



MEMORANDUM

DATE: March 3, 2022

TO: General Plan Subcommittee

FROM: Zachary Dahl, Deputy Community Development Director
Joanna Jansen, Principal, PlaceWorks

SUBJECT: Land Use and Circulation Alternatives – Preferred Scenario Selection Process

RECOMMENDATION:

Receive an informational overview of the Land Use and Circulation Alternatives and the Evaluation Report, take public comments, ask clarifying questions and provide input on selection of the Preferred Land Use and Circulation Scenario.

Packet Materials

The meeting materials for this General Plan Subcommittee (GPS) meeting on Thursday, March 3, 2022 were provided in the Memorandum that was published for the prior GPS meeting held on February 17, 2022, and is included as Attachment 1.

Background

At the meeting on February 17, 2022, the GPS received a presentation that provided an overview of the land use alternatives by study area and by circulation alternative, summarized the results of the alternatives evaluation report, and provide an overview of community input received to-date on the preferred scenario. Following the presentation, the GPS asked clarifying questions and received verbal comments from 15 members of the public. A video of this GPS meeting is available on www.StriveSanMateo.org. Public comments that have been submitted for consideration by the GPS are available on www.strivesanmateo.org/documents/publiccomments/.

Discussion

The goal of this meeting will be to receive a supplemental presentation from staff that addresses the questions and clarifications raised at the February 17th meeting, receive additional public comments and then to provide input on the preferred land use and circulation scenario that should go into San Mateo's Updated General Plan. The GPS should consider the land use alternatives by study area and is encouraged to consider the best mix of components for each area when providing input on a preferred land use scenario. For the preferred circulation alternative, the GPS should review and consider the elements of each circulation alternative that would be most appropriate to include in the preferred scenario.

When preparing to provide input on the preferred circulation and land use scenarios and the compiled community input, each member of the GPS should consider:

- What ideas from any of the circulation alternatives, such as pedestrian and bike only streets, bike and pedestrian paths, transit connections, should be part of the adopted General Plan?

Given the limited space in any given public street right-of-way, how should the General Plan prioritize these different improvements?

- What ideas from any of the land use alternatives, such as jobs and housing near transit, diversity of housing choices, or rehabilitating underutilized shopping centers, should be part of the adopted General Plan?
- Understanding the Preferred Land Use Scenario should plan for the next two and a half (2.5) housing cycles (RHNA) over the next 20 years, which could be 15,000 to 20,000 new units, how should those new housing units be accommodated?

Preferred Scenario – Next Steps

Following this GPS Meeting, the next steps to finalizing the preferred circulation and land use scenarios include:

- A public meeting before the Planning Commission on Tuesday, **March 22, 2022**, to review the input from the community and GPS, and provide a recommendation to the City Council.
- A public meeting before the City Council on Monday, **April 18, 2022**, to review the input from the community, Planning Commission, GPS and provide direction on the preferred scenario.
- Finalize the preferred circulation and land use scenario per Council direction.

After Council provides final direction on the preferred scenario, the General Plan team will finalize the preferred scenario to become the basis of the Draft Circulation Map and Draft Land Use Map. The potential environmental impacts from the draft maps along with the draft goals, policies and actions will be analyzed in the Draft General Plan EIR.

Questions or Additional Information

For questions or additional information about this packet, please contact Zachary Dahl at (650) 522-7207 or email generalplan@cityofsanmateo.org.