



Planning Commission

Draft Goals, Policies, and Actions

September 27, 2022



General Plan Team

» City of San Mateo

- Zachary Dahl, Deputy Director
- Manira Sandhir, Planning Manager
- Brian Alexander, Senior Mgmt. Analyst
- Bethany Lopez, Senior Engineer
- Linda Ly, Associate Planner
- Mary Way, Administrative Assistant

» Technical Advisory Committee

- Over 40 staff members from all City departments and SMCFD

» Consultants

- Joanna Jansen, PlaceWorks
- Carey Stone, PlaceWorks
- Angelica Garcia, PlaceWorks
- Evelia Chairez, PCRC
- Sabina Mora, Good City Co
- Nelson\Nygaard
- Kittelson Associates, Inc.
- Economic & Planning Systems (EPS)
- BKF Engineers



Tonight's Agenda Discussion

- » **Presentation**
- » **Clarifying Questions**
- » **Public Comment**
- » **Commission Discussion**



Objectives for Tonight

» **Share overview of:**

- Land Use Element
- Community Design and Historic Preservation Element
- Safety Element

» **Receive public comments**

» **Planning Commission discussion and recommendation on:**

- Land Use Element
- Community Design and Historic Preservation Element
- Safety Element

Project Overview

General Plan: Vision Statement

San Mateo is a vibrant, livable, diverse, and healthy community that respects the quality of its neighborhoods, fosters a flourishing economy, is committed to equity, and is a leader in environmental sustainability.

Our Values:

Diversity

Balance

Inclusivity

Prosperity

Resiliency

Where Are We Now and What's Next?



General Plan Elements

- 2. Land Use**
- 3. Circulation**
- 4. Housing (prepared separately)**
- 5. Community Design and Historic Resources**
- 6. Conservation, Open Space and Recreation**
- 7. Public Services and Facilities**
- 8. Safety**
- 9. Noise**

General Plan – Other Components

1. Introduction

[Elements – 2 through 9]

10. Appendices

11. Glossary

12. Acknowledgements

13. Implementation Plan (separate from General Plan)

- Explains how actions will be implemented
 - Who is responsible
 - Timing
- Tracks progress
- Finalized after completion of the General Plan

General Plan and Other Policy Documents

- » **General Plan provides high level policy direction**
- » **Other City documents refine the details**
 - Municipal Code
 - Zoning Code
 - Building and Construction Code
 - Ordinances
 - Specific and Area Plans
 - Park and Recreation Facility Master Plans
 - Complete Streets Plan
 - Bicycle and Pedestrian Plans
 - Infrastructure Master Plans
 - Climate Action Plan
 - Emergency and Hazard Plans

Community Engagement

Meeting details and information available at:
www.StriveSanMateo.org

Date	Outreach Event	# of Participants
Late July	Citywide Newsletter	Mailed to every household in San Mateo
Late July through mid-September	Draft Policies and Actions Online Survey	196*
Tuesday, August 23, 2022	Video Loco Pop-up	25
Thursday, August 25, 2022	Video Loco Pop-up	20
Friday, August 26, 2022	Chavez Market Pop-up	15
Saturday, August 27, 2022	Rediscover San Mateo Community Fest Pop-up	140
Tuesday, September 6, 2022	Chavez Market Pop-up	50
Thursday, September 8, 2022	Virtual Community Workshop	26
Friday, September 9, 2022	Movies in the Park Pop-up	50
Saturday, September 10, 2022	Spanish Language Workshop	4
Saturday, September 10, 2022	September Nights on B Street Pop-up	30
Thursday, September 15, 2022	September Nights on B Street Pop-up	15
Friday, September 16, 2022	Movies in the Park Pop-up	50
Saturday, September 17, 2022	Open House	30
Thursday, September 22, 2022	September Nights on B Street Pop-up	31
Friday, September 23, 2022	Movies in the Park Pop-up	25
Saturday, September 24, 2022	San Mateo Firefighters Association Chili Cook-off Pop-up	45

**Online Survey results as of September 27th; Online Survey is open through October 14th.*

Community Engagement

» General Plan Subcommittee Meetings

- August 11th, August 18th and August 30th

» Planning Commission Meetings

- September 13th and September 27th

» City Council Meetings

- October 3rd and October 17th

Next Steps

Goals, Policies, and Actions Next Steps

» **Community Input**

- Online survey open through **October 14th**
- Pop-ups
- Information at www.StriveSanMateo.org

» **City Council Direction**

- Two meetings on October 3rd and October 17th

» **Finalize, goals, policies and actions and incorporate into Draft General Plan**

Future Planning Commission Meetings on General Plan

» **Summer 2023 – Draft General Plan**

- Three Planning Commission meetings

» **Late 2023 – Final General Plan**

- Two Planning Commission meetings

Draft Goals, Policies and Actions

How Goals, Policies, and Actions Fit In

» Each Element will include the following components:

- Background information narrative
- Maps
- Photos and illustrations
- Goals
 - Policies
 - Actions

General Plan Background Information Narrative

- » Provides data, information and other details relevant to the Element
- » Sets the context for goals, policies and actions
- » Succinct and enduring information

E. EMERGENCY OPERATIONS

BACKGROUND

The City prepared a Multi-Hazard Functional Plan (MHFP) in 1995 as required by the California Emergency Services Act. Additionally, as required by FEMA, the City adopted a Local Hazard Mitigation Plan (LHMP) in 2002. Both of these plans define the City's planned response to emergency situations such as fire, earthquake, flood, hazardous materials spill, civil disturbance or war.

The City's Emergency Operations Center (EOC) is located at the Police Department at 200 Franklin Parkway. The center contains emergency supplies and equipment and would serve as a communications and administrative headquarters. Since the EOC is located in the flood plain, an alternate EOC is located at Fire Station 7, 1801 De Anza Boulevard. The MHFP identifies fourteen possible shelter locations at school sites, including the College of San Mateo.

GOALS AND POLICIES

GOAL 4: Minimize potential damage to life, environment and property through timely, well-prepared and well-coordinated emergency preparedness, response plans and programs.

POLICIES:

S 4.1: **Emergency Readiness.** Maintain the City's emergency readiness and response capabilities, especially regarding hazardous materials spills, natural gas pipeline ruptures, earthquakes, and flooding due to dam failure, tsunamis, peak storms and dike failure. Increase public awareness of potential hazards and the City's emergency readiness and response program.

Emergency readiness depends upon maintenance of an updated and useable Multi-Hazard Functional Plan, trained personnel through frequent emergency drills, and functional emergency equipment, particularly emergency communications, power supplies and vehicles. The public should be made aware of potential dangers, particularly those living or working in areas subject to inundation, and of contingency plans or information sources. Education and training programs, such as the San Mateo Community Emergency Response Team (CERT) and the biyearly City staff emergency drills, helps to increase the public's awareness and increase the emergency readiness of the City.

What is a Goal, Policy and Action?

- » A goal is a description of a general desired result.
- » A policy regulates activities in the City, guides decisionmaking and directs ongoing efforts as the City works to achieve a goal.
- » An action is a measure, procedure, or technique intended to help reach a specified goal or implement a policy.

Draft Goals, Policies and Actions Process

- » **Review existing General Plan goals, policies, and actions**
 - Staff review from all departments
 - What works? What's not working well? What's been completed or is no longer relevant?
 - Add new content to respond to current State requirements
- » **Revise and add based on input and direction from:**
 - Community members
 - General Plan Subcommittee
 - Planning Commission
 - City Council
- » **Prepare updated goals, policies, and actions**

Planning Commission Discussion

- » **Provide comments by element**
 - Land Use
 - Community Design and Historic Preservation
 - Safety
- » **Discussion questions:**
 - What do you support about these policies and actions?
 - Is there anything you would add or change?
 - Are there any policy topics missing?
 - Should any of the policies be changed from a recommendation to a requirement or vice versa?
 - Are there additional specific actions that should be added to support implementation of the policies?
- » **Provide a recommendation to the City Council on the Goals, Policies and Actions that should be included in the City's Draft General Plan Update**
- » **Keep discussion focused on content; please email grammatical or typographical edits to generalplan@cityofsanmateo.org**

Land Use Element

Land Use Element

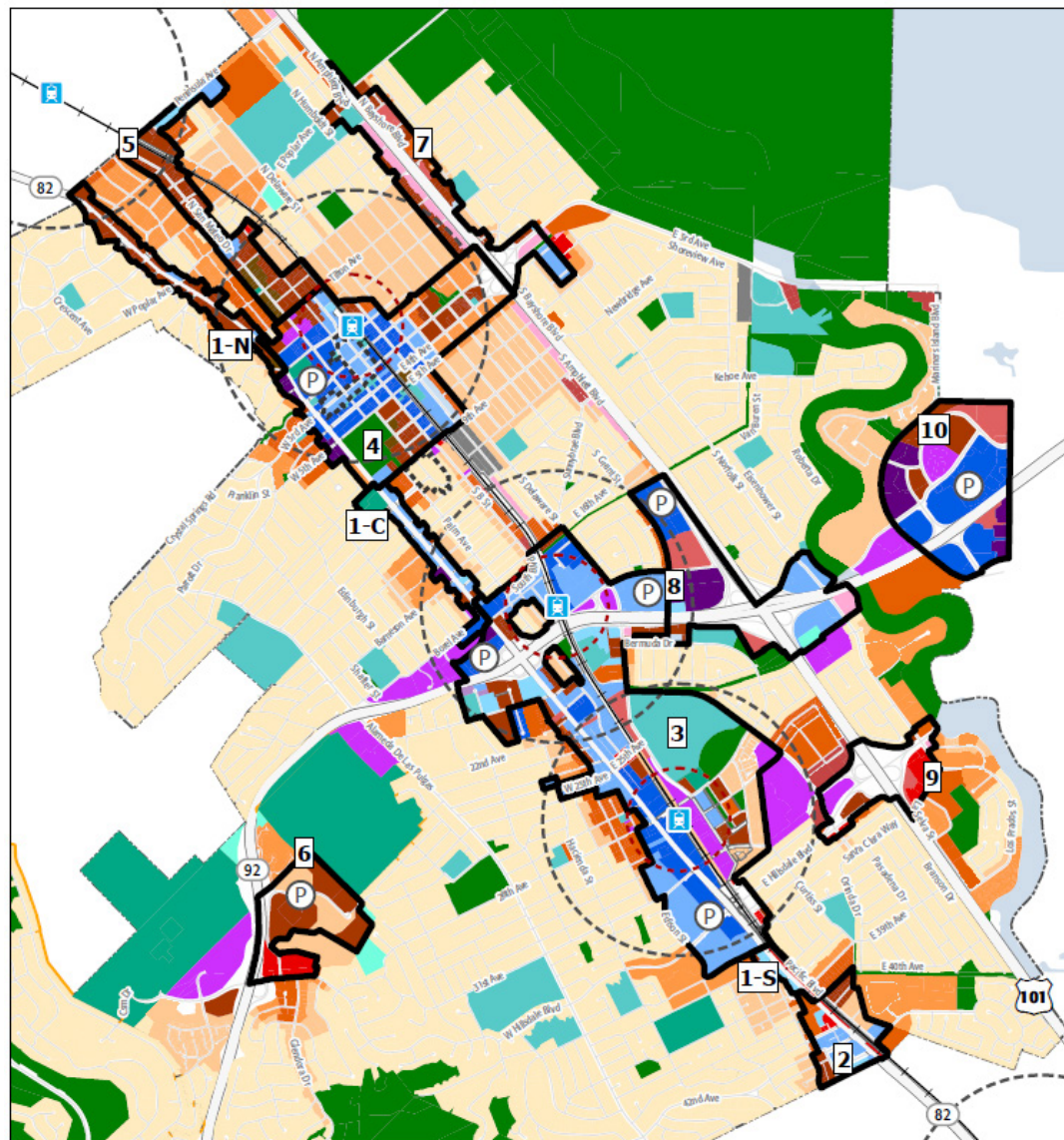
» **Balanced, Orderly, and Equitable Growth and Preservation**

- Plan carefully for orderly growth that provides ample housing and job opportunities for all citizens, maximizes efficient use of infrastructure, limits adverse impacts to the environment and improves social, economic and health equity. (Goal LU-1)
 - Equitable Development
 - Optimize Development Opportunities
 - Mixed Uses
 - Annexation
 - Review of New Development
 - Surplus Land Inventory

Other Important Agencies/Plans

- San Mateo Local Agency Formation Commission
- San Mateo County
- Zoning Code

Draft Land Use Map



- Study Areas
- San Mateo City Limit
- Sphere of Influence
- Historic Districts
- Privately Owned Public Open Space
- Caltrain Station
- Caltrain
- 1,000 Foot Buffer Around Caltrain
- 1/2 Mile Radius Around Caltrain
- Residential Very Low (up to 9 du/ac)
- Residential Low 1 (9-19 du/ac)
- Residential Low 2 (20-35 du/ac)
- Residential Low/Medium (36-50 du/ac)
- Residential Medium (40-99 du/ac)
- Residential High (100-200 du/ac)
- Service Commercial (1.0 FAR)
- Regional Commercial (1.0 to 2.5 FAR)
- Neighborhood Commercial (1.0 FAR)
- Office Low (1.0 FAR)
- Office Medium (3.0 FAR)
- Office High (5.0 FAR)
- Research and Development (1.0 to 2.0 FAR)
- Traditional Light Industrial (1.0 FAR)
- Mixed-Use Low (9-39 du/ac residential; 0.25 FAR retail; 1.0 FAR office)
- Mixed-Use Low/Medium (36-50 du/ac residential; 0.25 FAR retail; 3.0 FAR office)
- Mixed-Use Medium (40-99 du/ac residential; 0.25 FAR retail; 3.0 FAR office)
- Mixed-Use High (100-200 du/ac residential; 0.25 FAR retail; 5.0 FAR office)
- Parks/ Open Space
- Public Facilities
- Quasi-Public
- Transportation Corridor
- Utilities

Land Use Element

» **Balanced, Orderly, and Equitable Growth and Preservation**

- Balance well-designed development and thoughtful preservation.
(Goal LU-2)

- Development Intensity/Density
- Community Benefits
- Building Height and Density
- Clustering

Other Important Agencies/Plans

- Zoning Code

Land Use Element

» A Diverse Range of Land Uses

- Provide a wide range of land uses, including housing, parks, open space, retail, commercial services, office, and industrial, to adequately meet the full spectrum of needs in the community. (Goal LU-3)
 - Housing Diversity
 - Commercial Development
 - Hotels and the Visitor Economy
 - Office Park Evolution
 - Service Commercial
 - Community Gathering Places
 - Public Facilities
 - Major Institutions/Special Facilities



Land Use Element

» Focused Planning Areas

- Downtown
- Maintain downtown San Mateo as the economic, cultural, and social center of the community. (Goal LU-4)
 - Downtown Land Uses
 - Quality of Downtown Development
 - Significant Historic Structures
 - Downtown Area Plan
 - Downtown Special Events



Other Important Agencies/Plans

- Downtown Area Plan
- Downtown San Mateo Association
- Caltrain

Land Use Element

» Focused Planning Areas (cont.)

- **El Camino Real**
- Promote residential land uses along and improvements to El Camino Real to strengthen its role as both a local and regional corridor. (Goal LU-5)
 - Housing on El Camino Real
 - El Camino Real Landscaping
 - Multi-modal Improvements
- **Hillsdale Station Area**
- Promote transit-oriented development around the Hillsdale Caltrain station. (Goal LU-6)
 - Rail Corridor Transit-Oriented Development Plan (Corridor Plan)
 - Hillsdale Shopping Center
 - Hillsdale Station Area Plan

Other Important Agencies/Plans

- Caltrans
- Caltrain
- Sam Trans
- El Camino Real Master Plan
- Grand Boulevard Initiative

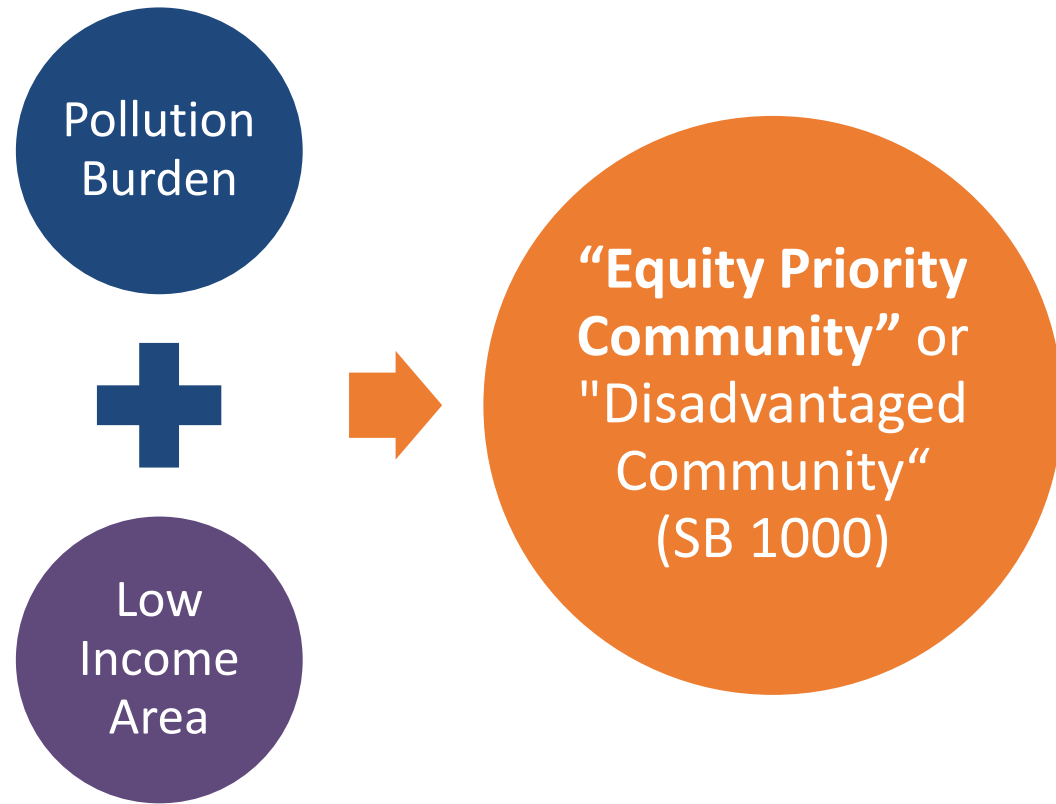
Land Use Element

» Focused Planning Areas (cont.)

- **Shopping Centers in Transition**
- Support the transition of shopping centers designated for new uses into vibrant districts with a range of housing, shopping, services, and jobs. (Goal LU-7)
 - Bridgepointe, Shoreview, and Bel Mateo Shopping Centers
 - Bridgepointe Area Plan
 - Bel Mateo Area Plan

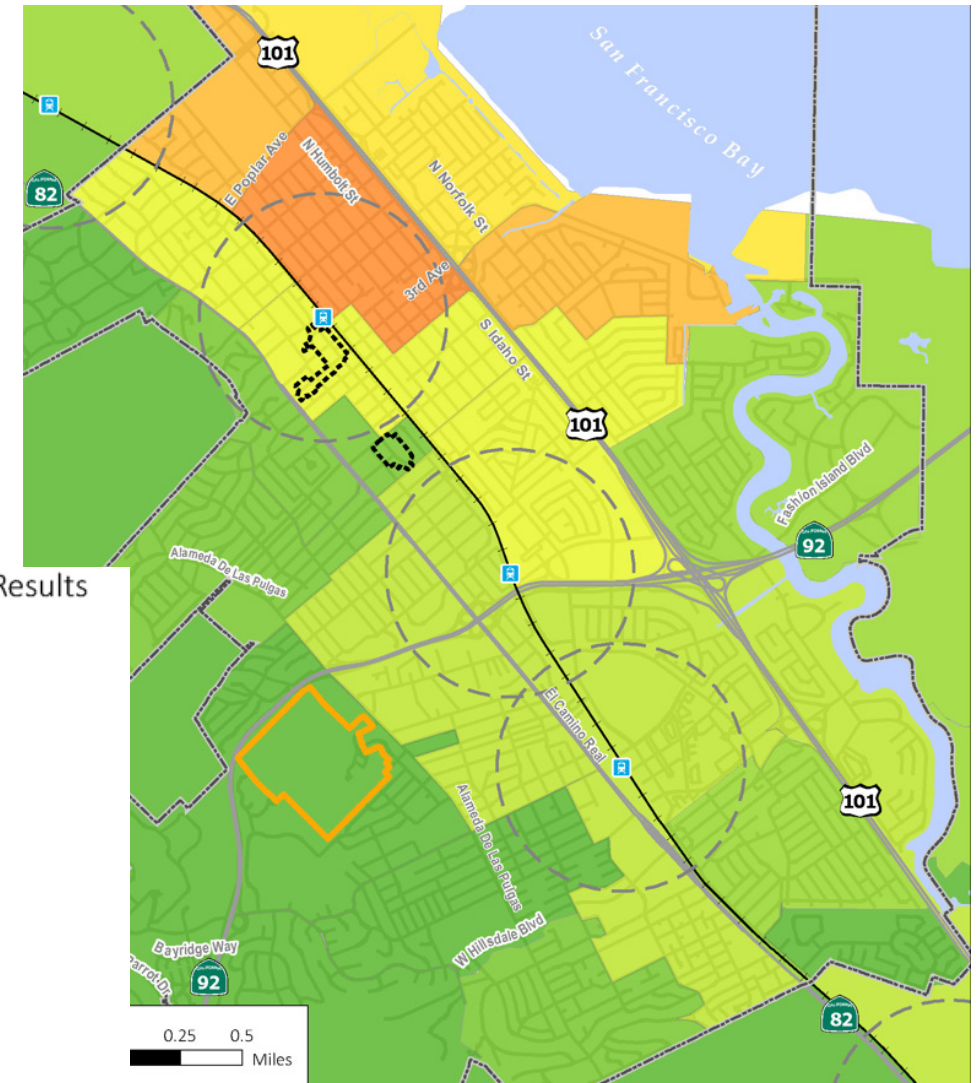
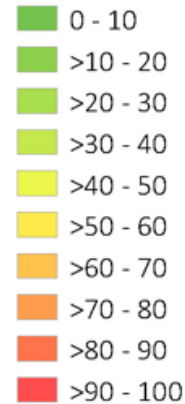


About Environmental Justice



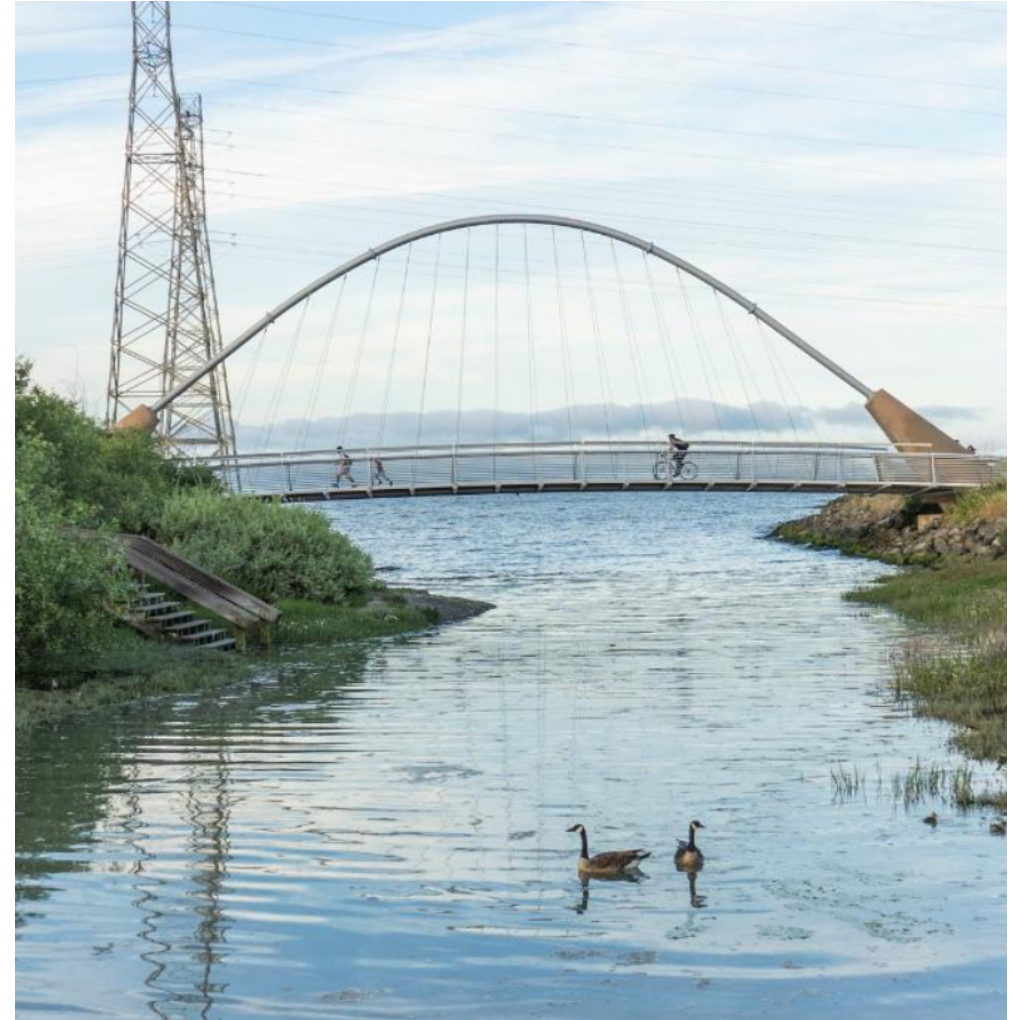
CalEnviroScreen 4.0 Results

Overall Percentile



Environmental Justice Topics Under SB 1000

- » **Pollution Exposure and Air Quality**
- » **Public Facilities**
- » **Food Access**
- » **Safe and Sanitary Homes**
- » **Physical Activity**
- » **Community Engagement in Public Decision-Making**
- » **Prioritization of Improvements and Programs in EJ Communities**



Land Use Element

» Environmental Justice

- Support the equitable health and well-being of all neighborhoods in San Mateo and all members of the San Mateo community by improving conditions in equity priority communities. (Goal LU-8)
 - Health Disparities
 - Community Preservation
 - Access to Parks and Recreation
 - Streetscape and Safety Improvements
 - North Central Plan
 - City Services
 - Neighborhood Beautification
 - Healthy Food Access
 - Urban Agriculture



Land Use Element

» Community Engagement

- Include everyone in community development decisions for a shared, sustainable future. (Goal LU-9)
 - Inclusive Outreach
 - Equitable Engagement
 - Applicant Communications
 - Trusted Partners
 - Community Surveys
 - Communications Strategy



Land Use Element

» Climate Change and Sustainability

- Make San Mateo strong and resilient by acting boldly to significantly reduce greenhouse gas emissions and adapt to a changing climate. (Goal LU-10)
 - Effects of Climate Change
 - Sustainable Buildings and Development
 - Climate Action Plan Implementation
 - Greenhouse Gas Emissions
 - Greenhouse Gas Inventory
 - Renewable Energy
 - Resilience of Critical Facilities and Public Infrastructure

Land Use Element

» A Sustainable Economy – Economic Development

- Cultivate a diverse, thriving, inclusive and green economy. (Goal LU-11)
 - Economic Development
 - Local Employment
 - State-of-the-Art Telecommunications
 - Jobs-to-Resident Match
 - Small Business Support
 - Commercial Displacement
 - First Source Hiring



Land Use Element

» Fiscal Health

- Create financial stability for the City to maintain the City's ability to finance public improvements and human services. (Goal LU-12)

» Development Review

- Maintain Development Review and Building Permit processes that are comprehensive and efficient. (Goal LU-13)

» Regional Cooperation

- Collaborate and communicate with other public agencies regarding regional issues. (Goal LU-14)

» General Plan Maintenance

- Ensure that the City's General Plan is consistent with State Law, legally adequate, and up-to-date. (Goal LU-15)

Community Feedback

- » **Increase density near transit**
- » **Prioritize residential in mixed-use**
- » **Encourage retail uses**
- » **Reduce building heights**
- » **Increase building heights, particularly near transit**
- » **Increase community engagement**

GPS Feedback

- **Revise Goal LU-1 as follows:**
 - Change “citizens” to “residents.”
 - Include a reference about affordability. Suggested revision could be “provides ample housing which is affordable at all levels”.
 - Consider using “balanced” instead of “orderly” growth.
- **Revise Policy LU-P1.1 to add the word affordability. Would like to see one or two actions that could meaningfully achieve this policy.**
- **Revise Action LU-A1.1 to be more specific. Would also like to see an action about maintaining a real time list of pipeline projects such as the amount of office, jobs and housing that is planned. There should be a requirement that we report this information on an annual basis.**
- **Consider using “encourage” instead of “require” in Policy LU-P1.2.**
- **Unsure why Action LU-A1.2 is titled as surplus land inventory.**
- **Revise Policy LU-P1.3 to say, “component to provide”.**
- **Policy LU-P1.6 may be outdated.**
- **Define what the Sphere of Influence is in Policy LU-P1.7.**
- **Define the term “equity priority communities” used in Policy LU-P1.8.**
- **Flush out the community benefits in Policy LU-P2.2. Would recommend building heights above 65 feet only for projects that provide housing as a community benefit. An increase in height should be tied to housing being a major part of that building and also providing a greater amount of below market rate units than what the City’s inclusionary ordinance requires. Include high quality materials and context appropriate design as a community benefit for taller buildings. One subcommittee member believes we should be careful about how much we ask for from developers because there are other ways to make a project pencil that may not benefit the community, such as hiring out-of-state labor.**
- **Add the concept of access to commercial services in Policy LU-P2.5.**

GPS Feedback

- Add the word “recreation” to Goal LU-3.
- Add circulation somewhere in Policy LU-P3.2, but unsure were.
- Policy LU-P3.6 seems to be outdated.
- The following comments were received about Policy LU-P3.9:
 - This policy should not dictate the type of businesses. Delete “to research and development, bio-tech, and life sciences uses, and/or”.
 - Clarify what “as far as possible from high-volume roadways” means.
 - California Air Resources Board recommends against siting sensitive uses, like housing, within 500 feet from high-volume roadways which is defined as 100,000 vehicles or more a day. El Camino Real does not meet that criteria, but Highway 101 and State Route 92 East of El Camino does meet the criteria. There seems to be contradiction in the General Plan, we say we have a policy to locate new residential away from high volume roadways, but Study Area 7 and another study area along State Route 92 are designated as high and medium density residential.
- **Revise Policy LU-P3.12 to encourage the design of publicly accessible spaces that people can intuitively know the space is for their use.**
- **Comments received on Policy LU-P3.14:**
 - This policy is the same policy as PS-P5.2.
 - Policy is outdated and confusing, it needs wordsmithing.
 - Delete the rest of the policy after the first sentence.
 - The school district and the City have a 55 year lease on Bayside Park. Maybe we can have a separate policy that references Bayside Park because that lease will come up at the end of this General Plan.
- **Replace “support” with “prioritize” in Action LU-A4.1.**
- **Action LU-A5.1 is missing what the alternative transportation is alternative to. Change “alternative transportation” to “active transportation”.**
- **Encourage buffers between people and cars in Policy LU-P5.2. Mention the City’s tree planting plan here. There needs to be a discussion about downtown landscaping in this policy.**

GPS Feedback

- Add an action about the pedestrian mall.
- Revise Policy LU-P6.1 to say world class transit-oriented “mixed use” development.
- Concerned about including the term “gentrification” in Policy LU-P8.2.
- Add green space where it says “includes retail, services and housing” in Policy LU-P7.1.
- Add biking and walking facilities to Action LU-A7.2, similar to Bridgepointe.
- Add a separate policy or action for the King Center instead of including it in Policy LU-P8.3. There is a need to enhance the King Center beyond maintaining it. Also, confirm if the park impact fees are only supposed to be for physical park improvements and address this in the action.
- Identify other funding sources in Action LU-A8.3.
- Unsure if we should keep convenience markets in Policy LU-P8.5 since they do not typically provide healthy foods.
- Suggested revisions to Action LU-A8.5:
 - Maybe we can say “balance safety improvements with optimizing the existing parking supply” or “balance the design of the safety improvements.”
 - There was a North Central community based transportation plan that was well received. Reference the plan or maybe we need to complete a new plan, it received a lot of public support at that time.
 - Possible new language “the plan shall seek to make the North Central neighborhood streets a measurably safer place while improving accessibility for residents and visitors. Parking availability and access shall be featured as a factor in assessing the planning and design of projects. Changes shall be developed and enacted with the expressed purposes of improving health, safety, welfare and comfort for members of the community”.

GPS Feedback

- Add “sanitation” to Action LU-A8.6.
- **Comments received on Policy LU-P8.7:**
 - Not sure this is within the City’s purview; the County health department has been closely working on healthy food in school efforts.
 - This policy seems outdated.
 - There was a question about whether the school district has a meal program for the summer or if the City can help fill the gap. Historically, the school district does not provide food for the community in the summer only for summer school.
 - One subcommittee member asked if we could add language about “explore or incentivize plant based foods in schools”, but a few subcommittee members disagreed.
 - Maybe this policy should go beyond schools. Having fresh produce in neighborhoods is the key thing people need access to.
- **Modify Action LU-A8.7 to go beyond partnering with neighborhood organizations and instead also encourage neighborhood cleanliness and beautification programs that do not rely solely on volunteers and neighborhood organizations.**
- **Highlight how members of the public can influence development projects through community engagement under Goal LU-9.**
- **Add child care in Policy LU-P9.1 as a feature of public meetings that will increase attendance.**
- **Add a policy or action about recycled water under Goal LU-10. Remove the word “boldly” from this goal.**
- **Change “reduce” to “eliminate” in Policy LU-P10.2 since this is a long term plan.**
- **Change five years to three years in Action LU-A10.3 since the reach codes and building codes come out every three years.**
- **Improve the definition of “provide a living wage” in Action LU-A11.1. Maybe we should say “a wage that is indexed to the cost of living”.**
- **Mention “support remote work options” and “public wifi” in Policy LU-P11.3 about telecommunications.**
- **Clarify what projects Action LU-A12.1 would apply to. This action is also not clear.**

GPS Feedback

- There is no action for the Shoreview shopping center, only for the Bridgepoint and Bel Mateo shopping centers. Add an action for the Shoreview shopping center.
- Add an action about jobs housing balance. Mountain View's East Whisman Precise Plan has a requirement of 3 units of housing to be built for every 1,000 feet of commercial. Redwood City's General plan also specifies a maximum additional residential capacity of 2,500 units, a maximum additional office capacity of 574,667 and a maximum additional retail capacity of 100,000 sq. ft. within their Downtown area. Would like to see a similar action in the General Plan.
- There is an area in the Land Use Map that is designated mixed use low right next to State Route 92, across from The Fish Market, City Council asked for this parcel to be designated as mixed use medium but it was recorded in the notes as mixed use low. Note to staff to go back and watch the recording to double check.
- Add an action to increase the urban tree canopy while maintaining existing trees as much as possible. Identify neighborhoods with less street tree canopy and adopt programs to add climate adapted trees to the right of ways and front yards of adjacent properties.
- Add an action under the Hillsdale Station Area about working with Caltrain to make the station accessible for biking.
- Ensure there are roughly equal heights along contiguous blocks. There are some blocks where it goes from residential to mixed use. Important where it changes to residential and mixed use to have a consistent height between these types of land uses.
- Add mention about having less paved surfaces that reflect heat in our city under climate change and sustainability.
- Add a policy or action about green infrastructure in multi-unit developments under climate change and sustainability.
- Consider how Assembly Bill (AB) 297 would eliminate parking requirements for projects within a certain distance of transit.
- Think about how the City is moving towards reallocating the public space for a wider variety of uses that could be used by small businesses.
- Mixed use should not only include office and residential, but it can also include commercial service type of uses.
- High speed rail is a huge land use issue that should be addressed further. Add a reference to preserving access to Downtown and neighborhoods.

Community Design & Historic Preservation

Community Design & Historic Preservation

» Natural Landscapes and the Urban Forest

- Preserve and enhance San Mateo's natural setting as an irreplaceable asset and the physical foundation of the community. (Goal CD-1)
 - Natural topography
 - View preservation
 - Scenic roadways and trails
- Protect heritage trees, street trees, and tree stands and maintain the health and condition of San Mateo's urban forest. (Goal CD-2)
 - Heritage and street trees preservation
 - Public education
 - Tree planting



Other Important Agencies/Plans

- Protected Trees Ordinance

Community Design & Historic Preservation

» Historic Resources

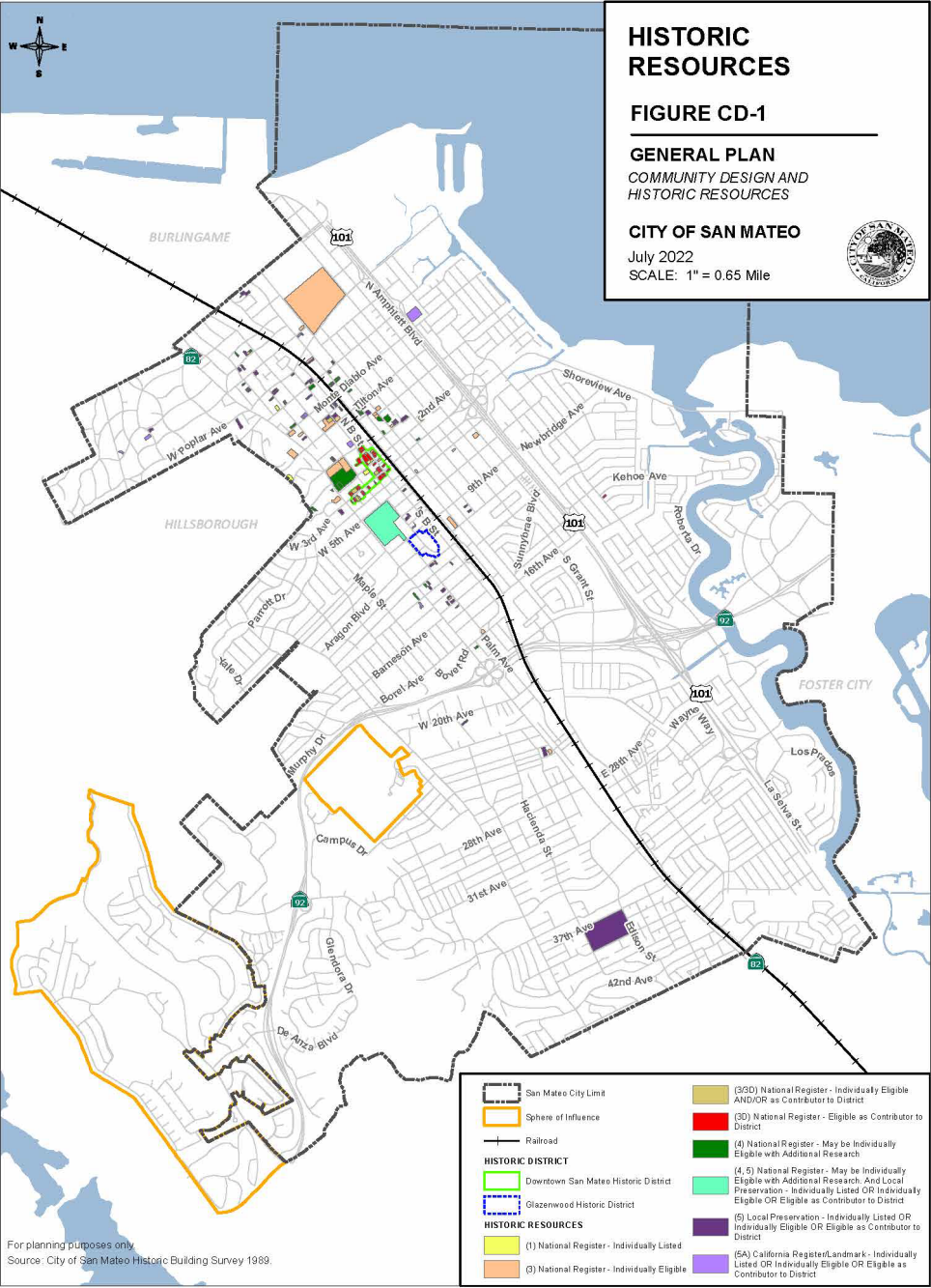
- Preserve historic and culturally important structures, assets, and districts to maintain San Mateo's special identity and continuity with the past. (Goal CD-3)
 - Preservation incentives
 - Districts
 - Building definition
 - Renovation and rehabilitation
 - Alternatives to demolition
 - Historic preservation funding
 - Public education
 - Historic building survey
 - Historic preservation ordinance
 - Historic design standards



Other Important Agencies/Plans

- National Historic Preservation Act
- California Register of Historical Resources
- California Environmental Quality Act
- San Mateo Historic Preservation Ordinance
- 1989 Historic Building Survey

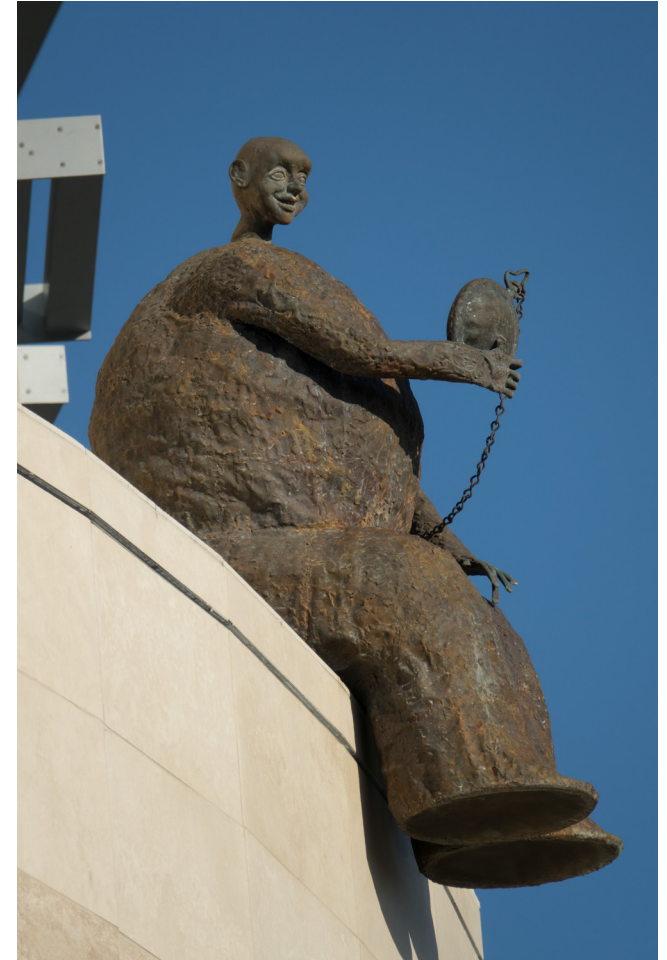
Historic Resources in San Mateo Map



Community Design & Historic Preservation

» City Image

- Develop and maintain an attractive urban fabric that reflects San Mateo's unique character. (Goal CD-4)
 - Social connections
 - Gateways
 - Sustainable design
 - Public right-of-way improvements along El Camino Real
 - Railroad corridor
 - Signage
 - Public open space design
 - Public art
 - Inclusive outreach



Community Design & Historic Preservation

» Residential

- Maintain and enhance the existing character and physical quality of residential neighborhoods through the appropriate design of new development. (Goal CD-5)
 - Building mass and scale
 - Low-density residential development objective design standard consistency
 - Single-family and multi-family design
 - Neighborhood character preservation
 - Multi-family parking
 - Multi-family open space
 - Single-family and multi-family objective design standards
 - Accessory dwelling units and junior dwelling units design



Other Important Agencies/Plans

- San Mateo Municipal Code

Community Design & Historic Preservation

» Mixed-Use and Commercial Areas

- Improve the visual character, livability, and vitality of mixed-use and commercial areas. (Goal CD-6)
 - Objective design standards consistency
 - Pedestrian oriented design
 - Respect existing scale
 - Building orientation to street
 - Commercial parking
 - Commercial transitions
 - Outdoor display and eating
 - Objective design standards for new mixed-use and commercial development



Other Important Agencies/Plans

- San Mateo Municipal Code

Community Design & Historic Preservation

» **Area Specific Design Policies**

- North Central
- Shoreview
- Marine Lagoon/Bridgepointe
- Northwest Heights
- Sunnybrae/Hayward Park
- Beresford Park
- Hillsdale
- Sugarloaf
- Western Hills
- Others

» **Policies to be further developed as issues/topics identified through community outreach and input**

San Mateo Neighborhoods/Areas



Community Feedback

- » **Preserve historic resources**
- » **Strengthen historic resource policies**
- » **Maintain San Mateo's character**

GPS Feedback

- **Aspire to make El Camino Real a space to spend time, not only a space to rush through.**
- **Replace “pedestrian-oriented” with “people-oriented.”**
- **Throughout the design-related policies, shift language to be less subjective and more objective.**
- **Include objective standards to preserve historic resources**
- **Add language that emphasizes the importance of keeping architectural details at the human-scale.**
- **Acknowledge the important architectural features of traditional pre-war architecture that should be carried forward in new development downtown.**
- **Preserving cherished and beautiful historic buildings is important, but historic preservation should not be weaponized to prevent homeowners from upgrading their own property or to prevent needed new housing.**
- **Define “character” to clarify that it refers to visual or architectural rather than social characteristics.**
- **The General Plan should address historic preservation at a general level of detail and not get into the weeds; the Historic Preservation Ordinance and State and federal regulations should provide more detail.**

GPS Feedback

- Goal CD-2 should reference preserving heritage trees “where feasible.” Sometimes old trees are dangerous and need to be removed. Goal CD-2 should also reference median trees.
- Policies and actions under Goal CD-3 should be broadened to refer to historic “assets,” not only buildings, consistent with the wording of the goal. Consider adding policies or actions under Goal CD-3 to adopt incentives for property owners to preserve and/or restore historic assets.
- In response to Goal CD-4 about City Image, some GPS members expressed that San Mateo has lost a sense of a identity that distinguishes it from other Peninsula cities, and that the General Plan could be an opportunity to clarify what makes San Mateo unique. Some ideas were Downtown, dining, Hillsdale Mall, and the San Mateo Bridge. A unique identity should be consistently expressed through signage and other City materials.
- Under Goal CD-5, delete Policy CD-P5.1 regarding building mass and scale. This policy is too vague and is not needed; the desired outcomes are addressed more clearly and explicitly in other policies under this goal.
- Consider adding area-specific design policies for the San Mateo Park and Baywood-Aragon neighborhoods.

Safety

Safety Resources

» Emergency Readiness and Emergency Operations

- Minimize potential damage to life, environment, and property through timely, well-prepared and well-coordinated emergency preparedness, response plans, and programs. (Goal S-1)
 - Emergency Readiness
 - Local Hazard Mitigation Plan
 - Location of Critical Facilities
 - Multiple Egress Points
 - Emergency Planning Document Coordination
 - Emergency Infrastructure and Equipment
 - Defensible Design
 - Response Times
 - Local Utility Cooperation
 - Disaster Recovery
 - Evacuation Education
 - Inclusive Outreach
 - Evacuation Routes

Other Important Agencies/Plans

- Federal Emergency Management Agency (FEMA)
- San Mateo County Department of Emergency Management
- San Mateo County Multijurisdictional Local Hazard Mitigation Plan
- County of San Mateo Emergency Operations Plan
- San Mateo Consolidated Fire Department
- San Mateo County Flood and Sea Level Rise Resiliency District
- OneShoreline

Safety Resources

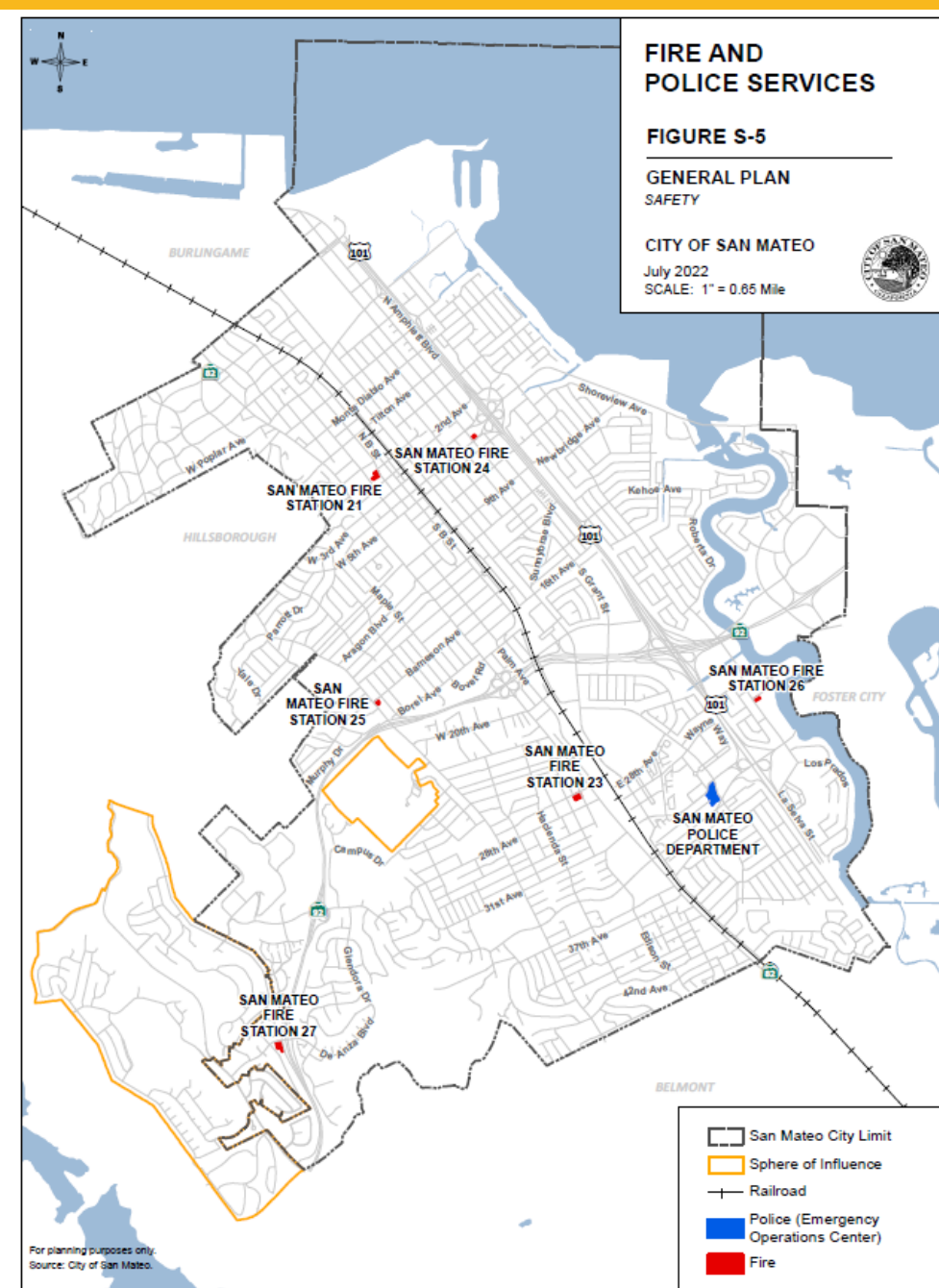
» Emergency Readiness and Emergency Operations (CONT.)

- Minimize potential damage to life, environment, and property through timely, well-prepared and well-coordinated emergency preparedness, response plans, and programs. (Goal S-1)
 - Regular Updates
 - Automatic and Mutual Aid Agreements
 - Rebuilding Priorities
 - Resilient Power Systems
 - Public Safety Outreach
 - Community Training
 - Emergency Infrastructure and Equipment
 - Continuity of Operations
 - Response Time Study
 - Emergency Notification System

Other Important Agencies/Plans

- San Mateo County Department of Emergency Management
- San Mateo County Multijurisdictional Local Hazard Mitigation Plan
- County of San Mateo Emergency Operations Plan
- San Mateo Consolidated Fire Department

Fire and Police Stations in San Mateo



Safety Resources

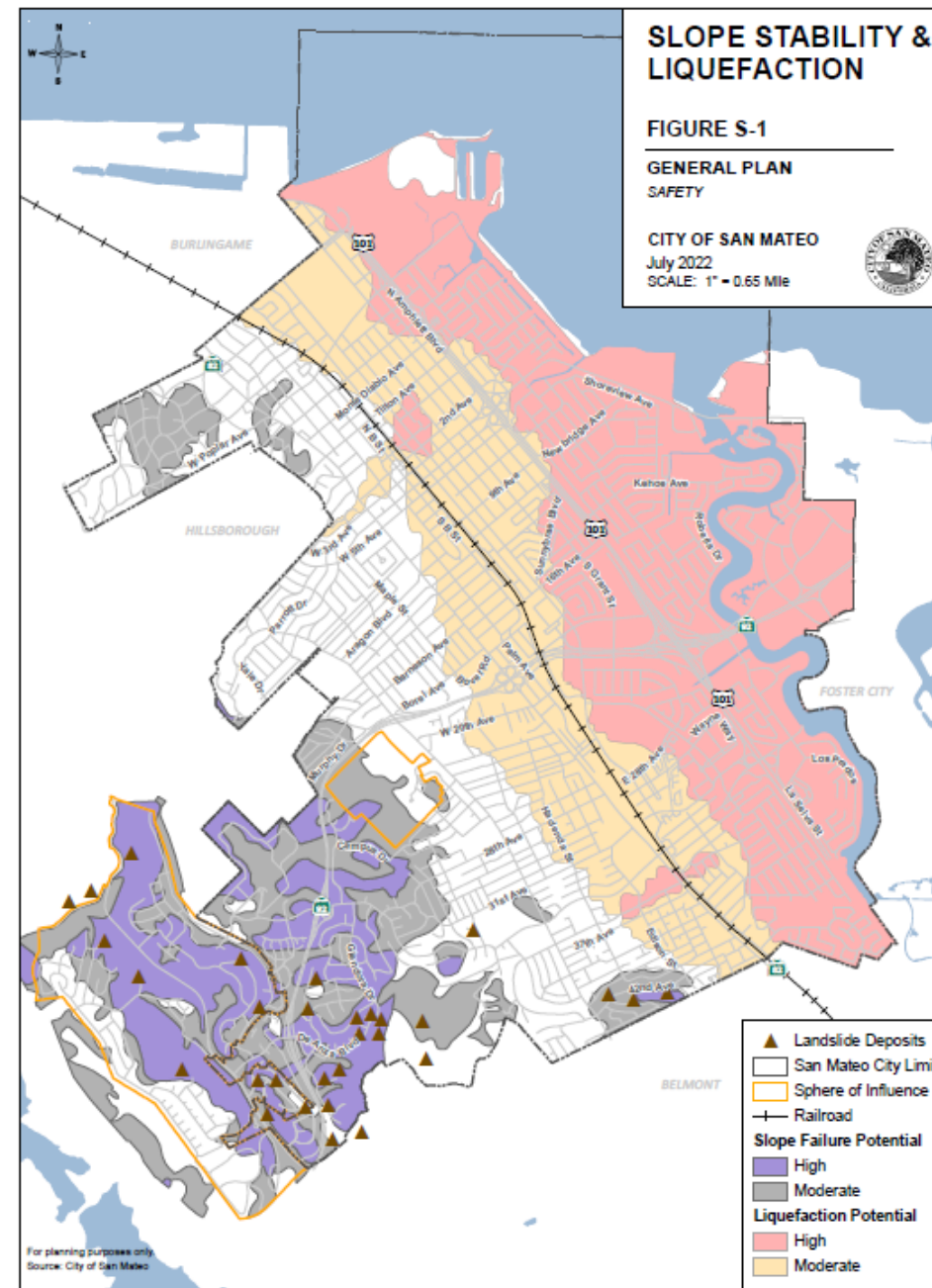
» Geotechnical Hazards

- Take steps to protect the community from unreasonable risk to life and property caused by seismic and geologic hazards. (Goal S-2)
 - Geologic Hazards
 - Landslides and Erosion Control
 - Unreinforced Masonry Buildings
 - Liquefaction
 - Seismic Shaking Mapping
 - Incentives for Seismic Upgrades
 - Seismic Stability

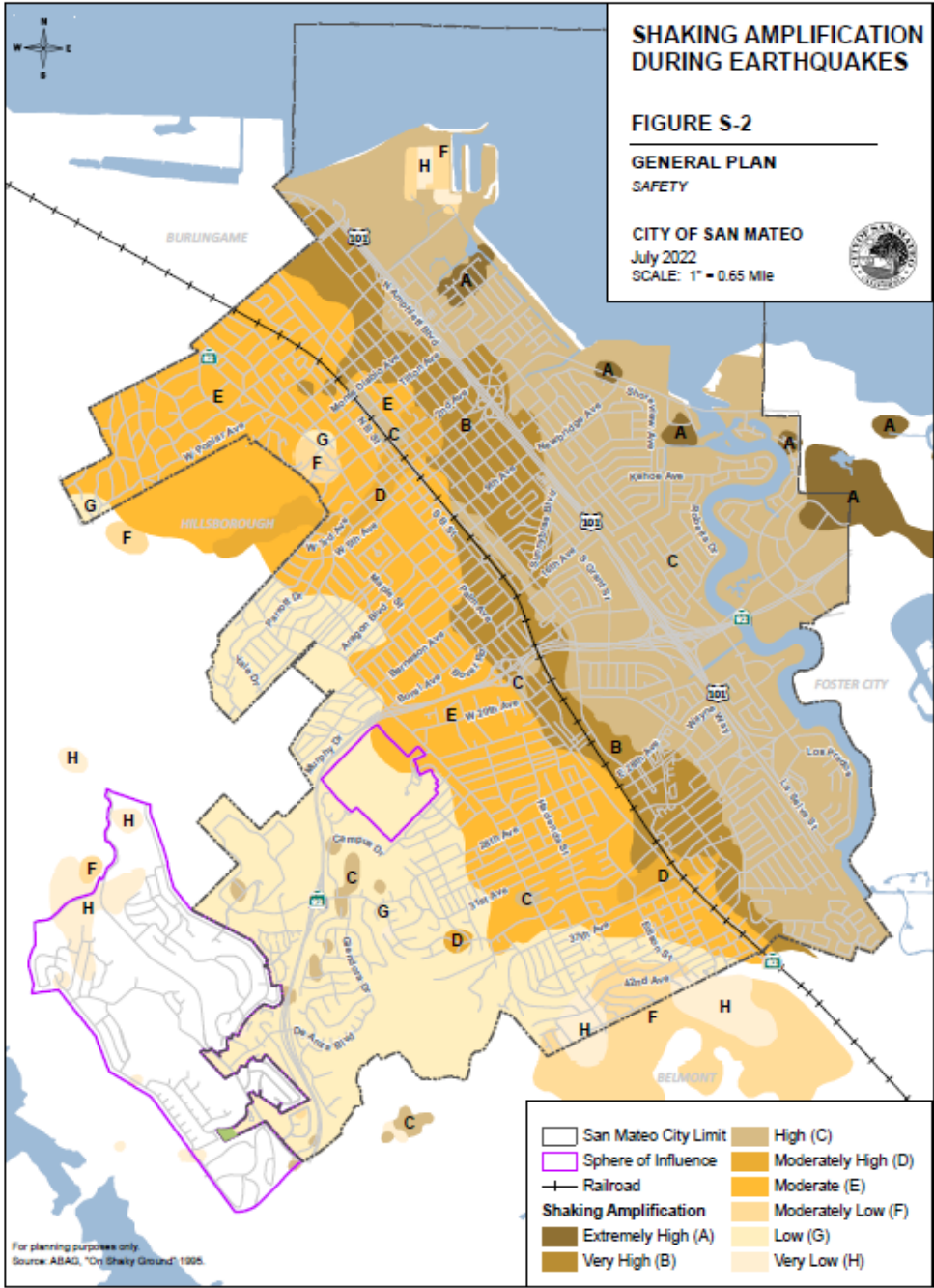
Other Important Agencies/Plans

- Alquist-Priolo Earthquake Fault Zoning Act
- California Building Code
- San Mateo County Multijurisdictional Local Hazard Mitigation Plan
- San Mateo Municipal Code Title 23 - Buildings and Construction

Slope Stability and Liquefaction



Shaking Amplification During Earthquakes



Safety Resources

» Flood Hazards

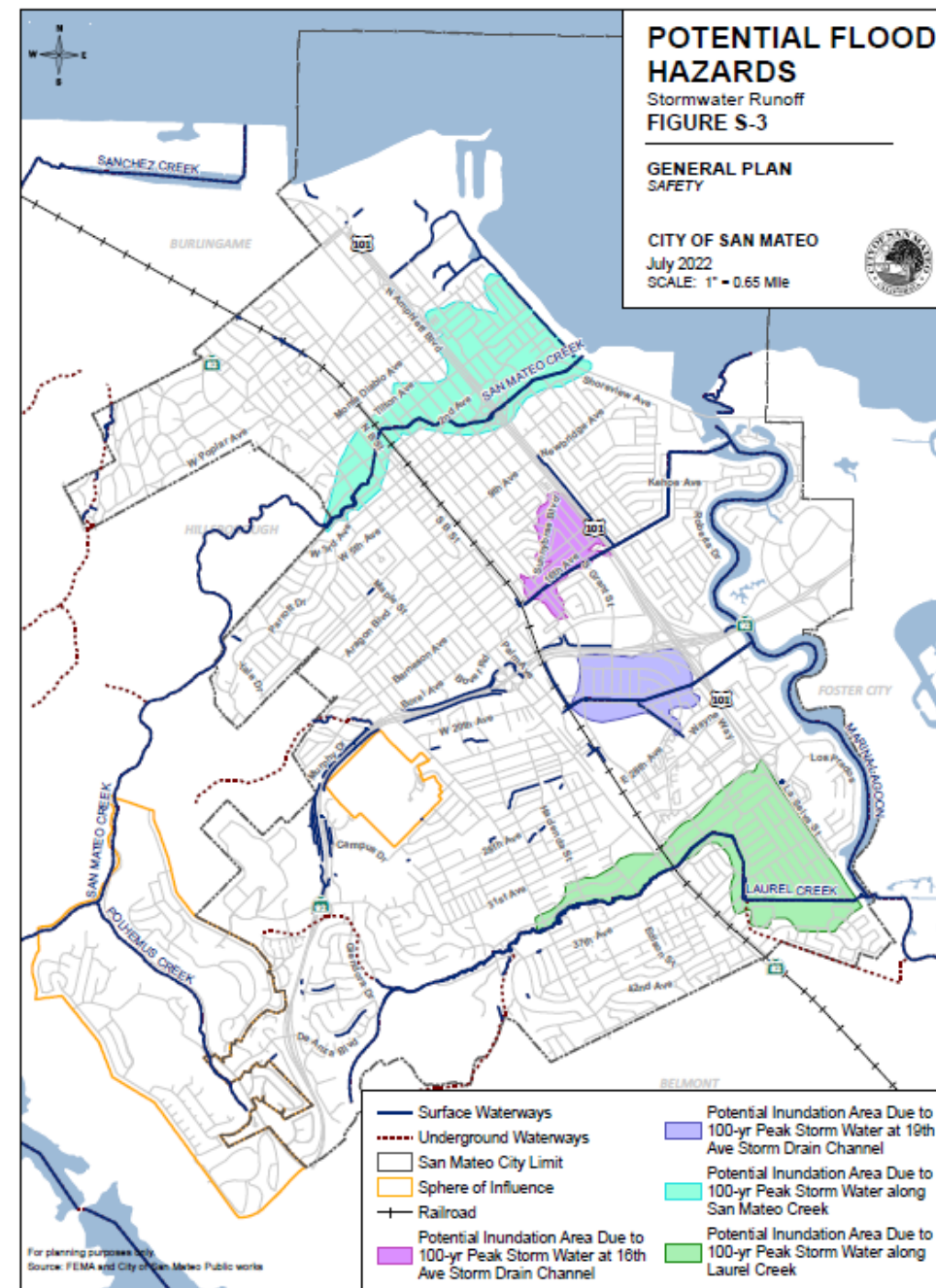
- Protect the community from unreasonable risk to life and property caused by flood hazards. (Goal S-3)
 - Development within Floodplains
 - Floodplain Ordinance Update
 - Flood Risk Mapping Data
 - Community Rating System
 - Early Flood Warning



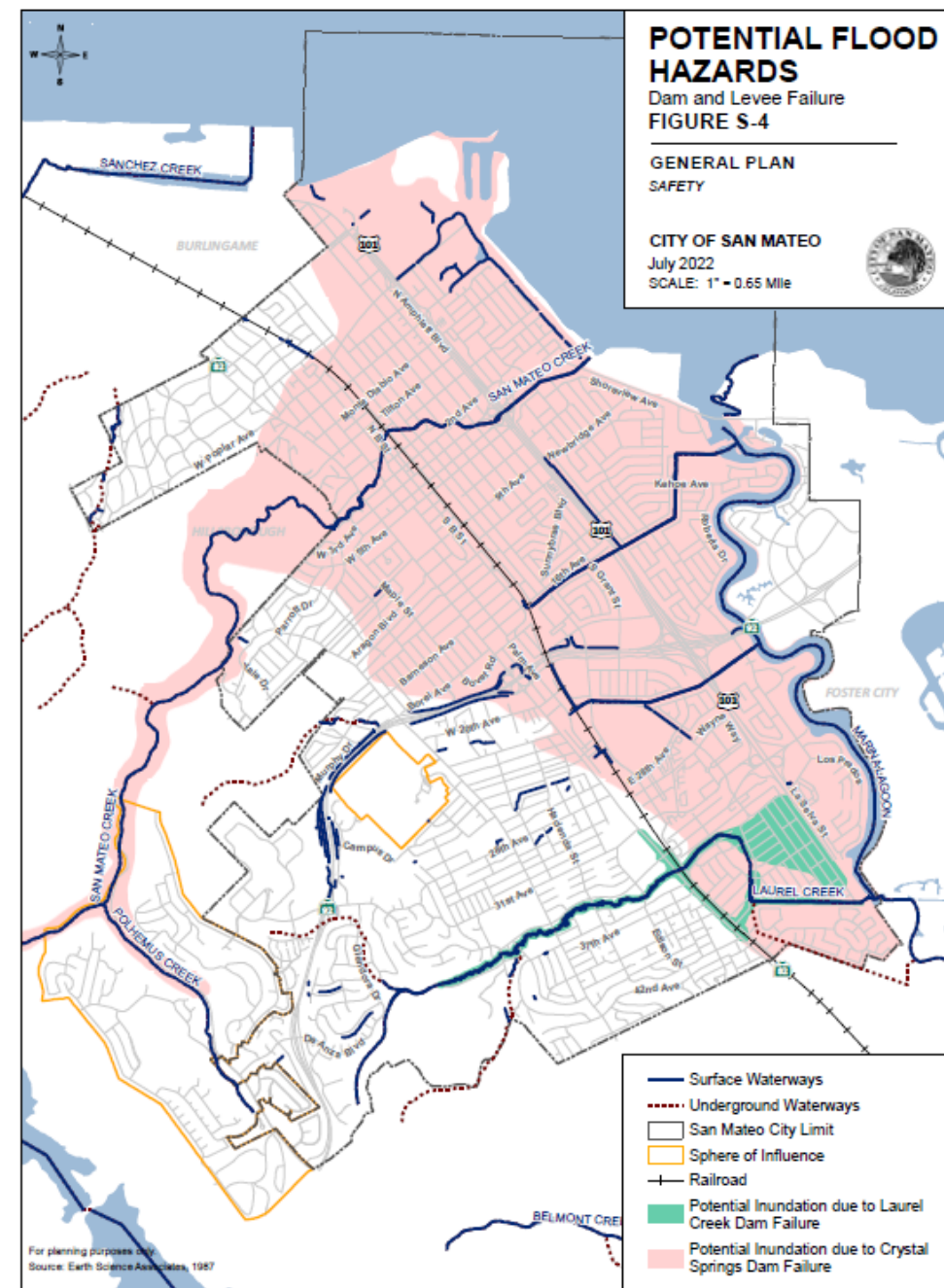
Other Important Agencies/Plans

- Federal Emergency Management Agency (FEMA)
- San Mateo County Multijurisdictional Local Hazard Mitigation Plan
- OneShoreline
- San Mateo Municipal Code Chapter 23.33 - Floodplain Management

Potential Flood Hazards



Potential Dam and Levee Failure



Safety Resources

» Sea Level Rise

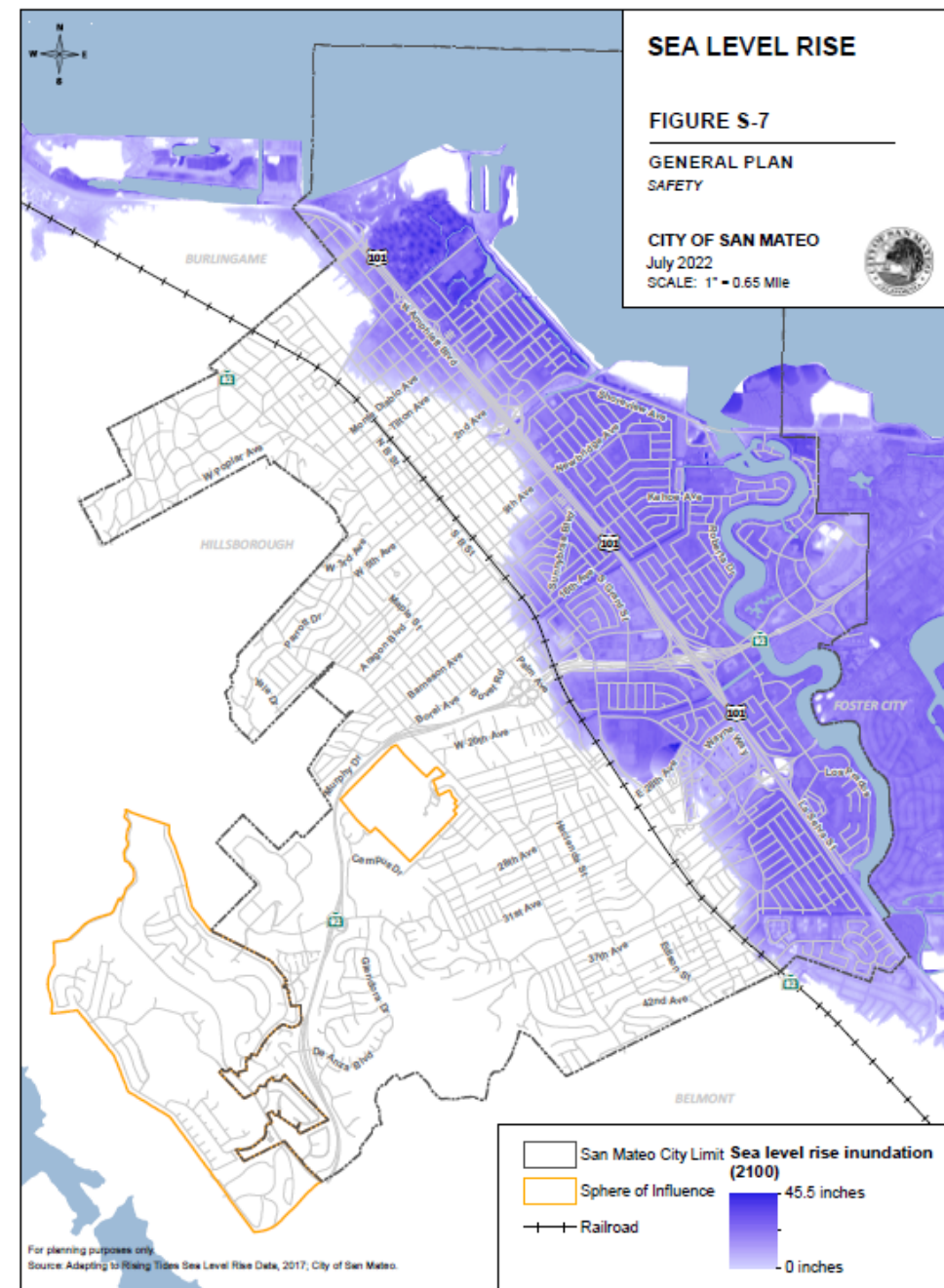
- Develop regionally coordinated sea level rise adaption measures and programs. (Goal S-4)
 - Sea Level Rise Data and Monitoring
 - Sea Level Rise Planning
 - Rising Groundwater Protection
 - Natural Infrastructure
 - OneShoreline Coordination
 - Removal of Hard Infrastructure
 - City Sea Level Rise Staff



Other Important Agencies/Plans

- Federal Emergency Management Agency (FEMA)
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- OneShoreline
- San Mateo Municipal Code Chapter 23.33 - Floodplain Management

Projected Sea Level Rise



Safety Resources

» Wildfire Hazards

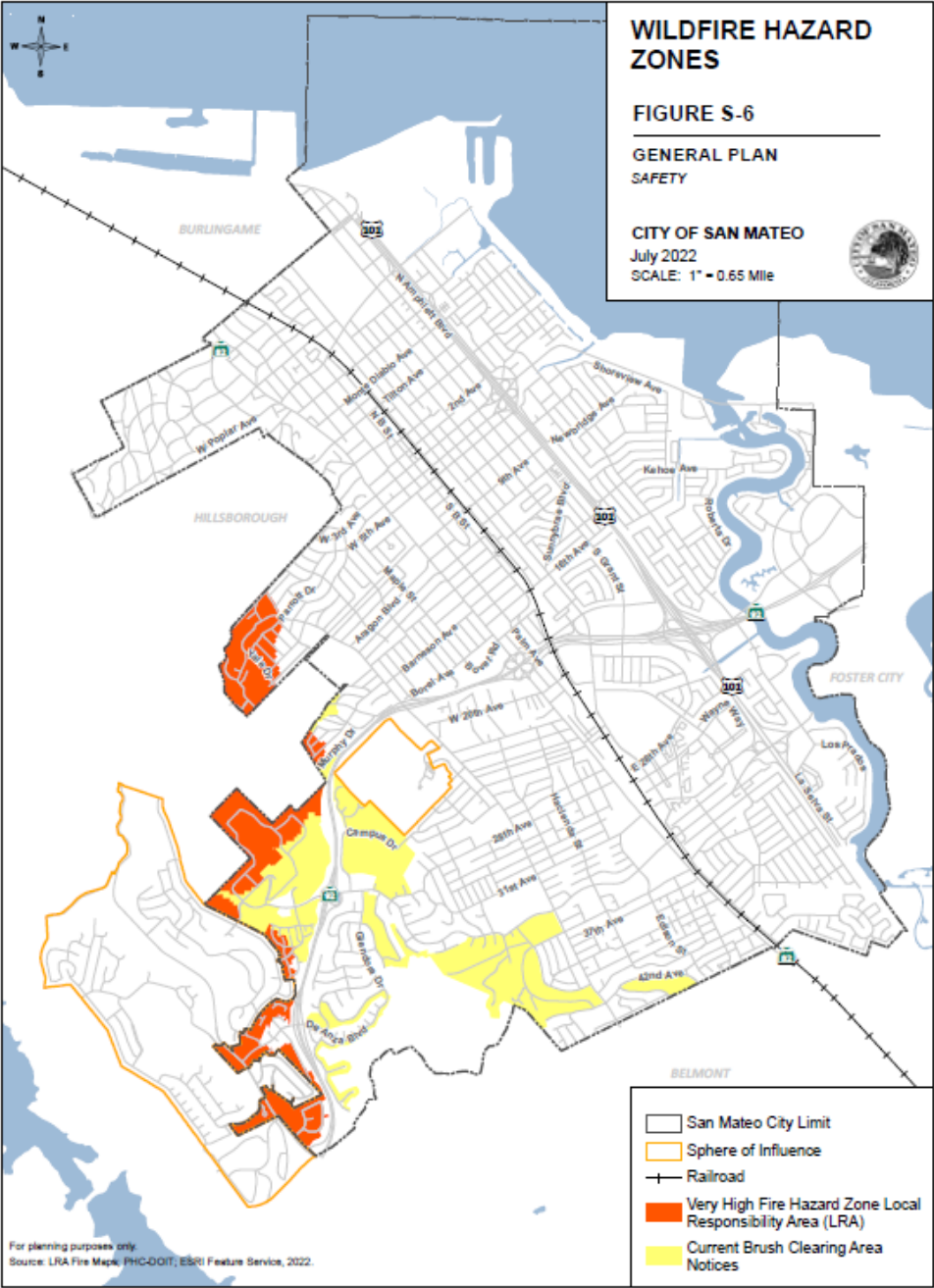
- Maintain adequate fire and life safety protection from wildland fires. (Goal S-5)
 - Wildland Fire Protection
 - Wildland-Urban Interface
 - Fire Risk Mapping
 - Firefighting Infrastructure and Facilities
 - Land Use Management for Fire Risks
 - Tree Trimming
 - Fire-Safe Education
 - Fire Hazard History



Other Important Agencies/Plans

- Cal Fire
- San Mateo County Multijurisdictional Local Hazard Mitigation Plan
- Santa Cruz County San Mateo County Community Wildfire Protection Plan

Wildfire Hazard Zones



Safety Resources

» Hazardous Materials

- Protect the community's health, safety, and welfare relating to the use, storage, transport, and disposal of hazardous materials. (Goal S-6)
 - County Cooperation
 - County Hazardous Waste Management Plan
 - Transportation Routes
 - Hazardous Waste Management Facilities Location
 - Design of Hazardous Waste Management Facilities
 - Risk Assessment
 - Contaminated Sites
 - Cost Recovery
 - Shared Data

Other Important Agencies/Plans

- California Division of Occupational Safety and Health
- California Office of Emergency Services
- Dept of Toxic Substances Controls (DTSC)
- County of San Mateo Emergency Operations Plan
- San Mateo County Multijurisdictional Local Hazard Mitigation Plan

Safety Resources

» Energy Supply

- Promote the development of a clean energy supply, state-of-the-art technology, and telecommunications facilities that benefit the public. (Goal S-7)
 - Clean Energy
 - Building Electrification
 - Energy Resilience
 - Service Improvement and Expansion
 - Access and Availability
 - Clean Fuel Infrastructure
 - Utility Undergrounding

Other Important Agencies/Plans

- Peninsula Clean Energy
- Pacific Gas and Electric
- California Green Building Standards Code
- San Mateo Municipal Code Chapter 23.34 - Energy Code
- Climate Action Plan

Community Feedback

- » **Plan for sea level rise**
- » **Ensure grid can support increased electrical demand**
- » **Plan for increased wildfire risk**

GPS Feedback

- Support efforts to underground utilities.
- Revise the examples in Policy S-P1.7 to include data-driven defensible design examples.
- Consider vulnerable road users, such as pedestrians and bicyclists, in Policy S-P1.8 and Action S-A1.10. Do not support expansion of Highway 101 and other roadways. Focus on designing roads that help prevent traffic fatalities. There should be a reference somewhere in the language that addresses roadway design for vulnerable users.
- Revise Policy S-P5.6 to ensure monitoring of peakload water supply is occurring by the appropriate entity.
- Add policies and actions to reduce per capita energy use, such as “encourage energy use reduction by incentivizing active transportation and reducing single occupant vehicle use”. Another policy could be “encourage the creation of energy efficient homes, businesses, and other buildings”. Possible actions could be “encourage energy use reduction through the creation of safe and comfortable opportunities for active transport modes by implementing the City’s pedestrian and bicycle master plan and focusing new development near major transit nodes”. Another action could be encouraging the installation of energy efficient home insulation, weather sealing and other physical means to reduce heating and cooling needs through greater Title 24 building efficiency.
- Cover energy saving appliances and electric appliances.

Clarifying Questions?

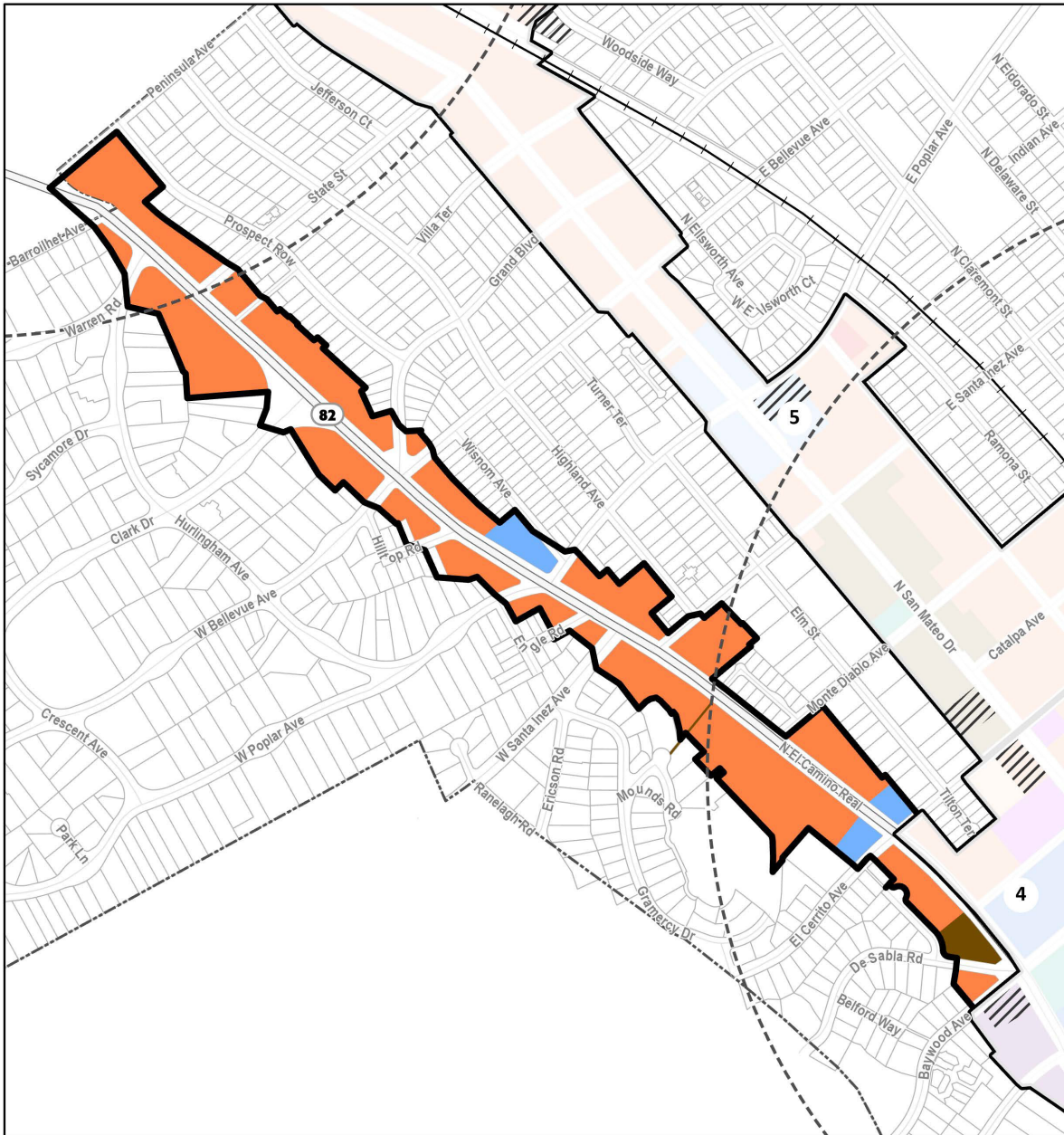
Public Comment

Planning Commission Discussion

Planning Commission Discussion

- » **Provide comments by element**
 - Land Use
 - Community Design and Historic Preservation
 - Safety
- » **Discussion questions:**
 - What do you support about these policies and actions?
 - Is there anything you would add or change?
 - Are there any policy topics missing?
 - Should any of the policies be changed from a recommendation to a requirement or vice versa?
 - Are there additional specific actions that should be added to support implementation of the policies?
- » **Provide a recommendation to the City Council on the Goals, Policies and Actions that should be included in the City's Draft General Plan Update**
- » **Keep discussion focused on content; please email grammatical or typographical edits to generalplan@cityofsanmateo.org**

Preferred Land Use Maps by Study Area



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
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- Pipeline Projects
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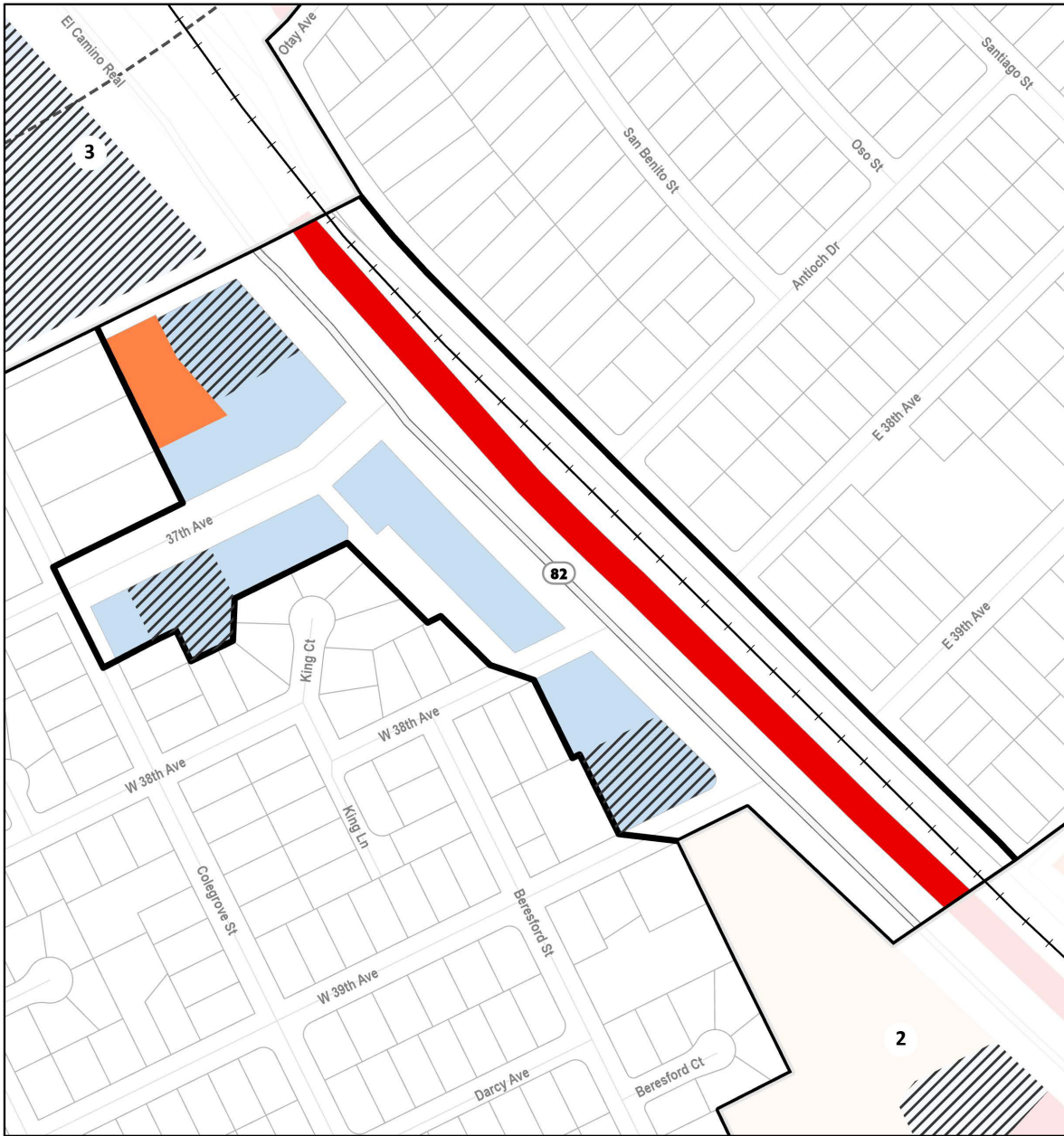
Study Area 1-N



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Study Area 1-C



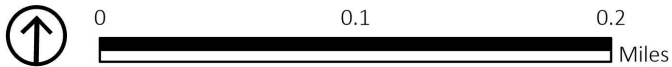
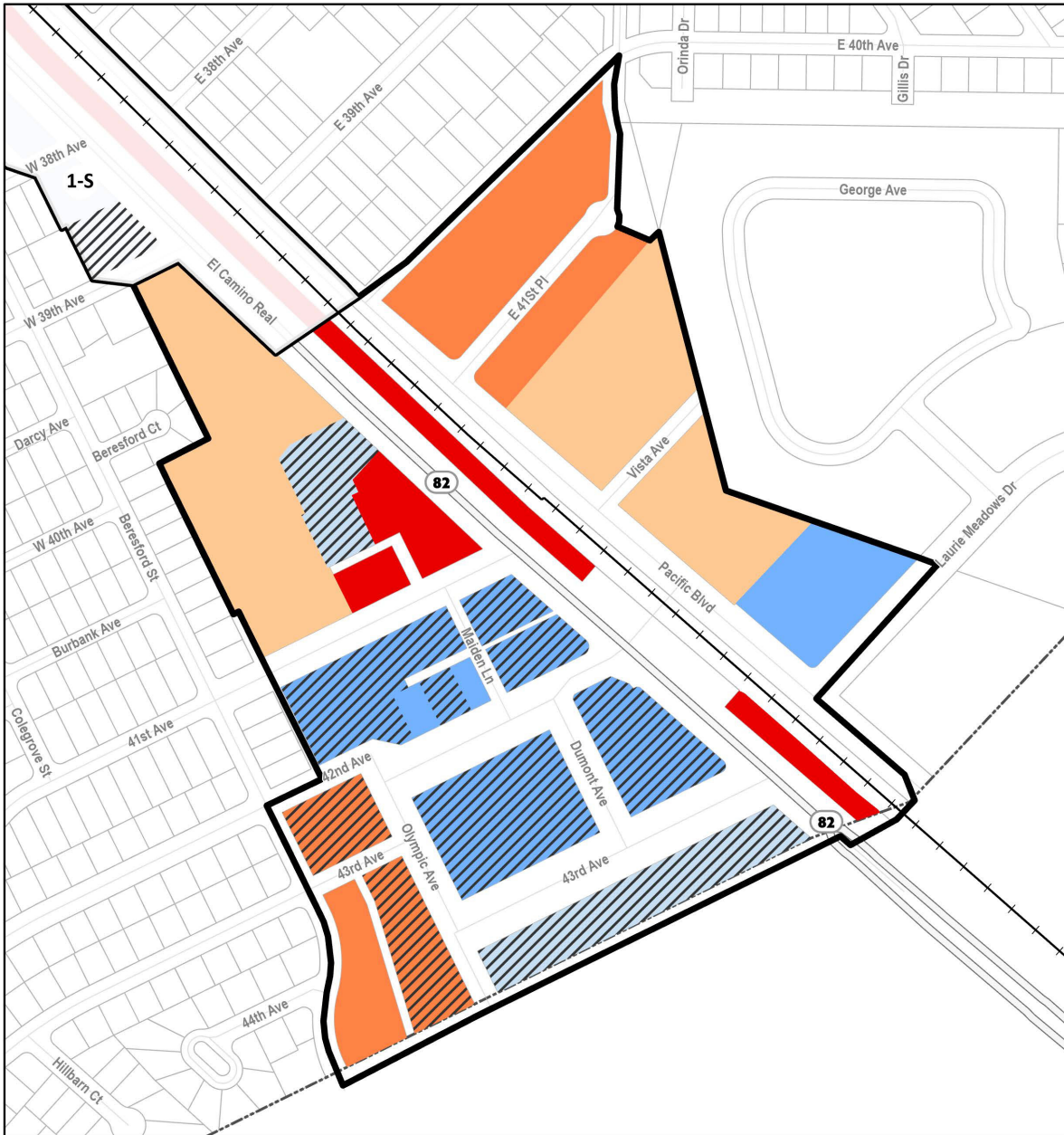
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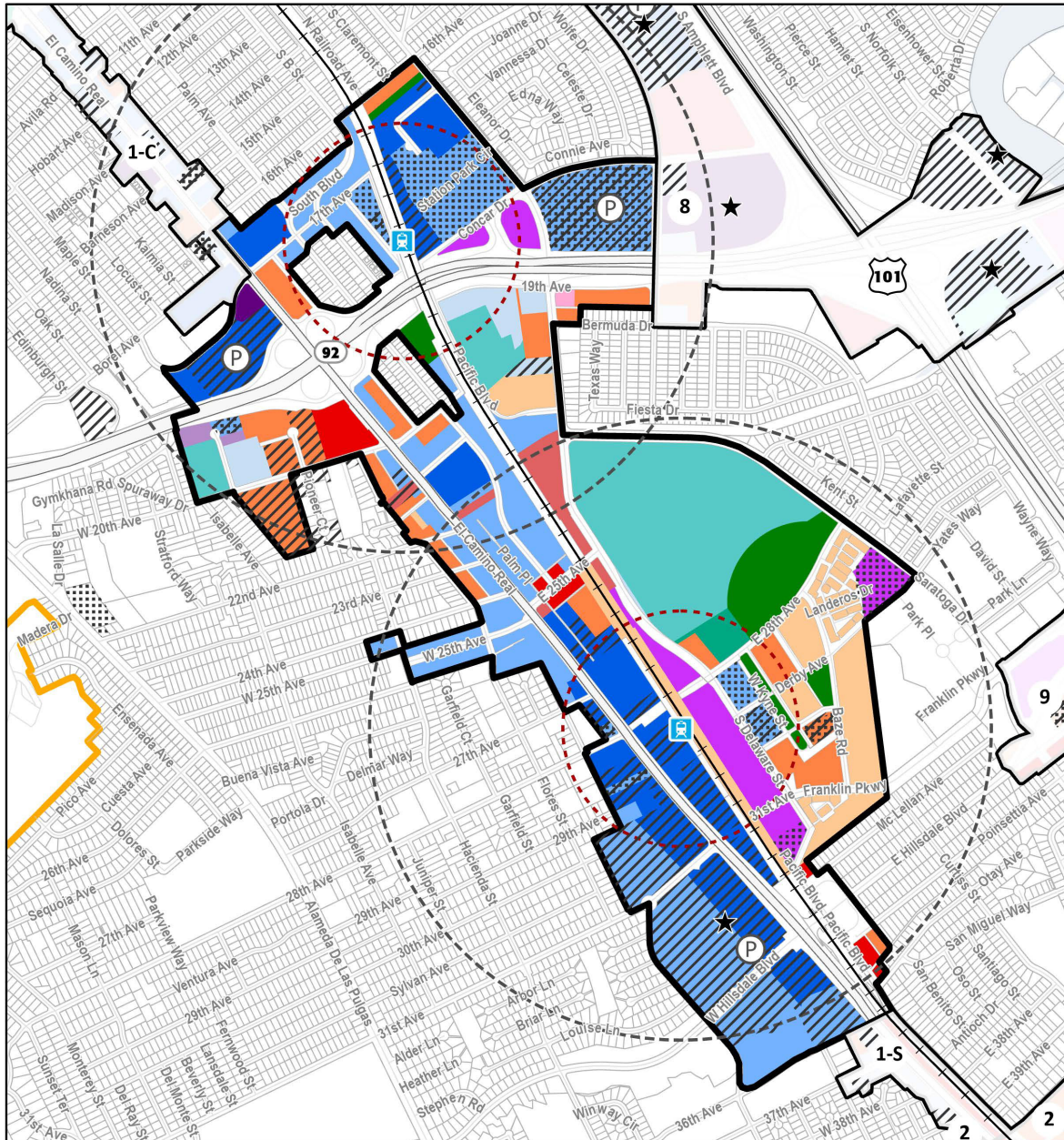
Study Area 1-S



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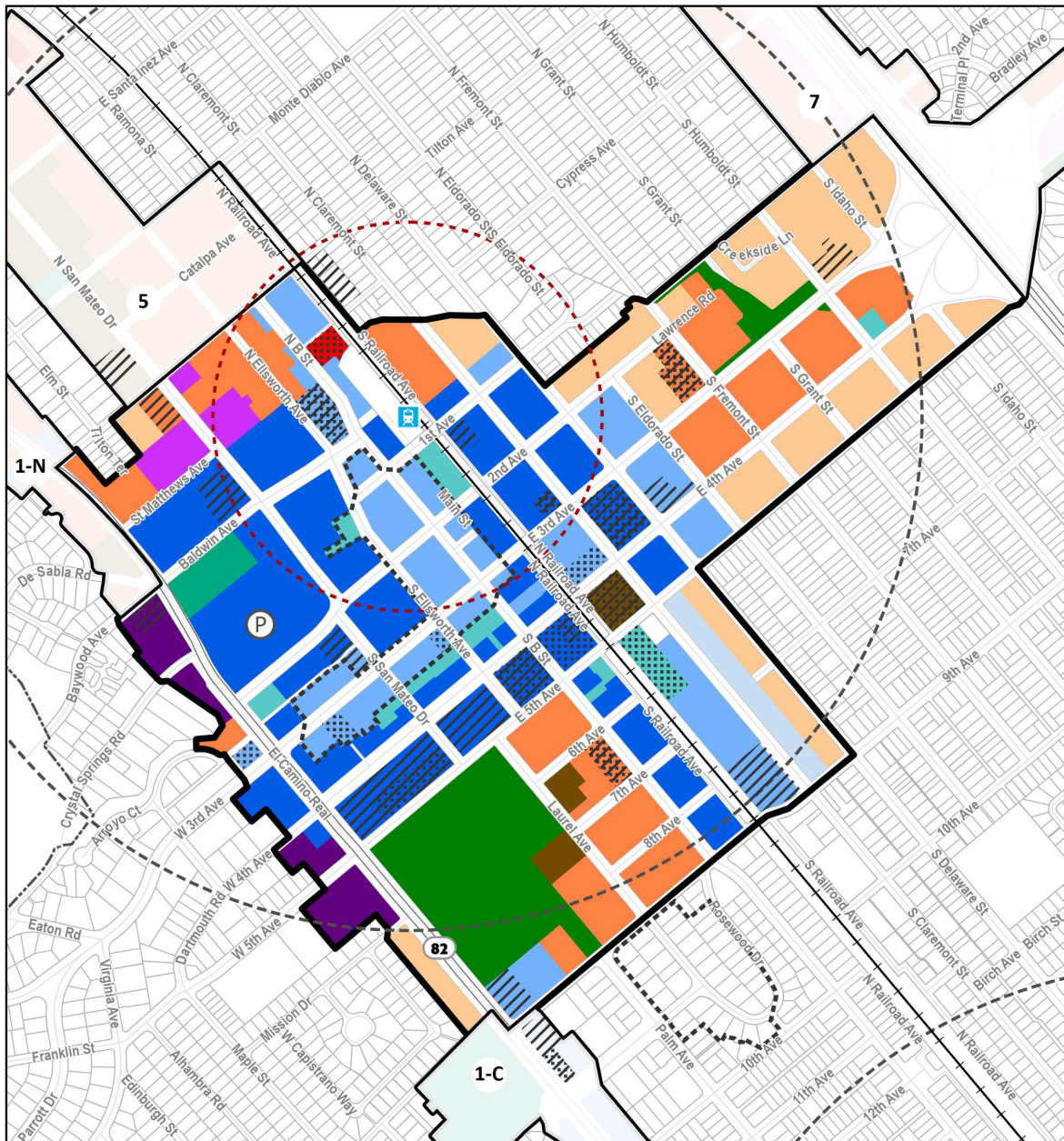
Study Area 2



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Study Area 3

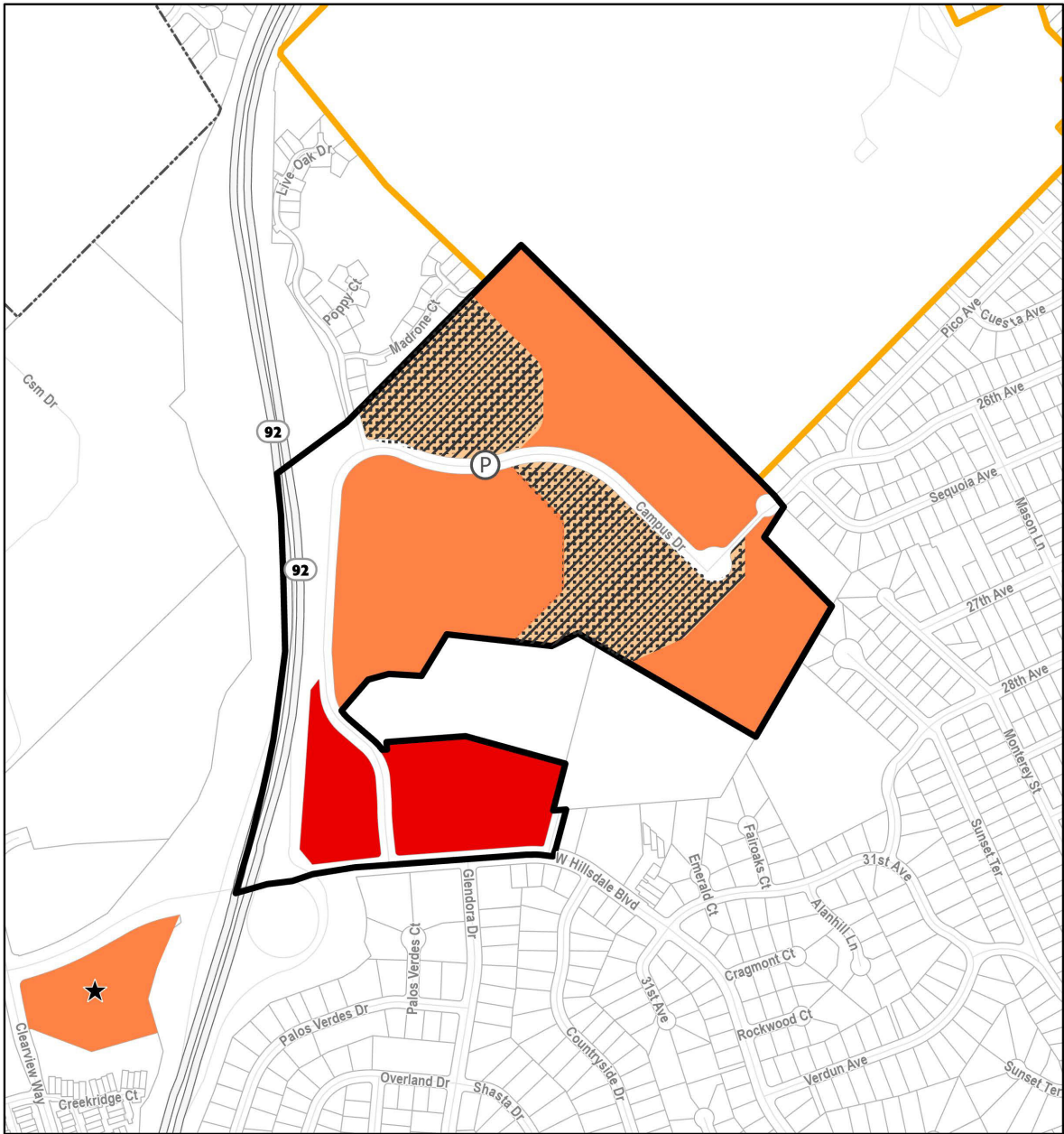


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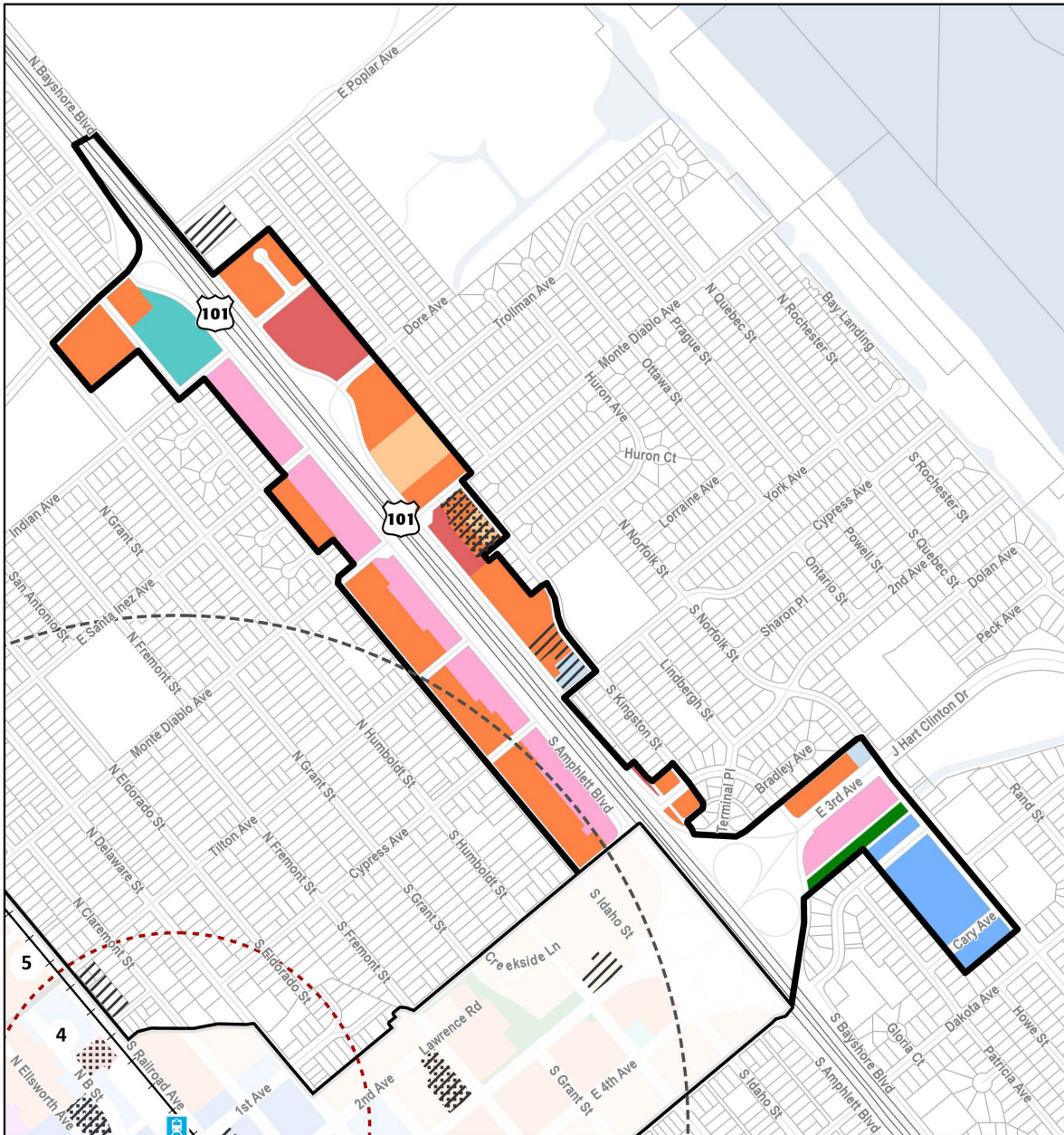


Study Area 4



City Council Preferred Scenario

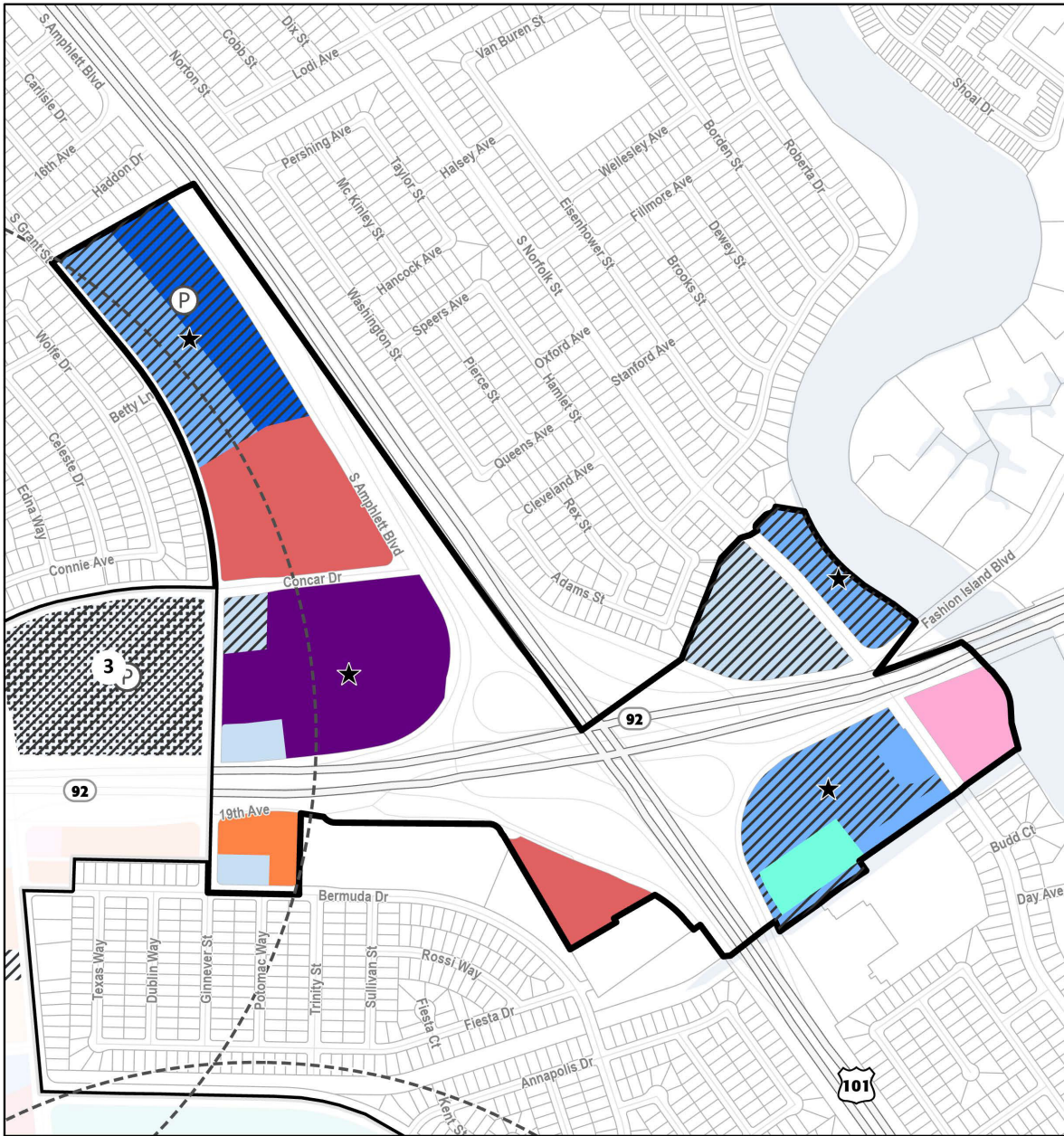
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Study Area 7

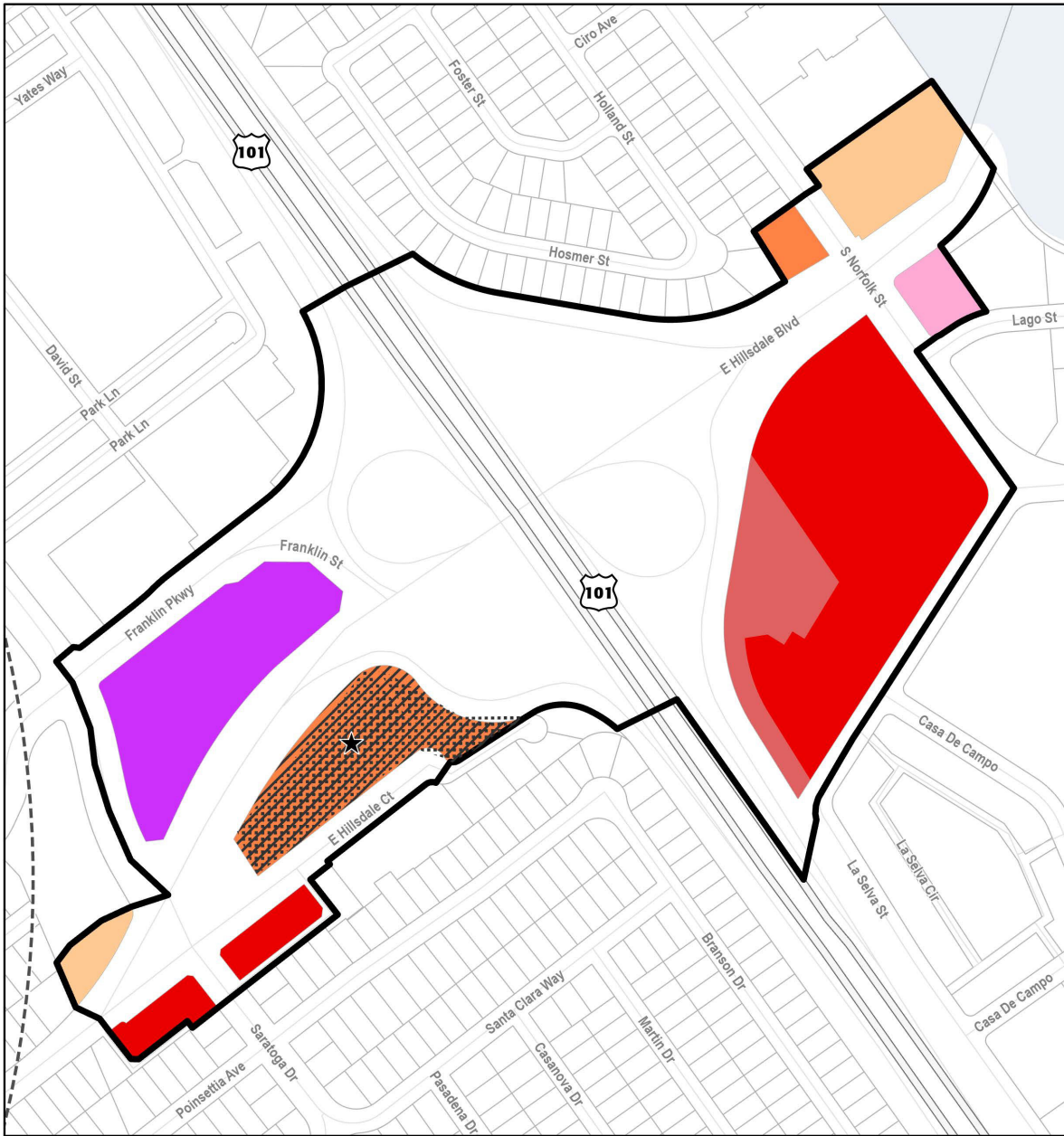


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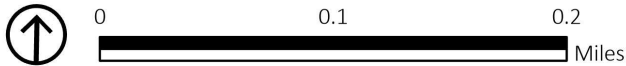


Study Area 8

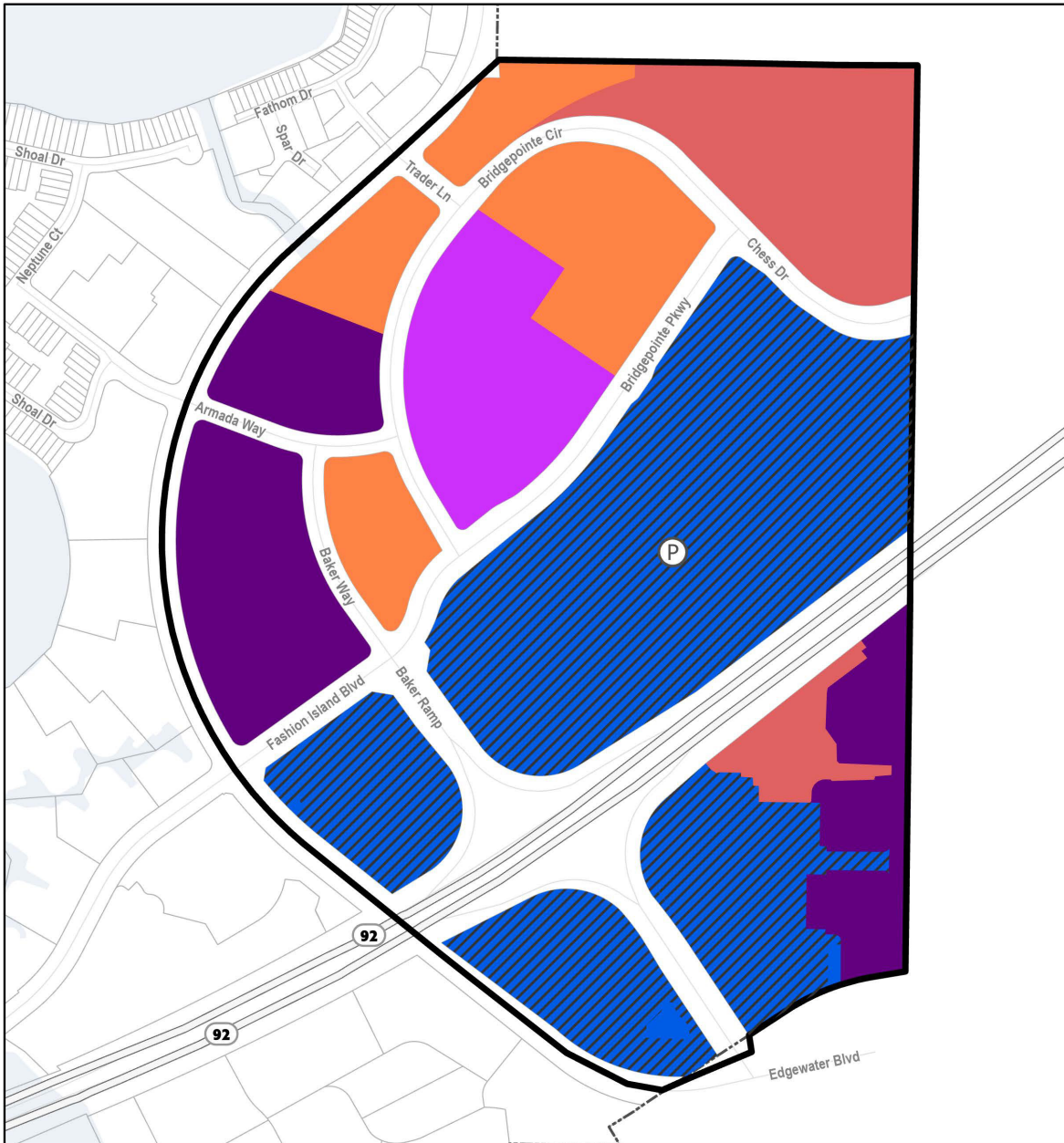


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Study Area 9



City Council Preferred Scenario

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Study Area 10