



Land Use Heights and Densities, and Measure Y

March 6, 2023



General Plan Team

» City of San Mateo

- Zachary Dahl, Deputy Director
- Manira Sandhir, Planning Manager
- Somer Smith, Associate Planner
- Vinson Kwan, Assistant Planner
- Bethany Lopez, Senior Engineer
- 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**
- » **Council Discussion and Direction**



Objectives for Tonight

» Overview of:

- General Plan Update densities and heights
- Measure Y alignment with General Plan Update
- Land use policy or program revisions that should be incorporated into the General Plan Update

» Receive public comments

» City Council discussion and direction on:

- General Plan Update height ranges
- How Measure Y is incorporated in the General Plan Update and a future ballot initiative to update Measure Y
- Other policies or programs/actions that should be considered for the General Plan Update

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

General Plan Milestones

Timeframe	Task
Fall - Winter 2018	Establish communitywide vision for 2040
Spring - Summer 2019	Identify study areas <ul style="list-style-type: none">• Developed with an awareness of Measures P and Y• Study areas did not include any Single-Family Residential areas
Fall 2019	Create a range of land use alternatives
Winter 2019 - Summer 2021	Finalize draft land use alternatives
Fall 2021 - Summer 2022	Select a preferred land use and circulation scenario
Summer - Fall 2022	Prepare draft goals, policies, and actions (GoPAs)

Where Are We Now and What's Next?



Community Outreach and Engagement

Community Engagement

» Outreach events from 2018 to 2022 include:

- 23 community workshops
 - 2 youth events
 - 3 Spanish language events
- 26 pop-up events
- 5 online activities
- 2 newsletters mailed to every San Mateo household
- 16+ Staff presentations to community groups
- Focused outreach by PCRC at: Beresford Community Center, Mi Rancho Market, Los Primos Taqueria, Video Loco, North B Street, bus stops, food distribution sites, churches, laundromats, COVID testing sites, etc.



2022 Communitywide Survey

- » Too little housing is available that is affordable to middle-income and low-income families
- » Important planning factors: adequate water supply, preserving open space and creating new parks, minimizing vehicle trips and traffic congestion, creating pedestrian-friendly areas, and minimizing pollution and greenhouse gas emissions
- » Least important planning factors: keeping building heights low and minimizing the number of new units added to single-family neighborhoods
- » Support for buildings up to 8 or 12 stories to reserve more land for parks, recreation areas, and community amenities and minimize change to existing neighborhoods

Future City Council Meetings on General Plan

» **Fall 2023 – Draft General Plan**





























- Three City Council meetings

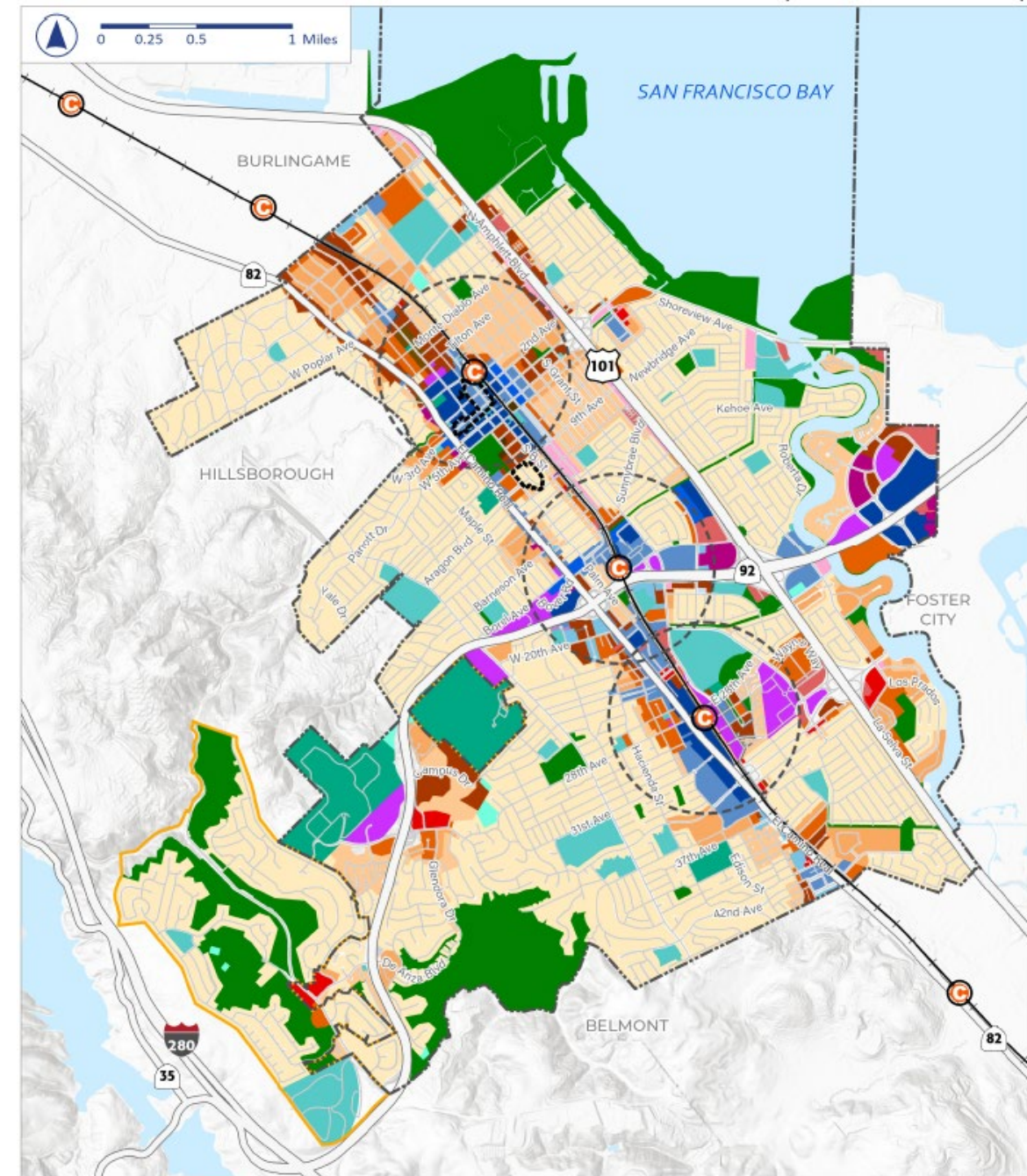
» **Late 2023/early 2024 – Adoption Hearings**

- Up to three City Council meetings

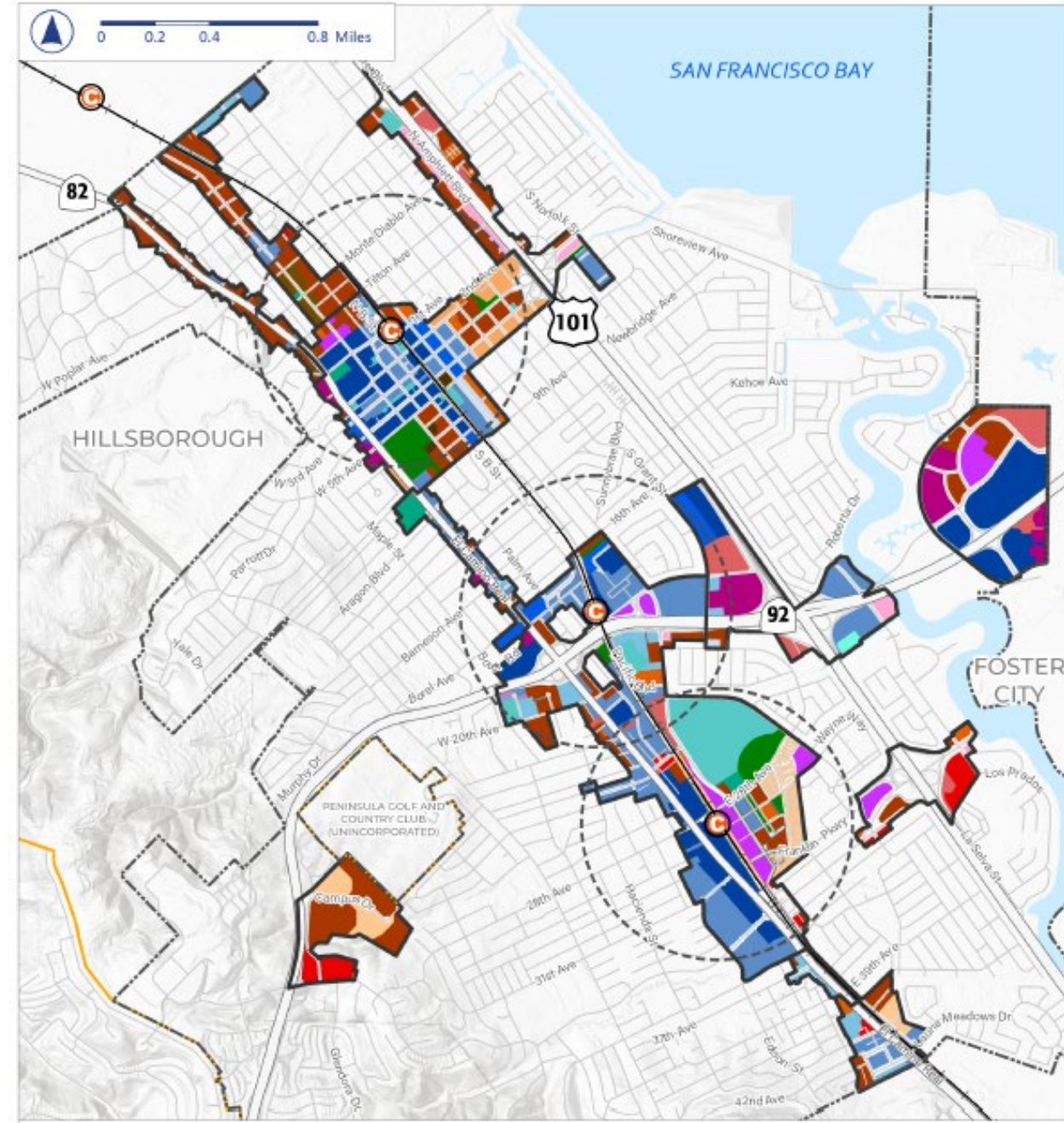
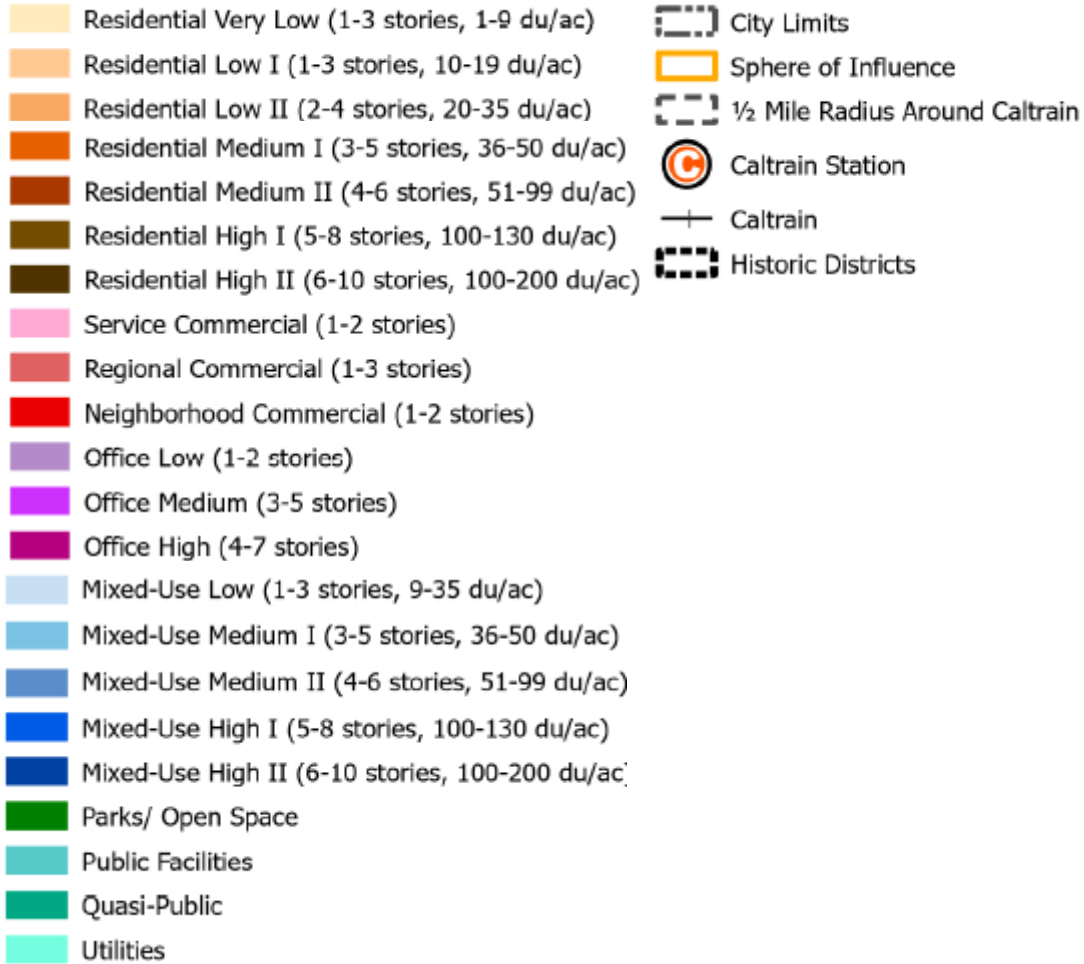
2040 Proposed General Plan Heights and Densities

Draft Land Use Map

- | | | | |
|--|---|---|---------------------------------|
|  | Residential Very Low (1-3 stories, 1-9 du/ac) |  | City Limits |
|  | Residential Low I (1-3 stories, 10-19 du/ac) |  | Sphere of Influence |
|  | Residential Low II (2-4 stories, 20-35 du/ac) |  | 1/2 Mile Radius Around Caltrain |
|  | Residential Medium I (3-5 stories, 36-50 du/ac) |  | Caltrain Station |
|  | Residential Medium II (4-6 stories, 51-99 du/ac) |  | Caltrain |
|  | Residential High I (5-8 stories, 100-130 du/ac) |  | Historic Districts |
|  | Residential High II (6-10 stories, 100-200 du/ac) | | |
|  | Service Commercial (1-2 stories) | | |
|  | Regional Commercial (1-3 stories) | | |
|  | Neighborhood Commercial (1-2 stories) | | |
|  | Office Low (1-2 stories) | | |
|  | Office Medium (3-5 stories) | | |
|  | Office High (4-7 stories) | | |
|  | Mixed-Use Low (1-3 stories, 9-35 du/ac) | | |
|  | Mixed-Use Medium I (3-5 stories, 36-50 du/ac) | | |
|  | Mixed-Use Medium II (4-6 stories, 51-99 du/ac) | | |
|  | Mixed-Use High I (5-8 stories, 100-130 du/ac) | | |
|  | Mixed-Use High II (6-10 stories, 100-200 du/ac) | | |
|  | Parks/ Open Space | | |
|  | Public Facilities | | |
|  | Quasi-Public | | |
|  | Utilities | | |



Draft Land Use Map by Study Area



Proposed Land Use Heights and Densities

Land Use Intensity	Height Range	Density Range	Consistent with Measure Y?
Very Low	1 to 2 stories	1 to 9 units per acre	Yes
Low I	1 to 3 stories	10 to 19 units per acre	Yes
Low II	2 to 4 stories	20 to 35 units per acre	Yes
Medium I	3 to 5 stories	36 to 50 units per acre	Yes
Medium II	4 to 6 stories	51 to 99 units per acre	No
High I	5 to 8 stories	100 to 130 units per acre	No
High II	6 to 10 stories	100 to 200 units per acre	No

Density and Height Range Recommendations





» Started with the Place Types Menu

- Tool to facilitate discussion during the Alternatives Evaluation – a menu of land use typologies that could be considered for development in the City

» Presented a range of possible densities, heights and scales

» Transitioning Place Types to Land Use Designations

- Defining parameters for height and density

REF	CATEGORY	PHOTO/ILLUSTRATION
RESIDENTIAL		
	Single Family – 1-2 story, detached homes including "in law" units (also known as ADU's) – Up to 9 units per acre	
	Residential Low – 1-3 story, attached homes including townhomes, duplexes, triplexes, and fourplexes – 9 to 39 units per acre	
	Residential Medium – 4-7 story buildings including condominiums and apartments – 40 to 99 units per acre	
	Residential High – 8+ story buildings including multi-story condominiums and apartments. – 100 to 200 units per acre	

1 | DRAFT ALTERNATIVES | OPEN HOUSE

Density Range Recommendations

» Increased land use categories

- Increase categories from 3 to 7 to allow for density/intensity transitions between areas and neighborhoods

» Very Low range: 1-9 units/acre

- Aligns with R1 neighborhoods

» Low range: 10-19 and 20-35 units/acre

- Aligns with R2 and R3 zones

» Medium range: 36-50 and 51-99 units/acre

- Medium I aligns with Measure Y and provides transitions from Low
- Medium II only located in study areas

» High range: 100-130, and 100-200 units/acre

- Only located in proximity to transit or in key areas identify by community/Council

Height Range Recommendations

» **Very Low range: 1-2 stories**

- Adjusted to 1-3 stories to better align with existing conditions

» **Low II/Medium I range: 2-5 stories**

- New transitional category to avoid any density reductions

» **Medium II range: 4-6 stories**

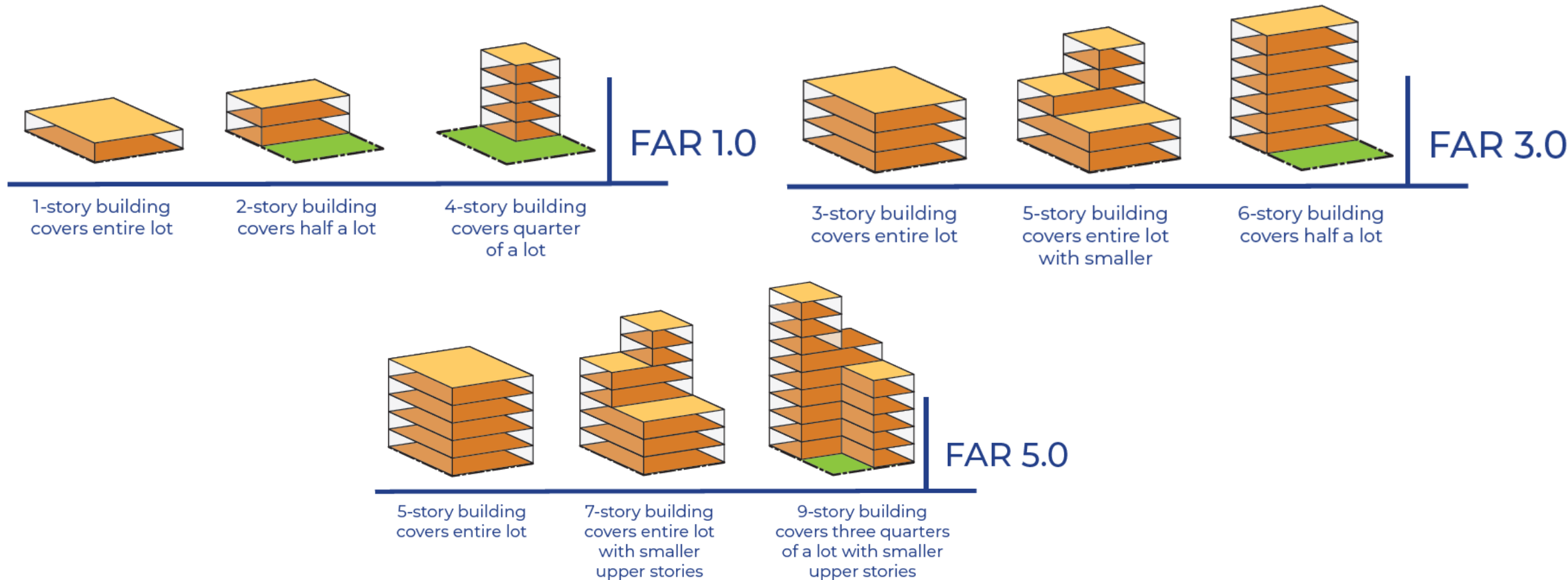
- Adjusted to align with community input while still ensuring density range is feasible and achievable

» **High range: 5-10 stories**

- No max identified in Alternatives Evaluation
- 2022 Community Survey asked about buildings up to 12 stories

Relationship Between Site Design and Height

FLOOR AREA RATIO (FAR)



Basis for Recommendations

» Increased density within the Study Areas allows for:

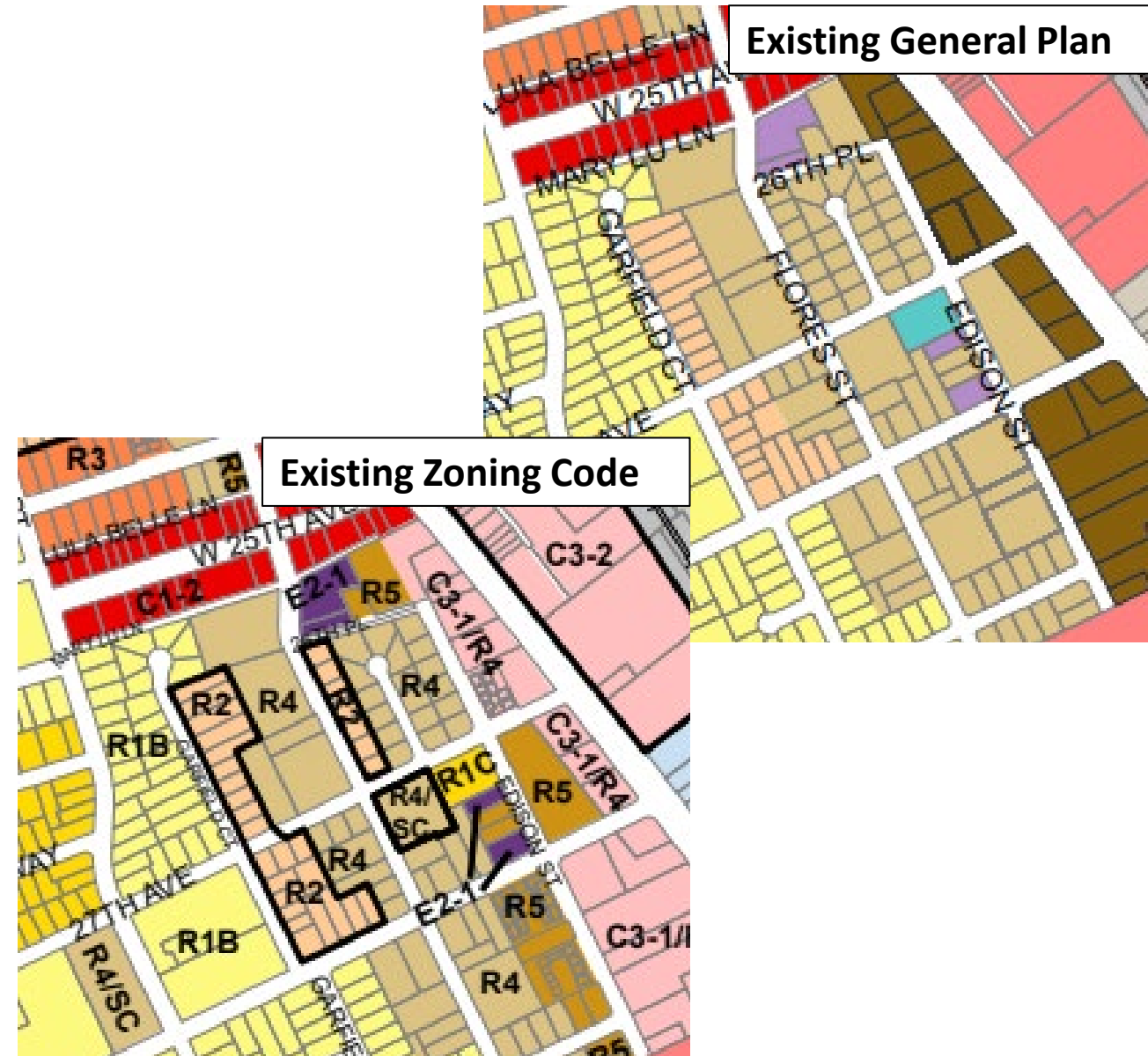
- Increased amount of affordable housing that can be produced in San Mateo
- Ability for City to meet current and future RHNA's with few sites
- Focuses growth around transit and reduces Vehicle Miles Traveled (VMT)
 - Limits traffic and circulation impacts to local neighborhood streets
- Avoids the need to upzone low density (R1) neighborhoods

» Increased height within the Study Areas allows for:

- Increased opportunities for open space with new development
- Improved building design by increasing design flexibility and avoiding the need to fill an entire site to achieve needed density

Zoning Code Update

- » City will update Zoning Code following General Plan adoption
- » Zoning Code districts will further refine the allowed densities, FAR, and height
- » Not all Districts need to allow the max height allowed by the General Plan



Zoning Code Update - Timing

» **Following adoption of the General Plan, Zoning Code will need to be updated**

- Includes Zoning Code amendments and updated Zoning Map to align with General Plan
- Could take 1-2+ years to complete, depending on final version of General Plan
- Will include community outreach and engagement and direction from Planning Commission before City Council consideration
- General Plan Implementation Plan will be developed following adoption

Density Bonus

» Land Use Designations

- Set the ranges and maximums

» Zoning Code

- Sets specific densities, height limits and other site standards within the ranges established by the General Plan

» State Density Bonus Allows for projects that provide certain amounts of affordable housing to build more units and exceed limits set by Zoning

- Density Bonus – projects can, if requested, exceed density limit by up to 50%
- Concessions/Incentives – projects can request height increases, setback reductions, FAR increases, or other Zoning Code relief

» Density Bonus does not directly apply to the General Plan

Density Bonus (cont.)

- » **Height ranges in the General Plan were reduced to account for Density Bonus and Community Benefits**
- » **Place Types Menu**
 - Medium – 4-7 stories
 - High 8+ stories (Community Survey polled on 8-12 stories)
- » **Recommended Land Use Designations**
 - Medium I – 3-5 stories
 - Medium II – 4-6 stories
 - High I – 5-8 stories
 - High II – 6-10 stories

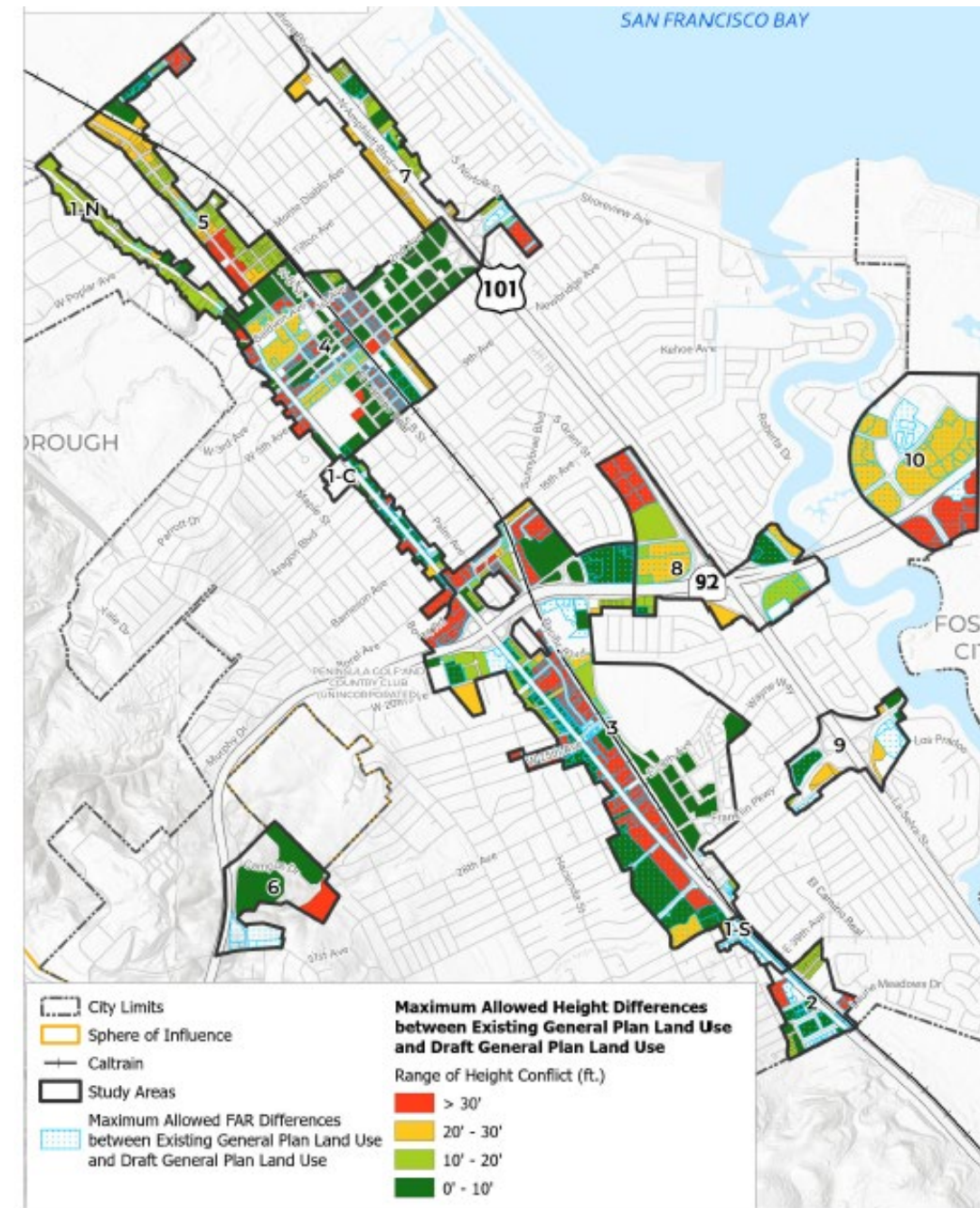
Measure Y Alignment

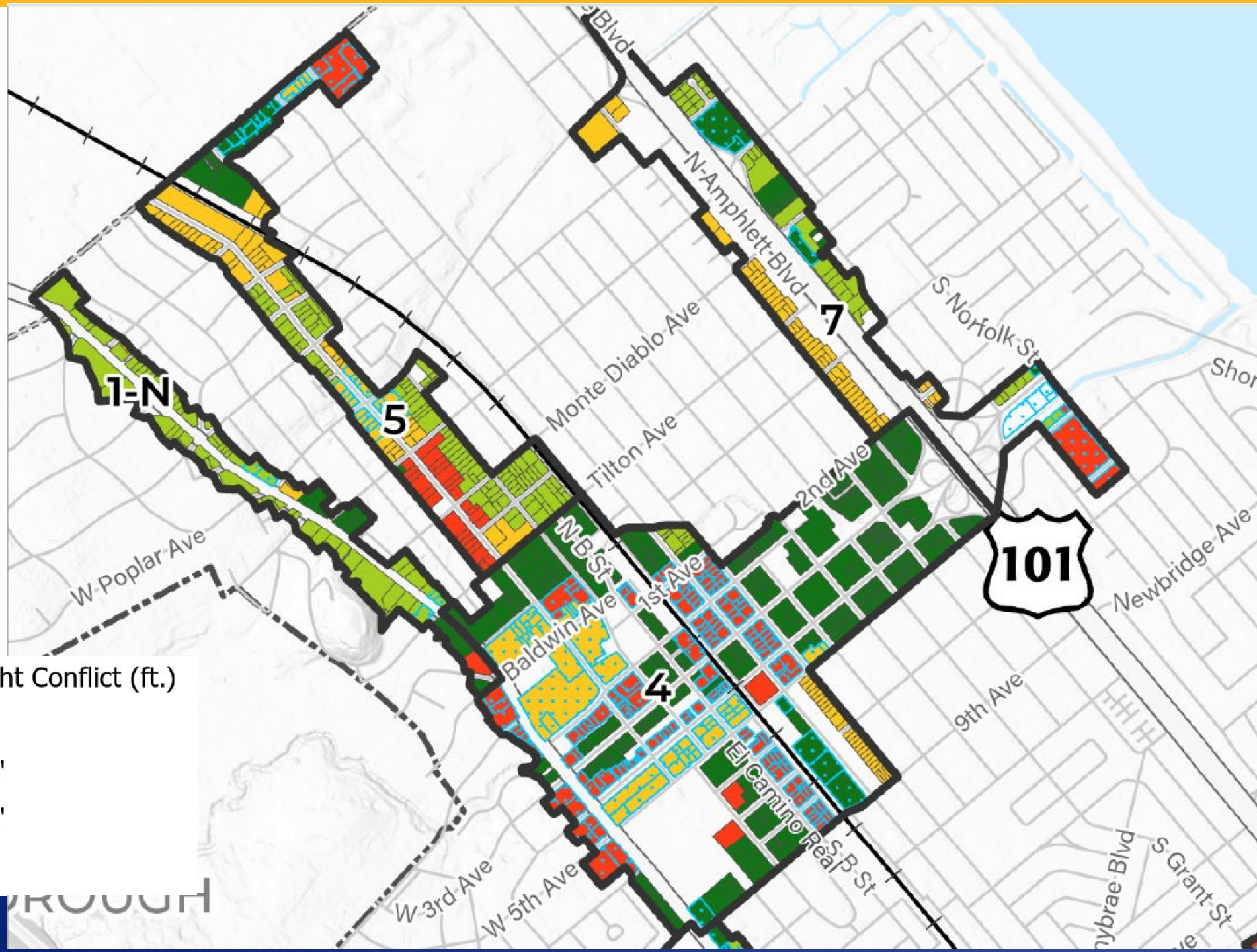
Relationship to Measure Y

- » **Measure Y is a ballot measure passed by the voters in November 2020**
- » **Retained the height and density limits from Measure P**
 - Sunset date of 2030
- » **Measure Y includes a height limit of up to 55 feet and a density limit up to 50 dwelling units per acre**
 - Height limit allows for exceptions in certain locations and under certain circumstances
 - State Density Bonus law allows projects to exceed both limits when affordable units are provided
- » **Any components within the updated General Plan that are inconsistent with Measure Y will require voter approval before they could take effect**

Draft General Plan and Measure Y Alignment

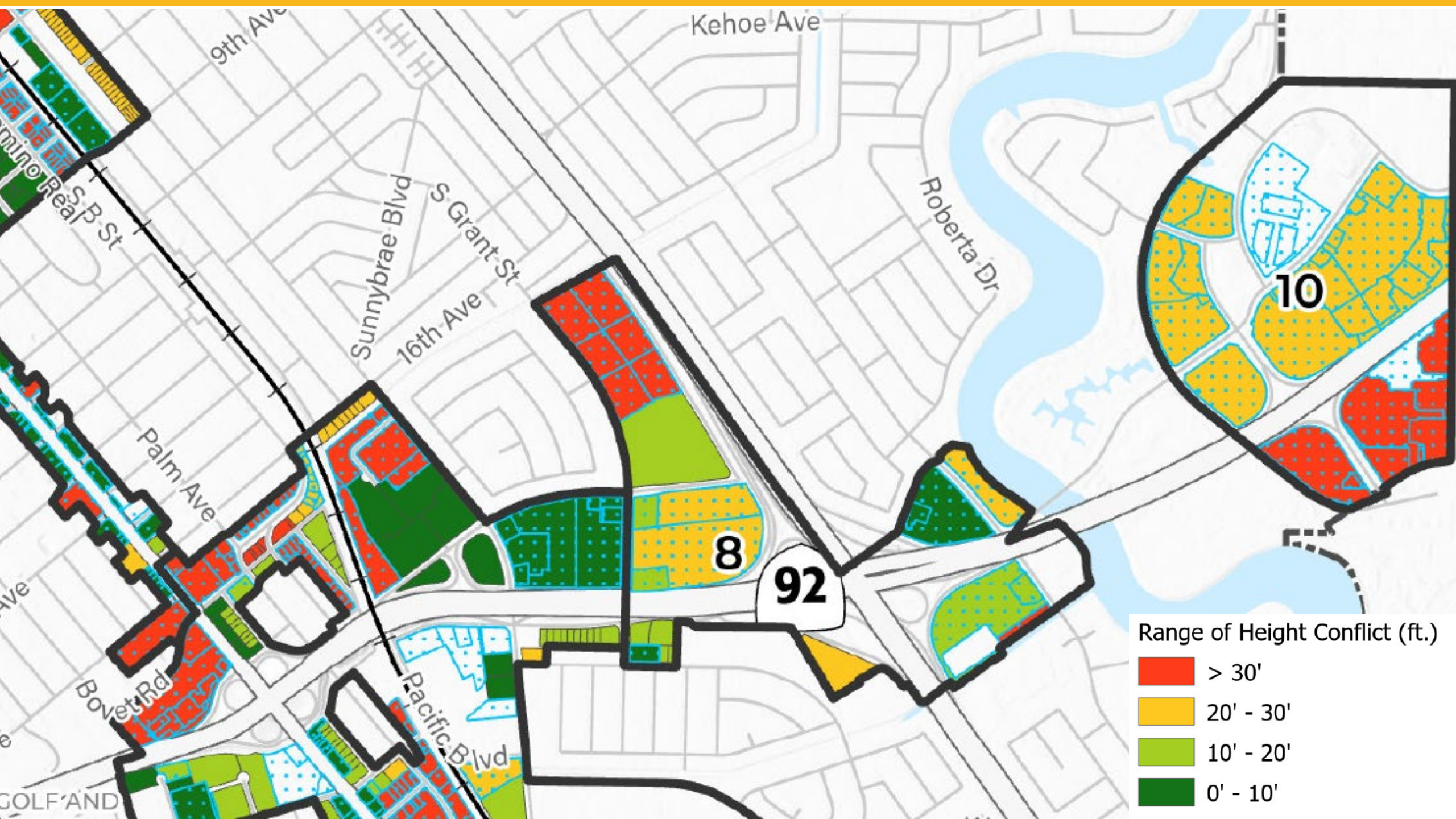
- » Designations that exceed Measure Y limits: Residential and Mixed Use Medium II, High I and High II and Office High
- Only occurs within study areas
 - Generally located near Caltrain stations, El Camino Real corridor, and Bridgepointe Shopping Center



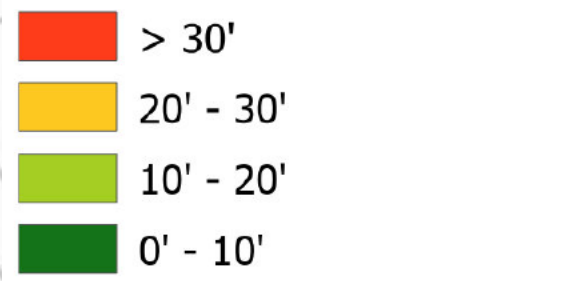


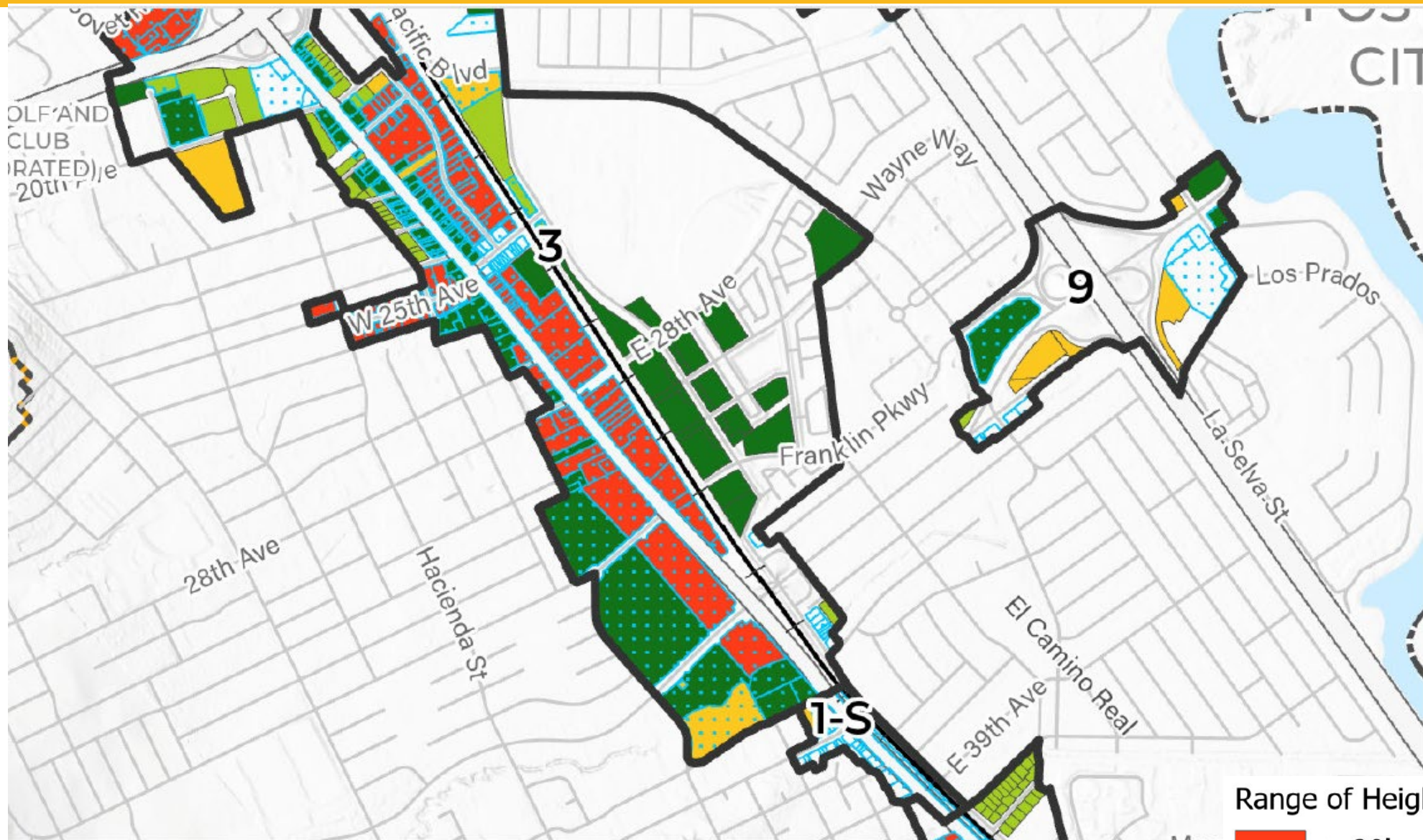
Range of Height Conflict (ft.)





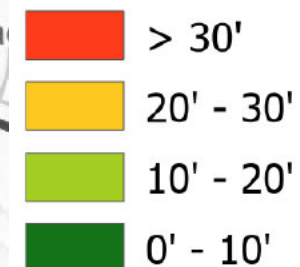
Range of Height Conflict (ft.)





**Maximum Allowed Height Differences
between Existing General Plan Land Use
and Draft General Plan Land Use**

Range of Height Conflict (ft.)



Measure Y Alignment with Draft General Plan

- » **Draft General Plan would continue to apply Measure Y requirements until:**
 - Measure sunsets; or
 - Voters provide different direction
- » **Public Review Draft General Plan would include Measure Y as an appendix, but specific text would not be incorporated into the Land Use Element**
- » **Measure Y would be implemented by this policy:**

Voter Approved Growth Limits. As required by law, for the duration that Measure Y is in effect, any inconsistency between the measure and other provisions of the General Plan's Land Use Element shall default to the provisions specified in Measure Y.
- » **Reference to Measure Y will be added to each land use designation**

Measure Y Alignment Timeline

- » **January 2024 – Council considers Final EIR and General Plan for adoption**
- » **Spring 2024 – Council reviews ballot language and resolution**
- » **November 2024 – voters consider Measure Y related ballot measure**

Other Draft General Plan Policies or Programs/Actions

Additional General Plan Policy Direction

- » **Council input from last fall (GoPAs) and this past January (Housing Element adoption) resulted in following additions:**
 - **(Policy) Apprenticeship Programs.** Encourage employers within San Mateo, especially building and construction companies, to evaluate implementing apprenticeship training programs that provide on-the-job training.
 - **(Policy) Local Hiring and a Living Wage.** Encourage developers and contractors to evaluate hiring local labor and providing living wages within the City of San Mateo.
 - **(Action) First Source Hiring.** Explore the feasibility of establishing a First Source Hiring Program that encourages developers and contractors to make best efforts to hire new employees, workers, and subcontractors that are based in San Mateo County.
 - **(Action) Living Wage Incentives.** Maintain provisions in the Affordable Housing Commercial Linkage Fee that offer fee reductions to developers who voluntarily enter into Area Standard Wage Participation Agreements with the City.
- » **These policies/actions are draft and can be revised and/or updated**
- » **Other topics to address?**

Council Meeting Public Comments

- » **72 written comments received between March 2nd and 6th (as of 2pm)**
- » **Expressions of support to maintain Measure Y height and density limits and to revise Measure Y to allow for increased housing production**
- » **Interest in more community outreach and engagement on this topic**

City Council Discussion and Direction

City Council Discussion and Direction

- » **Confirm that the proposed height ranges associated with each land use designation are appropriate to include in the Public Review Draft General Plan.**
- » **Confirm direction on General Plan alignment with Measure Y and a future ballot initiative to update Measure Y.**
- » **Provide input, if desired, on other policies or programs/actions in the General Plan Update, including the Housing Element, that should be evaluated for potential updates or revisions.**



Thank You



Clarifying Questions?

Public Comment

City Council Discussion

City Council Discussion and Direction

- » **Confirm that the proposed height ranges associated with each land use designation are appropriate to include in the Public Review Draft General Plan.**
- » **Confirm direction on General Plan alignment with Measure Y and a future ballot initiative to update Measure Y.**
- » **Provide input, if desired, on other policies or programs/actions in the General Plan Update, including the Housing Element, that should be evaluated for potential updates or revisions.**