

CITY OF SAN MATEO
City Council Regular Meeting
July 18, 2022
7:00 PM



COUNCIL MEMBERS
Rick Bonilla, Mayor
Diane Papan, Deputy Mayor
Joe Goethals
Amourence Lee
Eric Rodriguez

AGENDA ITEM

20. General Plan Update – Land Use Map

Confirm the draft land use map and the heights and densities associated with each land use category for the General Plan Update, and consider a land use designation request at 1501-1555 Hillsdale Blvd.



CITY OF SAN MATEO

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Agenda Report

Agenda Number: 20

Section Name: {{section.name}}

Account Number: 25-3112

File ID: {{item.tracking_number}}

TO: City Council
FROM: Drew Corbett, City Manager
PREPARED BY: Community Development Department
MEETING DATE: July 18, 2022
SUBJECT:
General Plan Update – Land Use Map

RECOMMENDATION:

Confirm the draft land use map and the heights and densities associated with each land use category for the General Plan Update, and consider a land use designation request at 1501-1555 Hillsdale Blvd.

BACKGROUND:

The City's General Plan Update (GPU) kicked off in the fall of 2018 and began with a series of visioning workshops and community meetings. From April 2019 through January 2022, the General Plan team held a series of meetings and events to establish the General Plan study areas, create the range of land use and circulation alternatives, confirm the draft alternatives, and receive feedback on the preferred land use and circulation scenario with the community. In April 2022, the City Council held a public hearing and selected the preferred land use and circulation scenario that would go into the GPU. This meeting to confirm the land use map is the final step in the alternatives phase of the GPU process. More information about the outreach process, including meeting materials and recordings and public comment letters, is available at www.StriveSanMateo.org.

Overview of the Alternatives Process

The land use alternatives explore different possible growth scenarios for how to accommodate future housing, jobs, commercial and retail establishments, and parks and open space. The City is proactively planning to meet the requirements of State housing law, identify solutions for transportation and housing affordability issues, be prepared for the projected population and job growth in the region and locally, and other issues such as improving community health, equity, access to services, sustainability and climate change. This work is guided by the [General Plan Vision and Values](#), which were established at the outset of the project.

The process to create the land use and circulation alternatives, and to ultimately select a preferred land use and circulation scenario, has taken approximately two years and been shaped by community input at every significant step of the process. In general, each step of the alternatives process includes a similar series of meetings: first, community workshop(s) and outreach events, then General Plan Subcommittee (GPS) meeting(s), followed by Planning Commission meeting(s), and culminating in City Council direction. For additional information about the steps to create the land use and circulation alternatives and selection of the preferred scenario, please refer to the [April 18, 2022 City Council Agenda Report](#).

DISCUSSION:

Preferred Land Use Scenario

The three land use alternatives explored growth of approximately 12,000, 16,000, and 21,000 new residential units. All land use alternatives kept job growth constant despite varying residential growth, with the assumption that the City would not implement policies to either significantly stimulate, nor significantly dampen, job growth. The [Alternatives Evaluation](#)

[Report](#) included an assessment of future jobs/housing balance given these assumptions. Table 1 provides a summary of the three land use alternatives.

Table 1 – Summary of Land Use Alternatives

	Existing (2019)	Alternative A (Net New)	Alternative B (Net New)	Alternative C (Net New)
Homes	39,200	+11,810	+16,070	+21,080
Population	104,500	+29,500	+40,260	+53,500
Jobs	52,800	+15,430	+15,430	+14,990

City Council Meeting

On April 18, 2022, the City Council held a public meeting to review and provide direction on the draft circulation and land use alternatives. The City Council selected Circulation Alternative C as the preferred circulation scenario (4 -1 vote) and directed staff to address environmental justice issues through implementation of this scenario.

To select the land use alternative, the Council passed individual motions by Study Area to create the preferred land use scenario. The Council's preferred land use scenario is a combination of Land Use Alternatives, A, B, and C, with an emphasis on Land Use Alternatives B and C. The City Council selected the Planning Commission's recommendation for Study Areas 2, 3, and 5. Table 2 summarizes the Council's motion for the preferred land use scenario for each study area. The Council's preferred land use scenario is illustrated Citywide in [Attachment 1](#) and by Study Area in [Attachment 2](#).

Table 2 – Summary of Council Preferred Land Use Scenario Motions

Study Area	Alt A	Alt B	Alt C	Notes
1 – ECR North		X		<ul style="list-style-type: none"> Change the Commercial Neighborhood at East Poplar Ave to Mixed-Use Medium Change the Residential Medium at El Cerrito Avenue to Mixed-Use Medium
1 – ECR Central			X	<ul style="list-style-type: none"> Change the Office High at Borel Avenue to Mixed-Use High
1 – ECR South		X		<ul style="list-style-type: none"> Change the Residential Low along 37th Avenue to Mixed-Use Low
2 – Bel Mateo/ Mollie Stone			X	<ul style="list-style-type: none"> Planning Commission recommendation
3 – Rail Corridor			X	Planning Commission recommendation, with these additions: <ul style="list-style-type: none"> Change triangle at 17th Avenue from Residential Medium to Mixed-Use Medium Include the Hillsdale Garden Apartments at 36th Avenue and Edison Street within the Study Area boundary and designate it as Mixed-Use Medium Change the Commercial Regional and Residential Medium designations at the Ah Sam Floral site to Mixed-Use High Change the PetSmart site from Mixed-Use Low to Mixed-Use Medium
4 – Downtown			X	<ul style="list-style-type: none"> Change the Residential High along B Street between 5th and 9th Avenues to Mixed-Use High
5 – Peninsula Ave		X		<ul style="list-style-type: none"> Planning Commission recommendation, including designating the 850 Woodside Way property owner request as Mixed-Use Low.
6 – Campus Dr			X	<ul style="list-style-type: none"> No changes to Alternative C.
7 – Shoreview	X			<ul style="list-style-type: none"> Change Chavez Market site from Mixed-Use Low to Mixed-Use Medium
8 – 101/92 Interchange	X			<ul style="list-style-type: none"> Change PS Business Park from Residential Low to Mixed-Use High (with a goal to transition from high to medium on the west side of site)
9 – Hillsdale/Norfolk			X	<ul style="list-style-type: none"> No changes to Alternative C
10 – Bridgepointe				<i>*All three alternatives the same*</i> <ul style="list-style-type: none"> Ensure open space is incorporated as part of potential redevelopment

Suggested Refinements to Preferred Land Use Scenario

Following the April 18, 2022 Council meeting, staff reviewed the Council preferred land use scenario and identified suggested refinements to align with the overall direction Council provided. These refinements include:

- Splitting the designation of the PS Business Park site in Study Area 8 so that Mixed-Use High fronts the eastern half of the parcel along South Amphlett Blvd and Hwy 101, and the western half of the parcel adjacent to existing residential neighborhoods is designated as Mixed-Use Medium.
- During the meeting, Council directed staff to ensure that the Preferred Scenario does not unintentionally reduce residential capacity (aka “downzoning”). Staff identified several small sites scattered around a couple of the study areas where development capacity could potentially be reduced under the Preferred Scenario. To address this, staff recommends adding two new designations to prevent a potential decrease of either the maximum density or the allowed height in the existing General Plan.
 - **Residential Low/Medium** (3-5 stories, 36 to 50 du/ac). The existing High Density Multi-Family designation allows up to 50 units per acre. The Residential Low-Medium designation would be in addition to the Residential Low designation (1-4 stories, 9 to 35 du/ac) and Residential Medium designation (4-6 stories, 40 to 99 du/ac).
 - **Mixed-Use Low/Medium** (3-5 stories, 0.25 FAR retail and 3.0 FAR office) as a transition between Mixed-Use Low (1-3 stories, 0.25 FAR retail and 1.0 FAR office) and Mixed-Use Medium (4-6 stories, 0.25 FAR retail and 3.0 FAR office).
 - For parcels with an existing General Plan designation of High Density Multi-Family (36 – 50 du/ac) and a preferred scenario designation of either Residential Low or Mixed-Use Low, staff suggests changing the designation to Residential Low/Medium or Mixed-Use Low/Medium so that the maximum allowed residential density on these parcels would remain at 50 du/a.
 - Similarly, for parcels with an existing allowed building height of 55 feet and a preferred scenario designation of either Residential Low or Mixed-Use Low, staff suggests a new designation of Residential Low/Medium or Mixed-Use Low/Medium so that the maximum allowed height on these parcels would remain at 55 feet.

General Plan Land Use Designations

Staff is also seeking Council direction on the land use designations for the citywide General Plan Land Use Map. Staff recommends that the 2040 General Plan utilize land use designations that align with the Place Type Menu designations employed throughout the alternatives process. The Place Types are similar to the existing General Plan Land Use designations but utilize a slightly different and simplified naming convention, and propose different density ranges. In addition, the Place Types Menu introduces three new land use categories (i.e. Residential High, Mixed-Use High, and Office High) that would accommodate higher density and taller residential and non-residential structures than currently allowed in the General Plan. Attachment 3 includes a matrix that shows how the proposed land use designations would correlate to the existing General Plan Land Use designations in terms of name, description, height, and density.

As part of the conversion from the Place Types Menu to land use designation, some detail related to the allowable height needs to be confirmed. Table 3 shows the height and density ranges for each level of land use intensity. Specifically, staff is seeking City Council confirmation on the height and density ranges for the Low, Low/Medium, Medium and High designations. These intensities are associated with Residential, Mixed-Use, and Office land use designations.

- Low – Density max has been reduced slightly, from 39 to 35, to align with the Low/Medium density range, and the height max has been raised from 3 to 4 stories. These changes are proposed to align with existing land uses intensities for areas outside of the 10 study areas.
- Low/Medium – New land use designation to accommodate existing sites that have heights and/or densities that exceed those in the Low category. Height range is proposed at 3-5 stories and the density range is proposed at 36-50 units per acre.
- Medium – Density range would be unchanged from the Place Types Menu, but staff is suggesting a height range of 4-6 stories for land uses at this intensity. This height limit would support projects with densities of up to 99 units per acre and could better align with transitions between low and high density areas of the City.

- High – Density range would be unchanged from the Place Types Menu, but staff is suggesting a height range of 6-10 stories for land uses at this intensity. Since a maximum height was not identified on the Place Types Menu, staff suggests considering setting that limit at 10 stories, which would be sufficient to accommodate projects with up to 200 units per acre.

Table 3 – Proposed Land Use Heights and Densities

Land Use Intensity	Place Types Menu		Proposed GPU Land Use Map	
	Height Range	Density Range	Height Range	Density Range
Low	1-3 stories	9-39 units per acre	1-4 stories	9-35 units per acre
Low/Medium	n/a	n/a	3-5 stories	36-50 units per acre
Medium	4-7 stories	40-99 units per acre	4-6 stories	40-99 units per acre
High	8+ stories	100-200 units per acre	6-10 stories	100-200 units per acre

2040 Study Area Buildout

Table 4 shows the potential growth under the preferred land use scenario in 2040 within the Study Areas, based on the City Council’s direction on April 18, 2022. Although the City is largely “built out,” California law requires cities to plan for housing to accommodate a range of households and income levels. While the buildout projections are estimates, it can be reasonably assumed that the City will continue to grow, and that we will need to zone for that growth in order to meet our legal obligations to the State for the upcoming housing cycles within the General Plan’s 2040 growth horizon. The General Plan Update provides an opportunity to set the foundation for future growth that is logical, orderly, and achieves the community’s vision of San Mateo as a place that is “vibrant, livable, diverse, and healthy.”

Although most of the future growth will occur within the 10 study areas, the General Plan applies to the whole City, and General Plan land use designations outside the 10 study areas will change if the designation density ranges change as proposed. Some growth outside the study areas is expected over the next 20 years, such as the San Mateo County Health Campus expansion project, underutilized sites with older buildings, and scattered residential infill sites throughout the city.

Table 4 – 2040 Preferred Scenario Buildout Within Study Areas (Potential Net New)

Homes	+21,960
Population	+55,790
Jobs	+15,255

It should also be noted that while the land use designations provide a height and density range, not all sites with that designation will be able to develop to the maximum height and density. The individual zoning designations for a site and neighborhood set specific heights and densities within the range set by the land use designation, but often set lower thresholds based on a variety of factors, including availability of infrastructure and environmental constraints.

Measure Y and the Preferred Land Use Scenario

Measure Y is a ballot measure that was passed by voters in November 2020. It retained existing height and density limits that were adopted under Measure P on new development and has a sunset date of 2030. Overall, the Measure Y height limit is set at up to 55 feet, with a density limit that allows up to 50 units per acre. The height limit allows for exceptions in certain locations and under certain circumstances, and State Density Bonus law allows projects to exceed both limits when certain percentages of affordable units are provided. Some of the land use designations in the Preferred Land Use Scenario include building heights and densities that exceed the limits set by Measure Y. Any GPU components that are inconsistent with Measure Y will require voter approval before they can take effect. Based on the Council’s confirmation of this approach, staff will move forward with incorporating this draft land use map into the GPU and schedule a future study session with the Council to discuss options for addressing elements of the GPU that go beyond the Measure Y height and density limits.

1501-1555 W. Hillsdale Blvd Land Use Request

The property owner of the site at 1501-1555 W. Hillsdale Blvd. submitted a letter requesting that the site's land use designation be changed from Low Density Multi-Family to Residential Medium (Attachment 4). The site is located outside of the study areas, to the southwest of Study Area 6, and is shown on page 8 of Attachment 2. The site is approximately 4.4 acres in size and currently developed with 84 apartment units in two four-story apartment buildings – the Park View Terrace Apartments. Since this site is located outside of the study areas, the request could not be acted upon at the April City Council meeting. The site's current land use designation of Low Density Multi-Family allows for a density of 9-17 units per acre, and the Residential Medium designation would allow for a density of 40-99 units per acre. The site is located within the Urban Wildland Interface (WUI) for wildfire risk and does have moderately sloping topography.

Does the Council support changing the land use designation to allow for increased density at this site per the owner's request? Or should the current land use density be maintained? It should be noted that the full density in a land use category is not always the maximum density that can be developed on any specific site as a new development is still subject to compliance with Zoning Code site standards and density, as well as other development review requirements.

City Council Direction and Next Steps

This meeting is the final step in the Alternatives and Preferred Scenario phase of the General Plan Update. Staff is seeking Council confirmation of the Preferred Land Use Scenario, based on the actions from the April 18, 2022 meeting. In addition, Council confirmation of the draft land use categories is being requested. Confirmation of the draft land use map and land use designations will allow staff to proceed with the technical studies and evaluation that will form the basis of the Draft Environmental Impact Report (Draft EIR) analysis. However, it should be noted that both the land use map and the land use categories will still be in draft form, and will not be finalized until the City Council approves the final General Plan Update. For land use and circulation topics that are not directly related to the maps, such as allowed uses or circulation policies, Council can provide direction to staff and it will be addressed when the GPU goals, policies and actions are drafted as part of the next phase.

The next phase of the project includes preparation of the goals, policies and actions that go into each Element of the General Plan. The draft goals, policies and actions will be published this summer and presented to the public as part of the next round of community outreach and engagement. Community workshops and General Plan Subcommittee meetings will be held over the summer, with meetings before the Planning Commission and City Council in the fall. Preparation of the Draft EIR to analyze potential environmental impacts from the General Plan Update will be happening concurrently with this phase. Publication of the Draft General Plan is targeted for the first half of 2023.

BUDGET IMPACT:

There are no direct budgetary impacts to taking this action.

ENVIRONMENTAL DETERMINATION:

Once the City Council confirms the preferred land use scenario, preparation of the Draft EIR for the GPU will commence. Publication of the Draft EIR for public review is anticipated in the first half 2023 and will be finished prior to any formal decisions on the updated General Plan. The Draft EIR will have a 45-day public comment period once it is published.

PUBLIC COMMENTS:

All comments submitted on this topic are available online at www.strivesanmateo.org/documents/publiccomments. This link includes all comments that have been submitted since the beginning of the GPU effort in September 2018.

NOTICE PROVIDED:

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 – Preferred Land Use Scenario Citywide

Att 2 – Preferred Land Use Scenario by Study Area

Att 3 – Land Use Designation Matrix

STAFF CONTACT

City of San Mateo

Zachary Dahl, AICP, Deputy Director

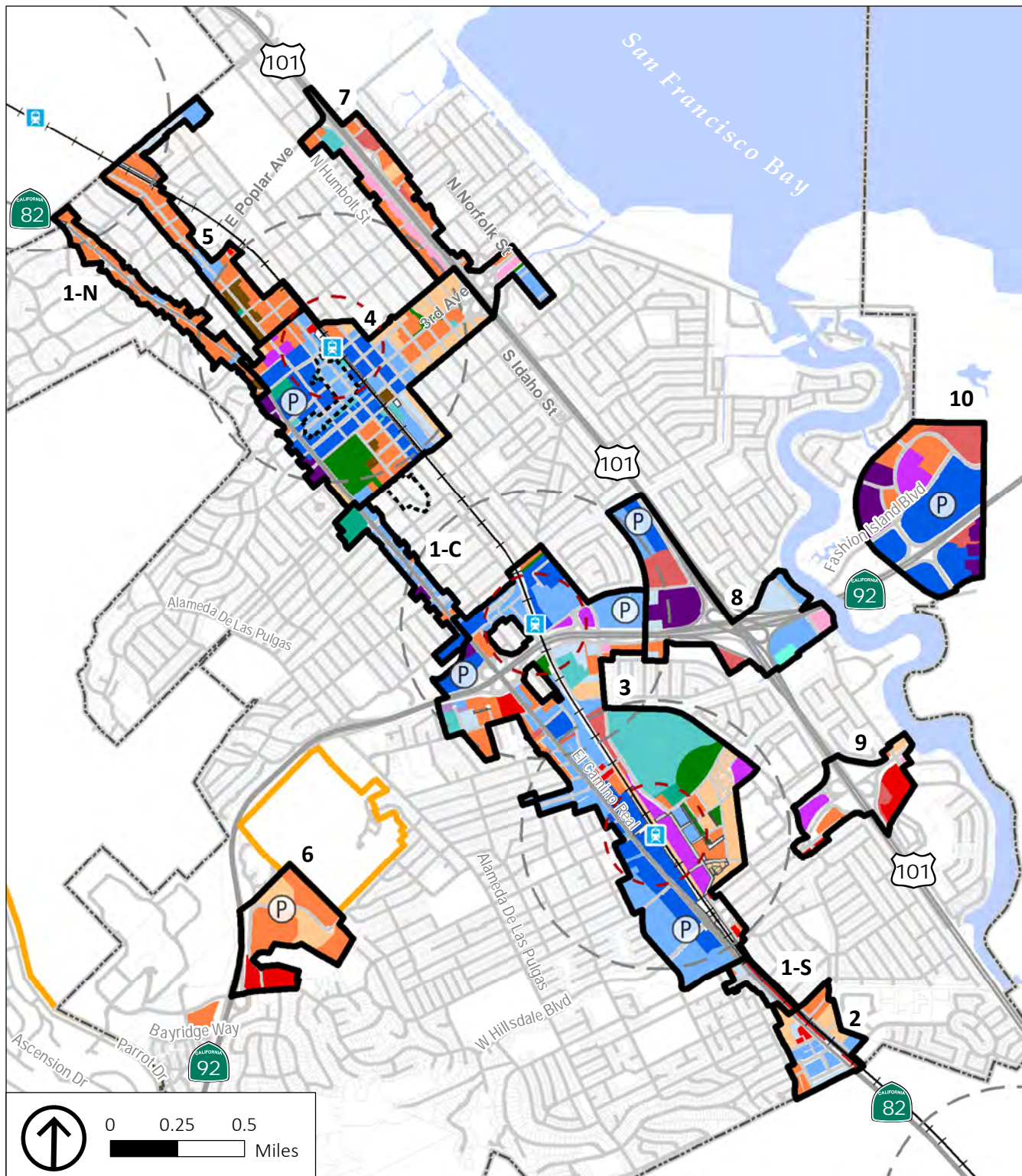
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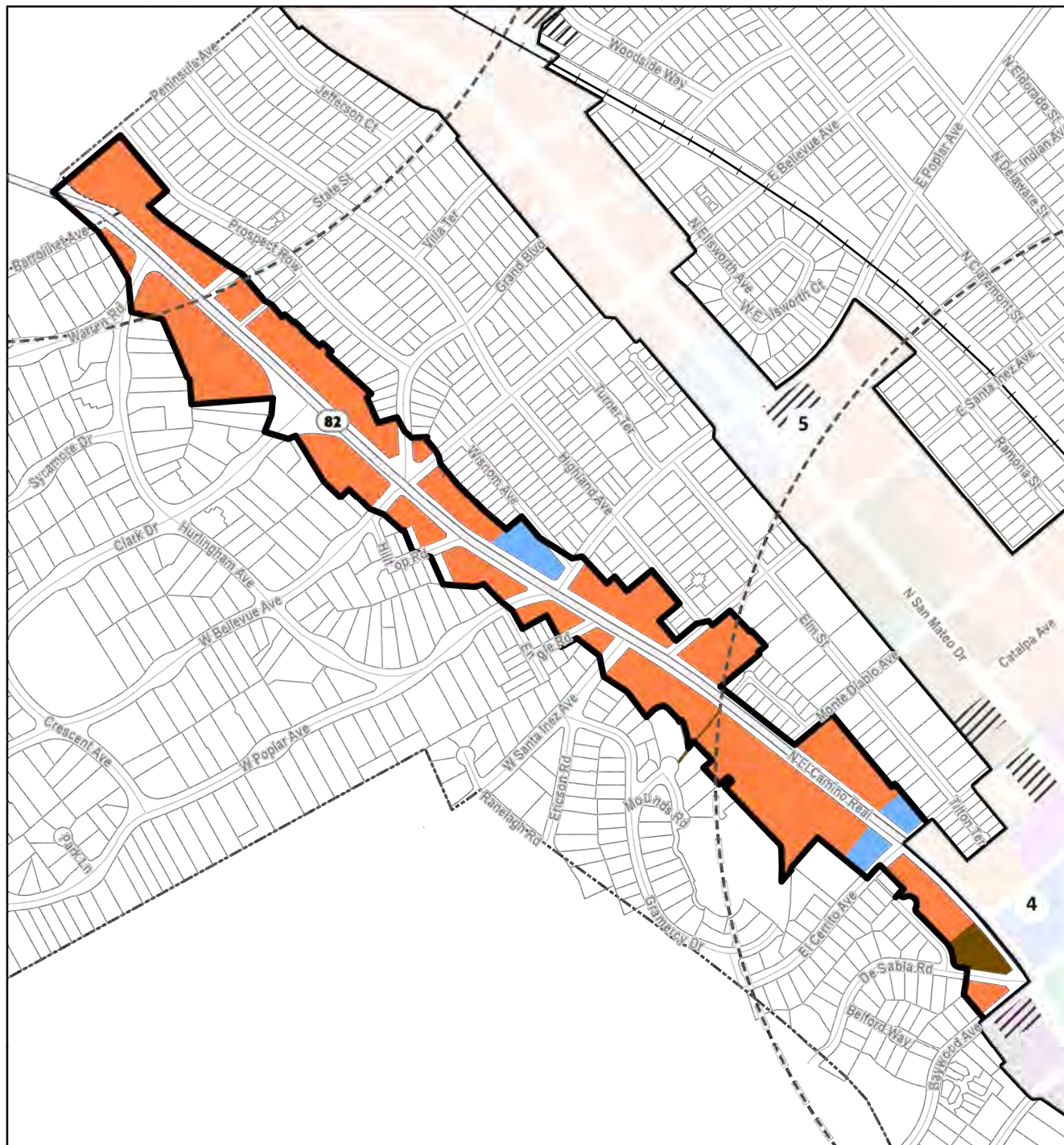
PlaceWorks

Joanna Jansen, AICP, LEED AP, Principal

CITY COUNCIL PREFERRED SCENARIO



- Study Areas
- San Mateo City Limit
- Sphere of Influence
- Historic Districts
- Privately Owned Public Open Space
- Caltrain Station
- Caltrain
- 1,000 Foot Radius Around Caltrain
- 1/2 Mile Radius Around Caltrain
- Residential Low (1-3 stories, 9 to 39 du/ac)
- Residential Medium (4-7 stories, 40-99 du/ac)
- Residential High (8+ stories, 100 to 200 du/ac)
- Commercial Service (1-3 stories)
- Commercial Regional (3+ stories)
- Commercial Neighborhood (1-2 stories)
- Office Low (1-3 stories)
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- Research and Development (3+ stories)
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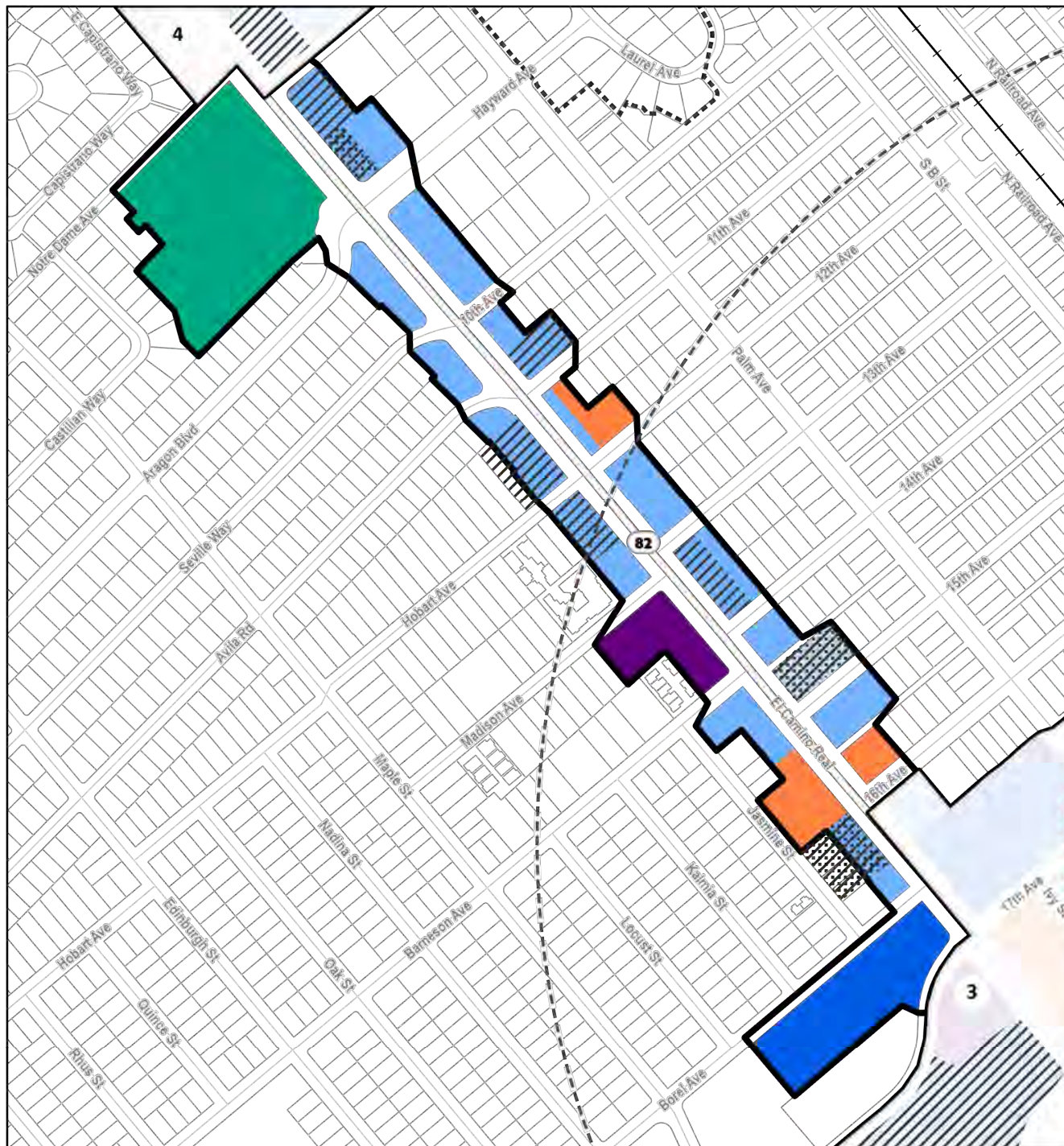
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Study Area 1-N

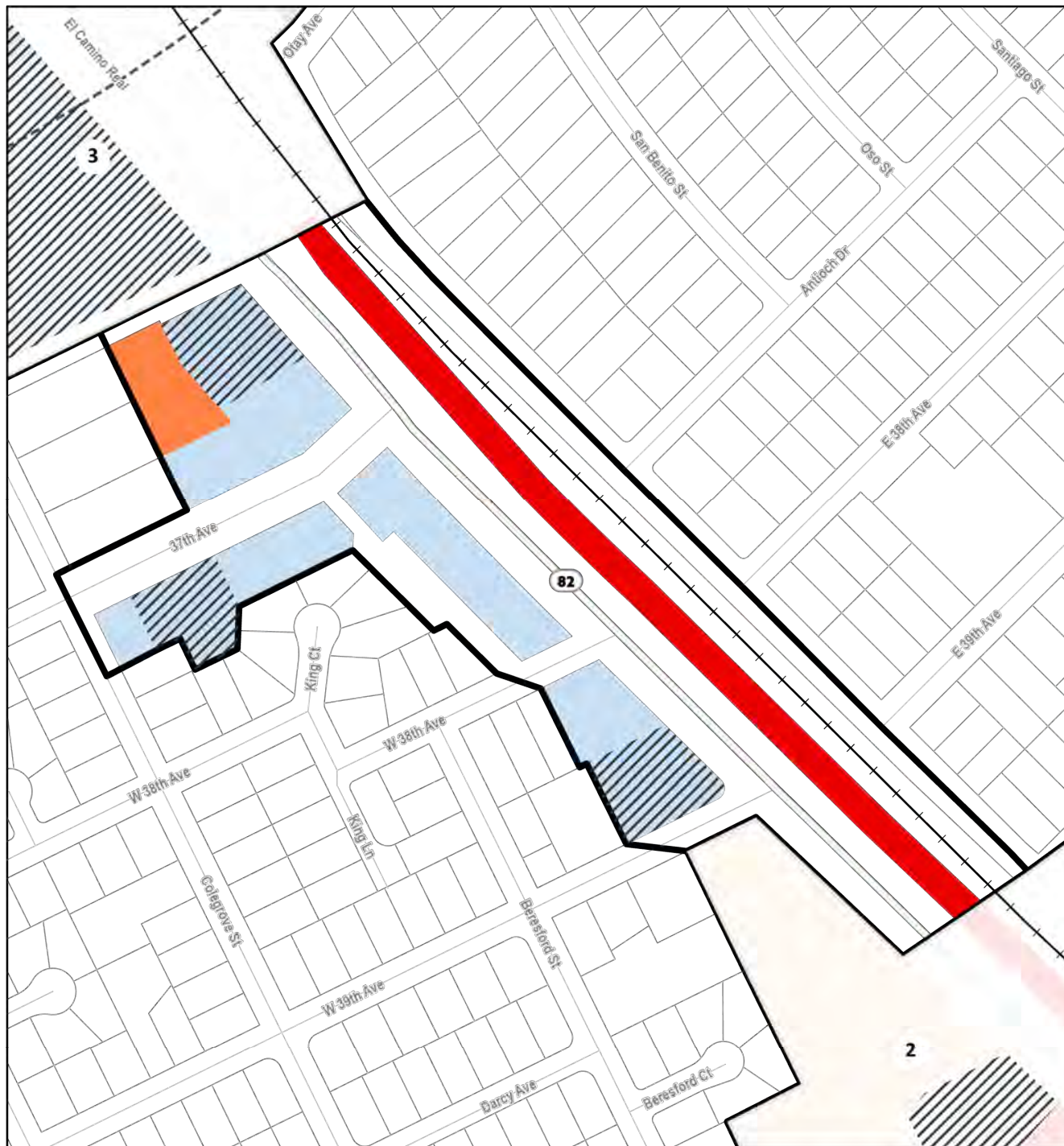


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Study Area 1-C

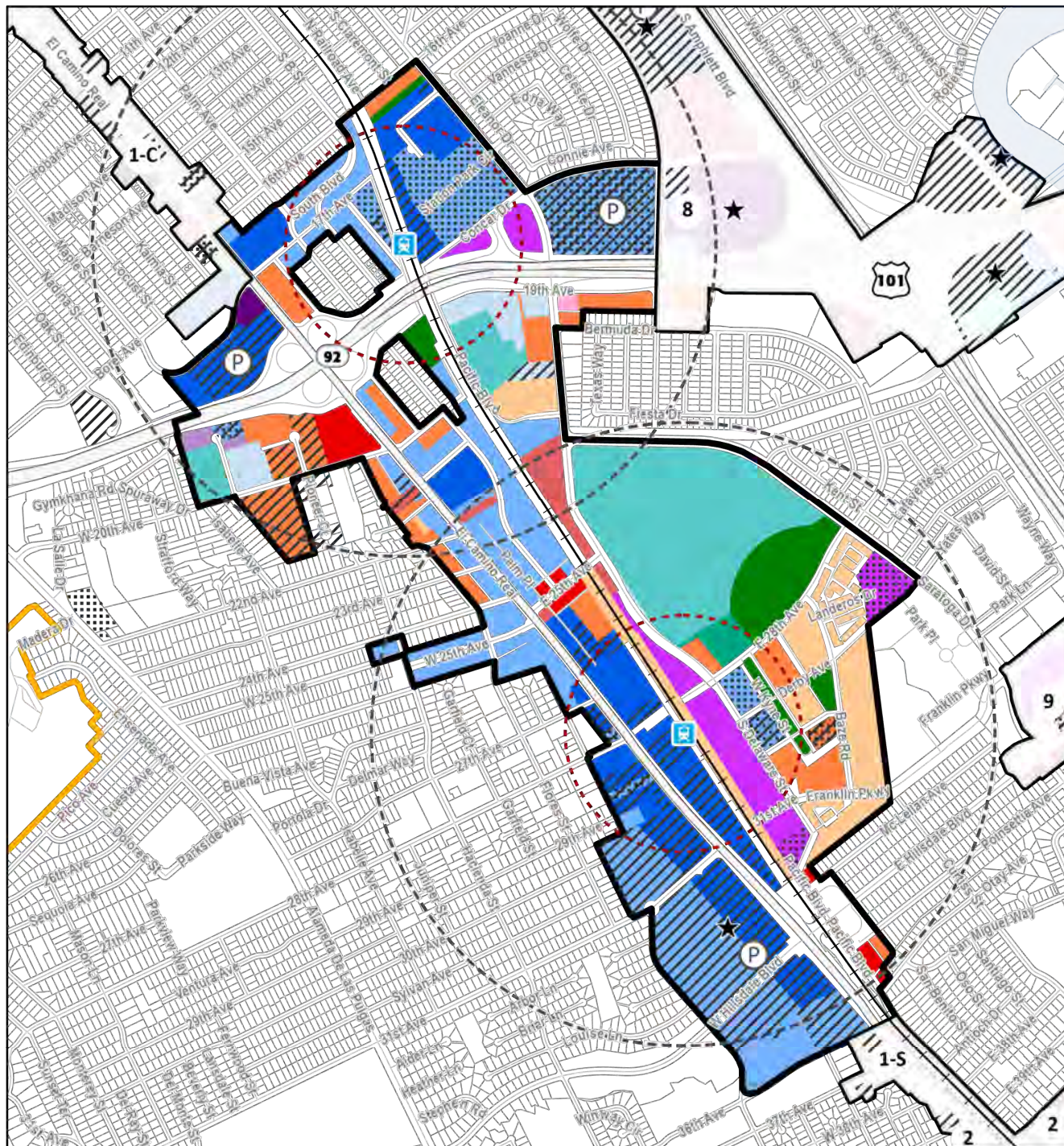


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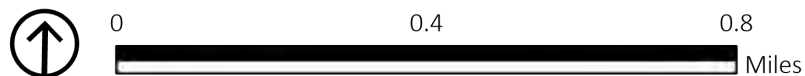


Study Area 1-S

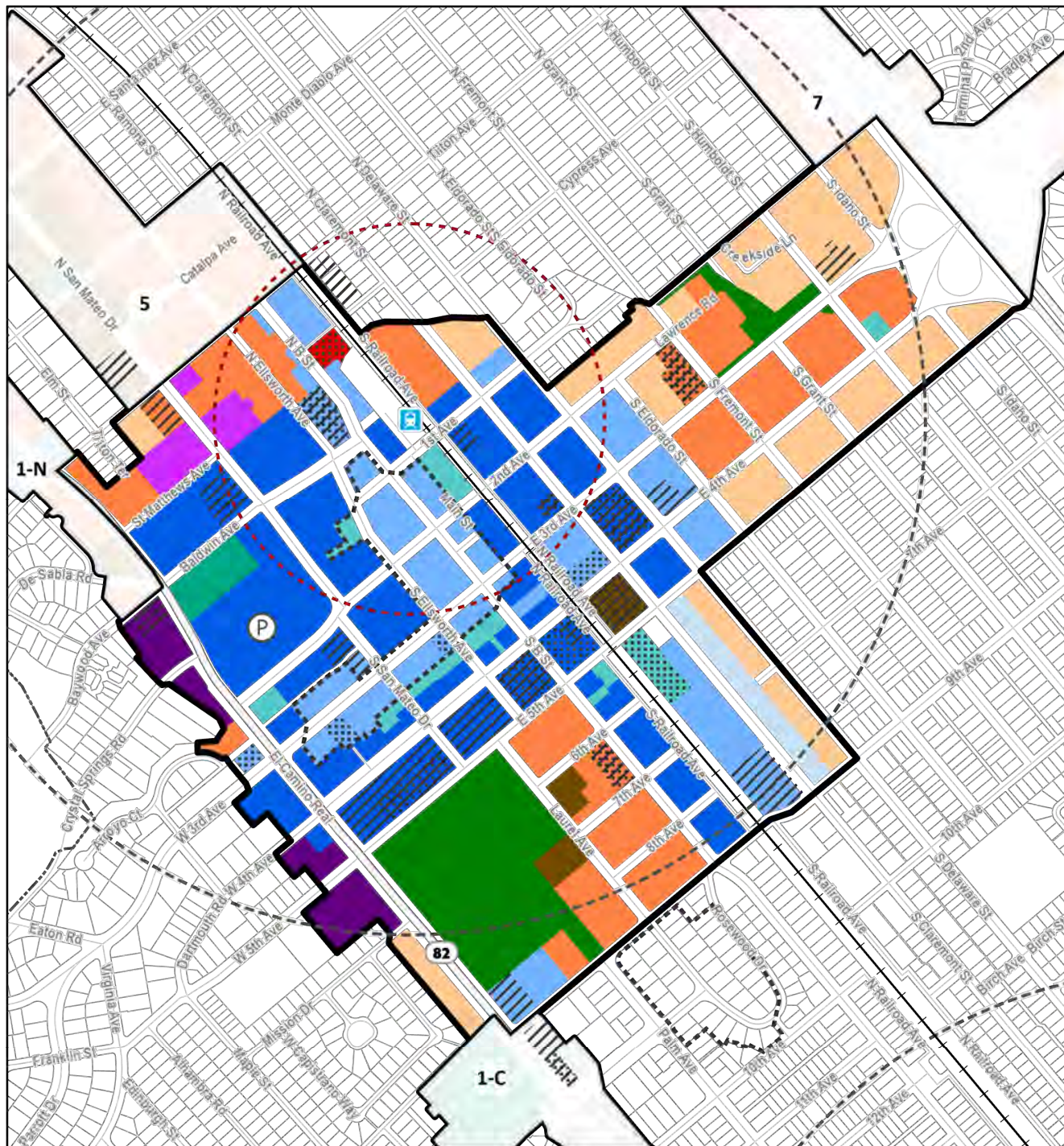


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Study Area 3

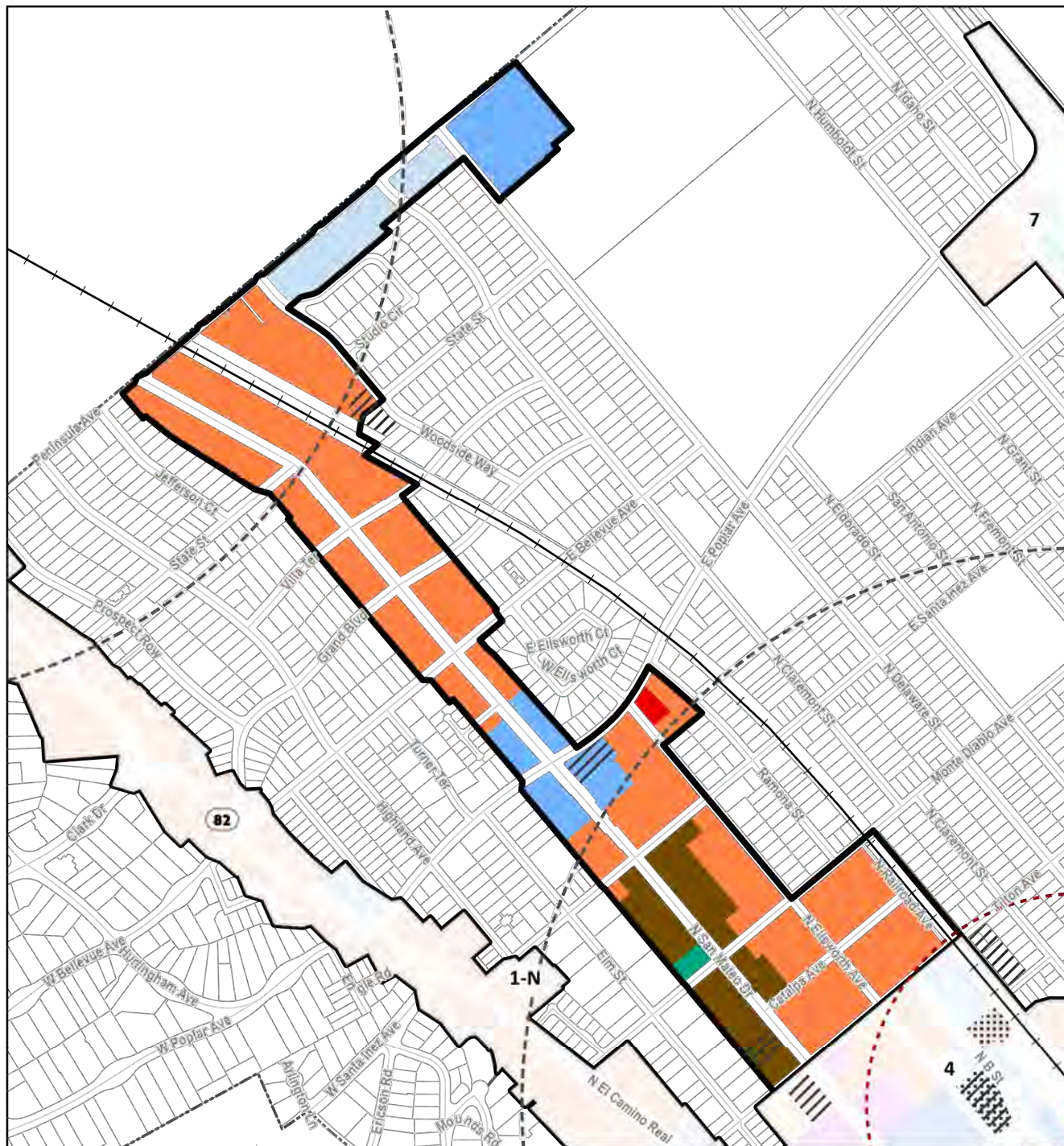


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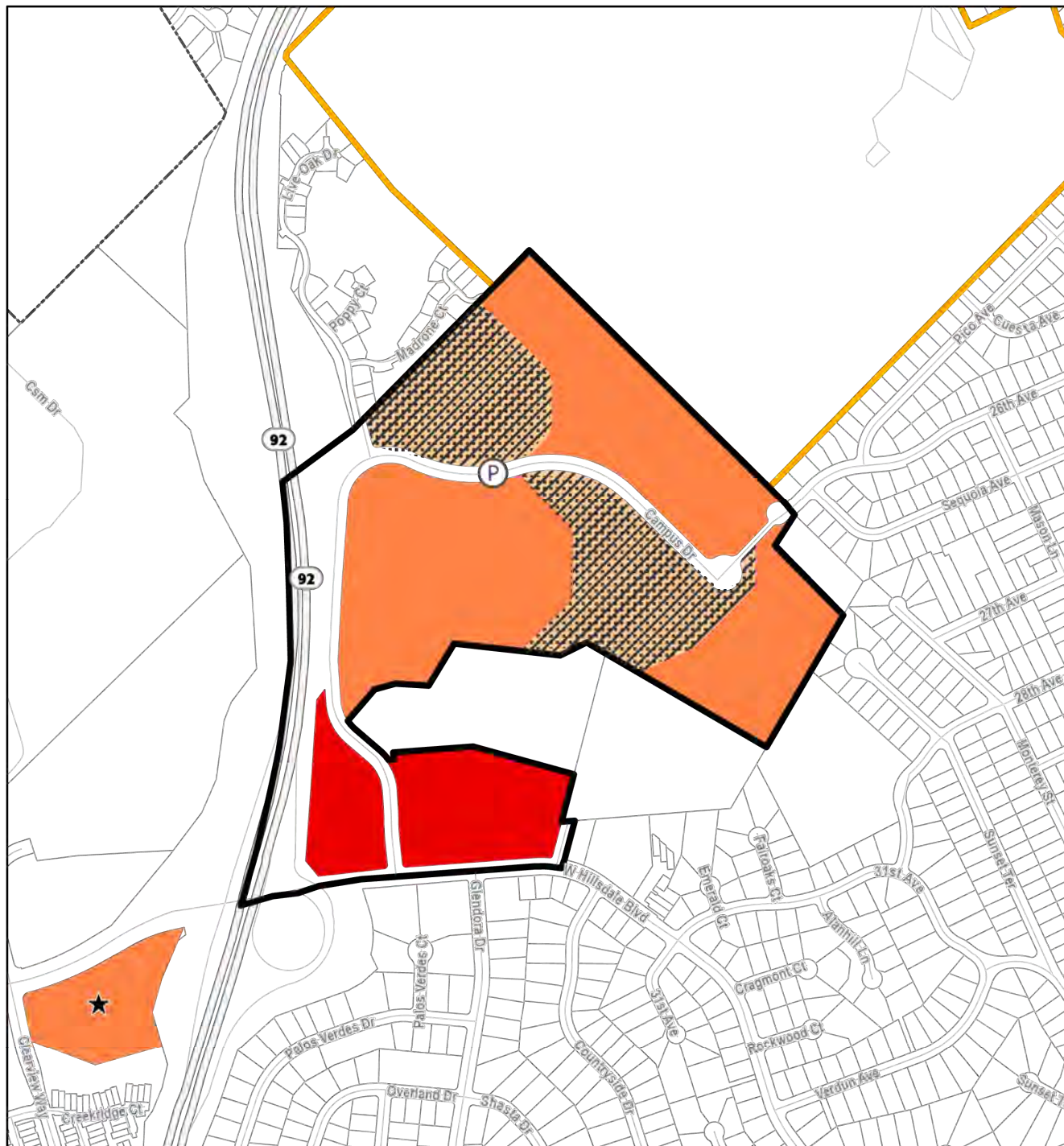


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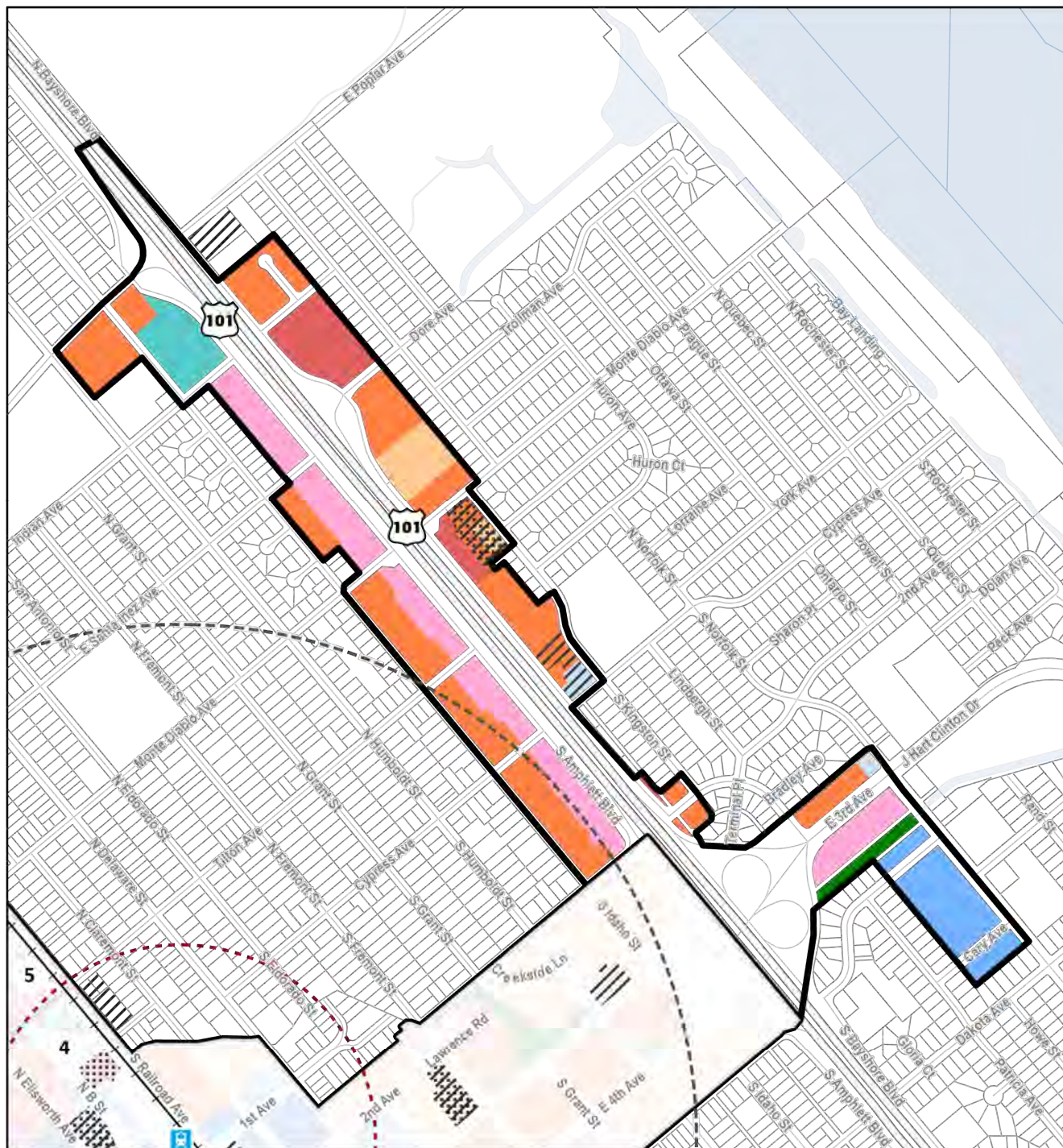


City Council Preferred Scenario
































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- Office Medium (4-7 stories)
- Office High (8+ stories)
- Research and Development (3+ stories)
- Traditional Light Industrial (3+ stories)
- Mixed-Use Low (1-3 stories, 9 to 39 du/ac)
- Mixed-Use Medium (4-7 stories, 40-99 du/ac)
- Mixed-Use High (8+ stories, 100 to 200 du/ac)
- Parks/ Open Space
- Public Facilities
- Quasi-Public
- Transportation Corridor
- Utilities

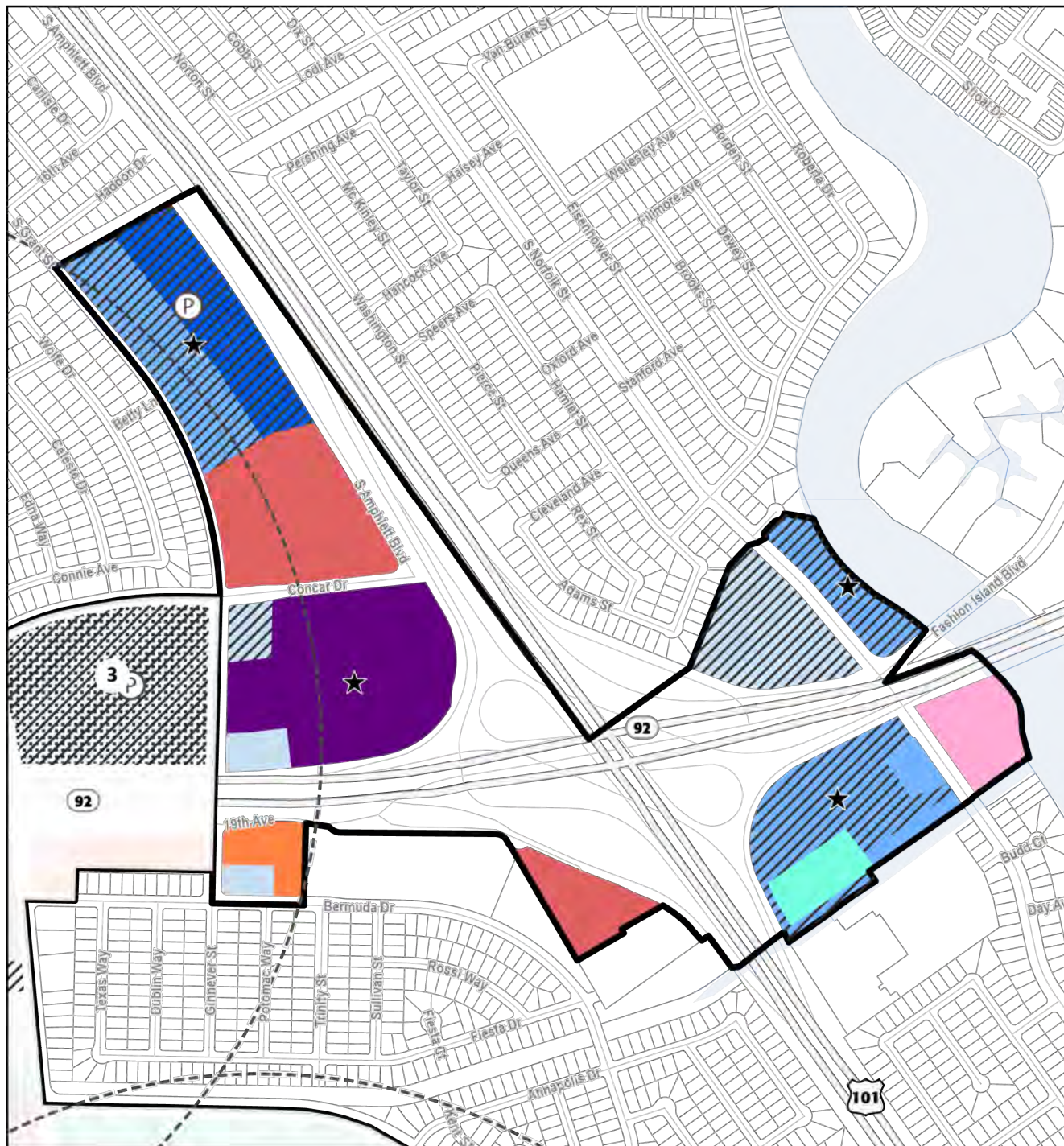


Study Area 6



City Council Preferred Scenario

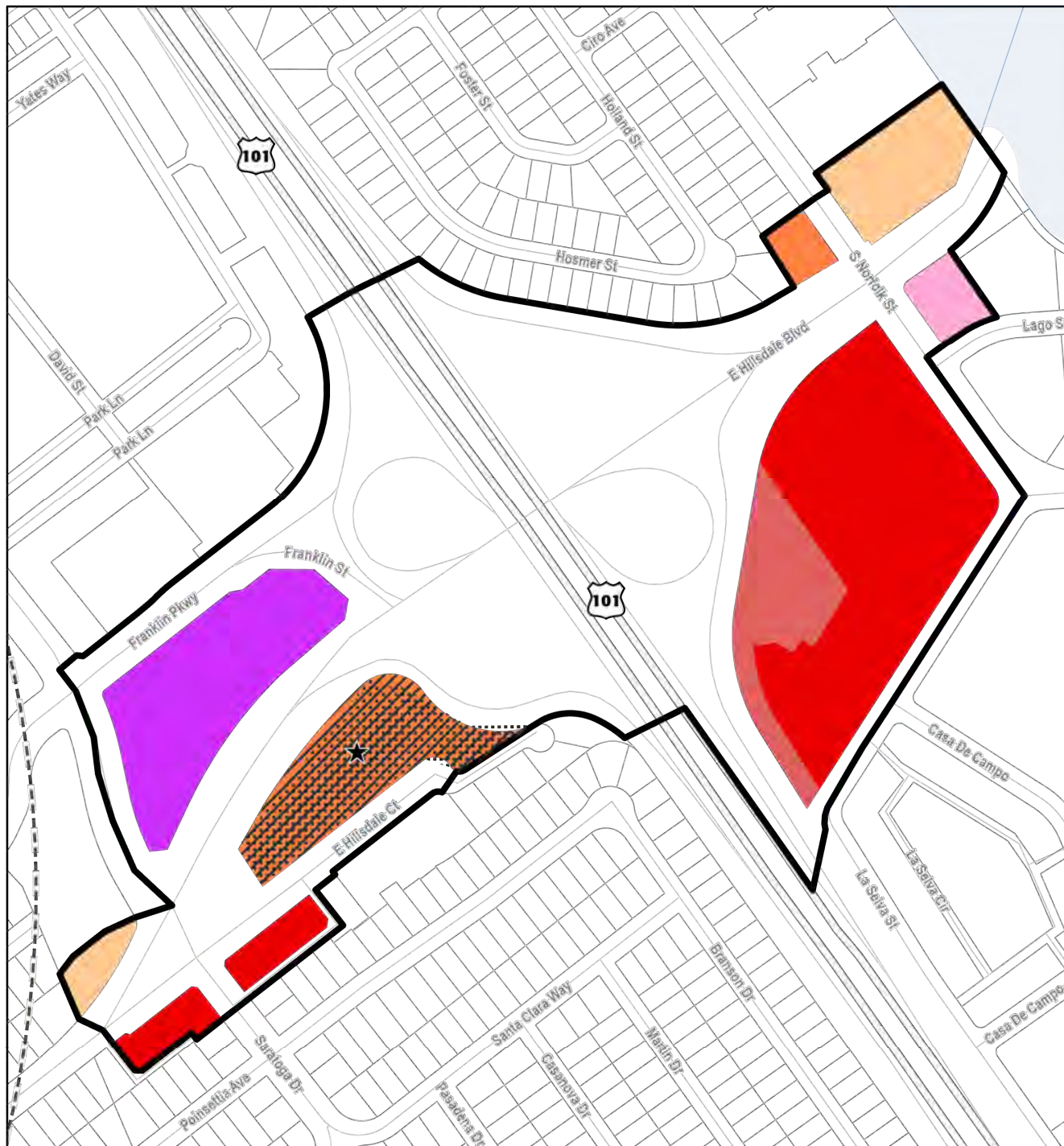
-  Study Areas
-  San Mateo City Limit
-  Sphere of Influence
-  Historic Districts
-  Property Owner Requests
-  Privately Owned Public Open Space
-  Caltrain Station
-  Caltrain
-  1,000 Foot Buffer Around Caltrain
-  ½ Mile Radius Around Caltrain
-  Housing Element - Adequate Sites
-  Pipeline Projects
-  Residential Low (1-3 stories, 9 to 39 du/ac)
-  Residential Medium (4-7 stories, 40-99 du/ac)
-  Residential High (8+ stories, 100 to 200 du/ac)
-  Commercial Service (1-3 stories)
-  Commercial Regional (3+ stories)
-  Commercial Neighborhood (1-2 stories)
-  Office Low (1-3 stories)
-  Office Medium (4-7 stories)
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-  Research and Development (3+ stories)
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-  Mixed-Use Low (1-3 stories, 9 to 39 du/ac)
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-  Parks/ Open Space
-  Public Facilities
-  Quasi-Public
-  Transportation Corridor
-  Utilities































City Council Preferred Scenario

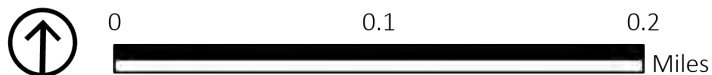
- Study Areas
- San Mateo City Limit
- Sphere of Influence
- Historic Districts
- Property Owner Requests
- Privately Owned Public Open Space
- Caltrain Station
- Caltrain
- 1,000 Foot Buffer Around Caltrain
- 1/2 Mile Radius Around Caltrain
- Housing Element - Adequate Sites
- Pipeline Projects
- Residential Low (1-3 stories, 9 to 39 du/ac)
- Residential Medium (4-7 stories, 40-99 du/ac)
- Residential High (8+ stories, 100 to 200 du/ac)
- Commercial Service (1-3 stories)
- Commercial Regional (3+ stories)
- Commercial Neighborhood (1-2 stories)
- Office Low (1-3 stories)
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- Mixed-Use High (8+ stories, 100 to 200 du/ac)
- Parks/ Open Space
- Public Facilities
- Quasi-Public
- Utilities
- Transportation Corridor

Study Area 8

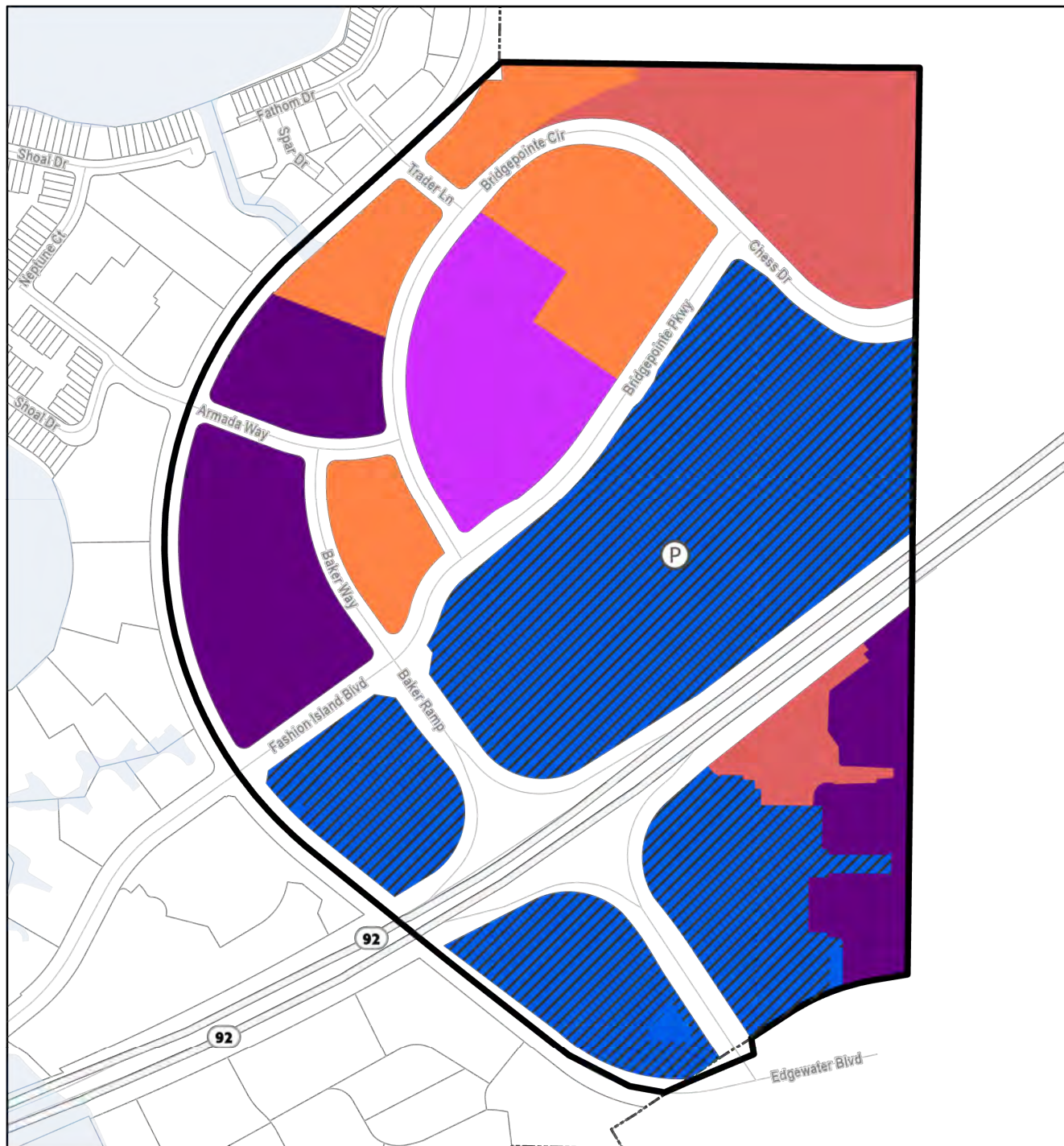


City Council Preferred Scenario

-  Study Areas
-  San Mateo City Limit
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-  Mixed-Use High (8+ stories, 100 to 200 du/ac)
-  Parks/ Open Space
-  Public Facilities
-  Quasi-Public
-  Transportation Corridor
-  Utilities



Study Area 9



City Council Preferred Scenario

- Study Areas
- San Mateo City Limit
- Sphere of Influence
- Historic Districts
- Property Owner Requests
- Privately Owned Public Open Space
- Caltrain Station
- Caltrain
- 1,000 Foot Buffer Around Caltrain
- 1/2 Mile Radius Around Caltrain
- Housing Element - Adequate Sites
- Pipeline Projects
- Residential Low (1-3 stories, 9 to 39 du/ac)
- Residential Medium (4-7 stories, 40-99 du/ac)
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- Public Facilities
- Quasi-Public
- Transportation Corridor
- Utilities



0 0.15 0.3
Miles

Study Area 10

Proposed 2040 General Plan Land Use Designations		Existing General Plan Land Use Designations	
<i>Designation</i>	<i>Description</i>	<i>Designation</i>	<i>Description</i>
Residential Very Low	1-2 story, detached single-family homes including ADUs; Up to 9 du/ac	Single-Family Residential	1-2 story, detached homes including ADUs; Up to 9 du/ac
Residential Low 1	1-3 story, attached homes including townhomes, duplexes, triplexes, and fourplexes, condominiums, and apartments; 9 to 19 du/ac	Low Density Multi-Family Residential	Typically 1 to 2 story, attached units such as duplexes and townhouses; 9 to 17 du/ac
Residential Low 2	2-4 story, attached homes including townhomes, duplexes, triplexes, and fourplexes, condominiums, and apartments; 20 to 35 du/ac	Medium Density Multi-Family Residential	2-4 story buildings including condominiums and apartments; 18 to 35 du/ac
Residential Low/Medium	3-5 story multi-family buildings, including townhomes, condominiums, and apartments; 36 to 50 du/ac	High Density Multi-Family Residential	Typically 3-5 story buildings including condominiums and apartments; 36 to 50 du/ac
Residential Medium	4-6 story multi-family buildings including condominiums and apartments; 40 to 99 du/ac	High Density Multi-Family Residential	Typically 3-5 story buildings including condominiums and apartments; 36 to 50 du/ac
Residential High	6-10 story multi-family buildings including condominiums and apartments; 100 to 200 units per acre	N/A	N/A
Mixed-Use Low	1-3 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building. 0.25 FAR retail and 1.0 FAR office	Mixed-Use Incentive	A mix of commercial, office, and housing. 1.0 to 3.0 FAR, 25 to 55 ft. Some areas in the Downtown allow up to 75 ft
Mixed-Use Low/Medium Density	2-5 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building. 0.25 FAR retail and 3.0 FAR office	Mixed-Use Incentive	A mix of commercial, office, and housing. 1.0 to 3.0 FAR, 25 to 55 ft.

Proposed 2040 General Plan Land Use Designations		Existing General Plan Land Use Designations	
<i>Designation</i>	<i>Description</i>	<i>Designation</i>	<i>Description</i>
Mixed-Use Medium	4-6 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building. 0.25 FAR retail and 3.0 FAR office	Mixed-Use Incentive	A mix of commercial, office, and housing. 1.0 to 3.0 FAR, 25 to 55 ft. Some areas in the Downtown allow up to 75 ft
Mixed-Use High	6-10 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building. 0.25 FAR retail and 5.0 FAR office	N/A	N/A
Neighborhood Commercial	1-2 story buildings with small shops, restaurants, salons, gyms, or shopping centers that serve the immediate neighborhood. 1.0 FAR	Neighborhood Commercial	25 to 45 ft buildings with commercial uses such as supermarkets, bakeries, drugstores, restaurants, delicatessens, barber shops, hair salons, laundromats, hardware stores, dry cleaners, small offices and other personal services. 0.5 to 1.0 FAR
Service Commercial	1-3 story buildings with businesses such as automotive repair, pet hospitals, or self-storage. 1.0 FAR	Service Commercial	Up to 35 ft buildings that include uses such as automobile and truck repair, building material yards and animal hospitals. 1.0 FAR
Regional Commercial	2-5 story buildings with large shopping centers such as Hillsdale Mall and Bridgepointe Shopping Center. 1.0 to 2.5 FAR	Regional/Community Commercial	25 to 55 ft tall shopping centers that may include department stores, banks, furniture stores, auto dealerships, appliance stores, toy stores, hotels and offices 1.0 to 2.5 FAR
Office Low	1-3 story buildings with medical or professional offices. 1.0 FAR	Executive Office	35 to 55 ft office buildings. Accessory uses permitted include restaurants, personal

Proposed 2040 General Plan Land Use Designations		Existing General Plan Land Use Designations	
<i>Designation</i>	<i>Description</i>	<i>Designation</i>	<i>Description</i>
			services, travel agencies, printing, ticket outlets, clubs, and recreation facilities.0.62 to 1.0 FAR
Office Medium	4-6 story buildings with medical or professional offices. 3.0 FAR	Executive Office	35 to 55 ft office buildings. Accessory uses permitted include restaurants, personal services, travel agencies, printing, ticket outlets, clubs, and recreation facilities.0.62 to 1.0 FAR
Office High	6-10 story buildings with medical or professional offices. 5.0 FAR	N/A	N/A
Traditional Light Industrial	1-3 story buildings with light manufacturing, warehousing, and distribution facilities. 1.0 FAR	Manufacturing/Industrial	25 to 90 ft buildings that include light manufacturing, warehousing and distribution facilities. FAR 1.0
Research and Development	2-6 story buildings with professional office uses and manufacturing, laboratories, makers' spaces, and assembly processes to support the development of new products. 1.0 to 2.0 FAR	Manufacturing/Industrial	25 to 90 ft buildings that include light manufacturing, warehousing and distribution facilities. FAR 1.0
Public Facilities	Facilities owned and/or operated by the City, other government agencies, and/or the public school districts	Public Facilities	Facilities owned and/or operated by the City, other government agencies, and/or the public school districts.
Parks/Open Space	Public parks and City-owned conservation lands and private open space or recreation facilities.	Parks/Open Space	Public parks and City-owned conservation lands and private open space or recreation facilities.
Utilities	Public utilities such as electricity, gas, water, and communications.	Utilities	Public utilities such as electricity, gas, water, and communications.



May 4, 2022

Zachary Dahl
Deputy Director
City of San Mateo Community Development
330 W. 20th Avenue
San Mateo, CA 94403

Via email: zdahl@cityofsanmateo.org

RE: Housing Element Sites Inventory: Inclusion of Property located at 1501-1555 West Hillsdale Boulevard

Mr. Dahl,

I am writing on behalf of the landowners of the 4.4-acre parcel located at 1501-1555 West Hillsdale Boulevard (APN 041330070). The purpose of this letter is to formally request that the City of San Mateo identify in the site inventory as a site that has potential for redevelopment.

The property is currently developed with an 84-unit apartment complex. The landowners are not proposing to remove or alter the existing the apartment units; rather, the landowners are evaluating how best to use vacant and underutilized portions of the property to provide additional housing units.

The current land use designation of Low-Density Multi-Family. The landowners have requested a land use change to Medium -Density Residential land use designation as part of the City's General Plan Update process. On April 18, 2022, the City Council expressed support for the requested change and directed staff to update the land use designation to Medium-Density Residential on the preferred land use map that will form the base of the General Plan Update.


The updated Medium -Density Residential land use designation allows for a density range of 40-99 units per acre. With this updated land use designation, the property could accommodate an additional 92 to 351 more housing units. With the existing topography and 4-story height limitation, it is most likely that the property could accommodate approximately 200 additional units.

We sincerely appreciate your time and consideration of this request. We hope that you agree with our assessment and that we can work together in the future to increase housing supply in San Mateo.

Sincerely,

A handwritten signature in black ink that reads "Wagner".

Charity Wagner
Wagner Enterprises

A handwritten signature in blue ink that reads "Edward Jadallah".

Edward Jadallah
Landowner at 1501-1555 West Hillsdale Blvd



Aerial view of 1501-1555 West Hillsdale Boulevard

This is for the Monday City Council Meeting re the GP update...thanks

LAURENCE KINSELLA [REDACTED]

Sat 7/16/2022 10:01 PM

To: Clerk <clerk@cityofsanmateo.org>

Under the preferred general plan, what are you going to do about the traffic that will be generated in and through the now planned "land locked" Hayward Park area?

Railroad tracks on the East and 4 plus story, high density buildings on the North, South and West with only two streets through Hayward Park: Palm Avenue and B Street.

Larry Patterson promised that when Bay Meadows and the TOD overlay was approved, there would be no net increase in terms of traffic on Palm Ave and B St. He said that on the record.

But that is clearly not going to be the case when this GP update is implemented.

Did planning forget to look at these planning issues comprehensively? Or did they just look at various sections of the City, separately - Downtown, El Camino and 92/101, without looking at the cumulative impacts that each of those 3 individual high density sections might have on one particular neighborhood?

For the GP update, were there cumulative traffic studies done on the impact of high density being built on the north, west and south sides of Hayward part or were they just done separately on the downtown, El Camino and Hayward Park TOD sections?

The problem is the cumulative impact of each of those separate sections on Hayward Park itself. This issue happens nowhere else in the City under the preferred GP update.

I would appreciate your response as to the cumulative traffic impact on Hayward Park, if the present preferred GP is passed.

A quick final note, it also seems that you're giving up on solar access for a wide swath of Hayward Park residents along the El Camino Real.

Sincerely Yours,

Laurence Kinsella
[REDACTED]

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[REDACTED]