangle at the bottom?
- Pam: I'm concerned that the open space does not match the number of proposed residents.
- John Brook: Concerns over Park and Shopping: there is a development proposal for ~ 1000 residential + some retail & open space on a parcel south of Concar, east of Grant where Trader Joe is now located.
- Susan: where do people who live here shop for food, buy services such as vet, auto, visit the pharmacy, need more open space for residents.
- Nancy Schneider (she/her): For Study area 8 - circulation is really important.
- Susan: I would like to speak. thank susan
- Marylou Cronin: We need to ensure there is at least one place that's just for business to attract more companies. Currently that's the Borel area.
- Eric Wilson: Study Area 3: glad to see the range of mixed use intensity increases, including High! Improving walkability / bike is important when density increases.
- Marylou Cronin: It's a mistake to add housing to the Borel square
- *CHAT TO ME - Patrice to Marylou Cronin(Direct Message) : I'll share that with Sandy Council. Thank you.*
- Marylou Cronin: Thank you.
- Lisa Diaz Nash (She/Her/Hers): Great to do mixed use in Study Area 3 along ECR. But need to ensure there re some good draws or it will be retail empty stores on bottom.
- Lisa Diaz Nash (She/Her/Hers): My brain hurts!
- *CHAT TO ME - Patrice to Lisa Diaz Nash (She/Her/Hers)(Direct Message) : It certainly is a lot to take in!!!!*
- Lisa Diaz Nash (She/Her/Hers): Can we have existing maps next to alternative scenarios in the final report?
- John Brook: Is the impact on sales tax revenue to the City incorporated into the study impacts?

### Circulation Alternatives | Facilitator: Carey Stone (PlaceWorks)

- Lisa Diaz Nash (She/Her/Hers): Will water availability be studied vs. proposed scenarios to ensure there is enough water to support populations?
- Lisa Diaz Nash (She/Her/Hers): Too small
- Lisa Diaz Nash (She/Her/Hers): Given proposed increase in population, it will be critical to do everything with can to both improve walkability and public transit. No either/or.
- Lisa Diaz Nash (She/Her/Hers): What about the 3rd Ave grade separation? If that doesn't happen, Downtown traffic will be terrible.
- Pam: I think there needs to be more transit options for the Crystal Springs area.
- Susan: Hi I would like to speak.
- Eric Wilson: Another +1 to the "all of the above" needing to be studied, with a focus on walkability and other active transportation that does not require cars.
- Lisa Diaz Nash (She/Her/Hers): Totally endorse the idea of pedestrian bridges. Many. People who live in Bay Meadows say they moved there because it would be safe to walk and bike. They were told there would be a pedestrian bridge across ECR that didn't happen. So important to do it this time.



- Pam: At what time do we consider infrastructure? Schools and availability of water during our ongoing droughts?
- David Hall: Corner of Saratoga and Hillsdale is very congested so wanted to comment to record not to add high density housing there which will add to difficulty for access to san mateo village
- David Hall: Is any plan regarding the high speed rail going to affect the rail corridor
- Lisa Diaz Nash (She/Her/Hers): Agree with Susan re looking at alternative mobility east wet. Mini buses!
- Eric Wilson: Transit (including buses) is a little chicken-and-egg - if buses don't run frequently enough people are less likely to use them.
- Lisa Diaz Nash (She/Her/Hers): Thinking about where schools are in relation to circulation will be important.
- David Hall: Would there be a decision about adopting A, B ,or C or some kind of individual alternatives?
- David Hall: Thnx
- Lisa Diaz Nash (She/Her/Hers): I like the idea of creating a City Center in Alt. C for civic events and having cars stay outside the area, provided that there is sufficient parking for them nearby
- Carey, PlaceWorks : <https://survey.alchemer.com/s3/6276053/Imagining-Scenarios-for-San-Mateo-s-Future-Workshop-Feedback-Survey>

April 17, 2021 - City of San Mateo, General Plan Workshop  
Room "D" Chat Transcript  
Chat Manager: Jennifer Chen

**Circulation Alternatives | Facilitator: Carey Stone (PlaceWorks)**

- CHAT TO ME, JENNIFER : Place Types Menu: [http://strivesanmateo.org/wp-content/uploads/2020/03/11x17\\_Place\\_Type\\_Menu\\_03-01-2020.pdf](http://strivesanmateo.org/wp-content/uploads/2020/03/11x17_Place_Type_Menu_03-01-2020.pdf)
- CHAT TO ME, JENNIFER : Feel free to also ask questions in the chat. I can read them to the group.
- Lisa Vande Voorde: Can you please go into more detail about how ECR will be impacted under each alternative? I'd like to see ECR be more pedestriation and bike riendly. Like a walkable area similar to Las Ramblas in Barcelona.
- Lisa Vande Voorde: As far as additional bus service, I'm wondering if you could go into how much public transit is currently utilized in San Mateo? Pre-pandemic, during pandemic. I witness empty buses going down Alameda de las Pulgas and El Camino ALL the time!
- Sarah Fields: With the super block concept, how is ADA compliance met in terms of access to downtown and Caltrain?
- Lisa Vande Voorde: I'm sorry -- how to you raise your hand??? don't see that option, lol
- Erin White: I would like to see the focus be on quality of life, not quantity of structures. Priority to preserving nature, creating more green space, and keep views of hills and bay.
- Mary Bates: I have lived here for almost 50 years.
- Lisa Vande Voorde: Originally from SF, I've been a resident of San Mateo since 1987, and a homeowner since 1991.
- Carolyn Banda: I like George Derby's ideas for downtown.
- Sarah Fields: I moved to San Mateo in 2016 and have rented in 19th Ave Park ever since
- Erin White: I am a homeowner in North Shoreview. I have 2 school age children.
- George Derby: Live in Downtown San Mateo for 11 years. Before in Burlingame. Originally came to CA in 1981 from Canada and East Coast.

**Study Areas 2, 6, 9 and 10 | Facilitator: Linda Ly**

- Sarah Fields: Can we have a local example of a mixed use village?
- Lisa Vande Voorde: Traffic bottlenecks quite a bit at overpass to Pacific Blvd. Until traffic flow is worked out, I can only see Alternative A as a an option
- Lisa Vande Voorde: I'm talking about interchange at Laurie Meadows, 41st, and ECR
- Erin White: I'm confused, is there only one overall plan choice between a, b, and c that encompassing all parts? Or is each area evaluated separately with the a, b, c choice?
- CHAT TO ME, JENNIFER : since we have 3 remaining areas, please use the chat to ask questions
- CHAT TO ME, JENNIFER to George Derby(Direct Message) : feel free to make your comment or question here.
- CHAT TO ME, JENNIFER to George Derby(Direct Message) : at the end, we can go back to all of the areas for questions
- CHAT TO ME, JENNIFER : For everyone, please use the chat for comments and questions
- Lisa Vande Voorde: Frankly, the pace of presenting the study areas, and the differences, is SO FAST, that I can barely wrap my head around them, let alone give feedback.

- Lisa Vande Voorde: PLEASE SLOW DOWN.
- suzie: is there plans to widen the streets, make new lanes, anything to make traffic flow around the areas you're talking about. Traffic is already way too much where we are..
- suzie: \*are there
- Lisa Vande Voorde: We didn't look at traffic yet??
- Sarah Fields: With Study Area 6 - this is not a transit rich area, what consideration is taken here?
- Erin White: I would like to see the focus be on quality of life, not quantity of structures. Priority to preserving nature, creating more green space, and keep views of hills and bay.
- Lisa Vande Voorde: On study area 9 -- again -- traffic in this area is a nightmare. Until you can resolve infrastructure, I can only see alternative C

#### Study Areas 1-N, 4, 5 and 7 | Facilitator: Julia Klein

- Lisa Vande Voorde: Study area 1 - alt C would be higher/denser than Meausue Y allows
- *CHAT TO ME, JENNIFER : We would highly encourage participation from everyone. Especially those who have not spoke or provided feedback in the chat.*
- Mary Bates: In Area 1, does A eliminate the gas station?
- Mary Bates: There is a Performing Center on Delaware.
- Sarah Fields: For SA 7 - what considerations are being made to mitigate flooding, it is my understanding this area is in a food zone.
- Sarah Fields: Also for SA 7 - are there considerations for connectivity from the east side of 101 to downtown?
- George Derby: Agree with Wallace on service availability
- Lisa Vande Voorde: I too agree with retaining service availability in Area 7
- *CHAT TO ME, JENNIFER : if you would like to speak on any of these study areas, please do so*
- Lisa Vande Voorde: What study area remains?
- Erin White: In North Shoreview (area 7) there is currently no city bus or school bus that goes to San Mateo High School and surrounding area. Can this comment please be sent to the appropriate department?
- George Derby: SamTrans 292 goes past SM High School
- Sarah Fields: I have to leave early, but thank you for facilitating questions
- Lisa Vande Voorde: In introducing the study areas, can you first review EXISTING, then review the alternaitves. You've done that a couple of times, and it's VERY helpful in understanding the impacts

#### Study Areas 1, 1-S, 3 and 8 | Facilitator: Brian Alexander

- Lisa Vande Voorde: Study area 8 -- Alt C makes most sense because traffic on Concar area is crazy
- Nancy Hobbs: What was the change to the Fish Market area
- Erin White: Can the Fish Market area be public green space use?
- suzie: I live on Norfolk St across the street from the new development going up for the last year. I truly cannot see how our roads are going to support those new homes, let alone the new developments across the way at the Fish Market. Before Corona it took me a full hour to get



from Trader Joe's to my house. I don't see how that will be better with more homes, businesses, paths, etc.

- suzie: Truly, all of the development around me makes me want to leave my hometown, which is sad / terrible as I am not the only person from here leaving bc of all of the development.
- Mary Bates: Is parking ever a consideration in making the plan?
- Nancy Hobbs: I do not see traffic dealt with in any of the sections
- Lisa Vande Voorde: I feel the same as the person who said she feels like leaving San Mateo. I live right behind Hillsdale Mall, and also frequent 25th Ave. One of the principles of the San Mateo General Plan is to respect the character of our neighborhoods. Alternative C, and even B totally violates that in my opinion. You are going to put small business out of operation. Traffic and parking will be impossible.
- Lisa Vande Voorde: Yes, I think study area 3 -- whatever involves Hillsdale Mall
- Erin White: Like the previous comment, I am very concerned at how crowded San Mateo has become. I am also considering leaving as well. When doing city planning at what point do you recognize that San Mateo has reached max capacity and switch to fixing infrastructure and areas that are aging?
- Lisa Vande Voorde: This is a general comment about the meeting today. First let me say thank you, and that you're doing a great job. However, the pace has been way too fast as there are way too many study areas to cover. Not enough time to review and evaluate. I recommend that you have further study sessions
- George Derby: For Study Area 4. If the superblock / town square concept is implemented all the way out to El Camino, or even if it isn't, might want to consider an overpass/underpass or other safer/easier way for pedestrians to cross from the West Side into Downtown.
- Mary Bates: Thank you. I need to leave.
- George Derby: Also, one last plug for a meandering green/open space from Central Park to the San Mateo Creek neighborhood by the Caltrain station, with a "stream walk" along the way. Would be spectacular !
- Lisa Vande Voorde: Yes -- wayyyyyy too much cover. I will do online survey. While I appreciate the effort here, I admit to being very frustrated
- Erin White: How does the city determine what population it can support?
- Nancy Hobbs: How can we make intelligent decisions without address traffic flow and parking?
- Erin White: Is there a maximum capacity?
- Jennifer Renk: thanks guys. nice job.
- Lisa Vande Voorde: I actually like the virtual aspect of this meeting, because it makes it more accessible to all, and it's less intimidating to speak out. However, this was too much information at once, not enough time. And it made it impossible to form an opinion. What would have been better is to break the Study Areas down -- do a subset during each online meeting. This is too important to the City of San Mateo to breeze through it like you did.
- Nancy Hobbs: I would like a list of new housing added in San Mateo in 2019 AND 2020.
- Carey, PlaceWorks: <https://survey.alchemer.com/s3/6276053/Imagining-Scenarios-for-San-Mateo-s-Future-Workshop-Feedback-Survey>