

Draft Strive San Mateo General Plan 2040 User Guide

What is the Draft General Plan 2040?

San Mateo is in the process of updating its General Plan - the plan that lays out the community's vision for how our City will look, feel, and change over the next 20 years. Since 2018, we've been engaging with the community and gathering input that has formed the foundation of the Draft General Plan. Together with the City's Zoning Code and other related sections of the Municipal Code, the Strive San Mateo General Plan 2040 will serve as the basis for planning and policy-related decisions made by City staff, the City Council, the Planning Commission, and other City boards and commissions.

General Plan 2040 is for all members of the community and anyone interested in the future of the city. The Draft General Plan 2040 has been published and is available for community review and input. Visit StriveSanMateo.org to provide feedback on the Draft General Plan 2040 and see an interactive land use map as well as other tools to help learn more about the information in the General Plan and how it was developed.

What are the big ideas in Draft General Plan 2040?



Balance Growth & Change



Enhance San Mateo's Neighborhood Fabric & Quality of Life



Preserve Nature as the Foundation of the City



Encourage All Ways to Travel Around the City



Support the Local Economy



Address Historic Preservation Holistically



Initiate a Comprehensive Sea Level Rise Strategy



Strengthen Community Outreach



Focus on Equity for All Residents



Improve Community Safety Planning & Awareness

Where can I find the issues I care about in General Plan 2040?

Draft General Plan 2040 is made up of these chapters, or *Elements*, that cover a wide range of topics important to San Mateans.

ELEMENT NAME	IMPORTANT TOPICS
Land Use	Allowed land uses, allowed heights and densities, Downtown, El Camino Real corridor, Hillsdale Station Area, environmental justice, food access, community engagement, climate change, regional cooperation, economic development, development review.
Circulation	Multimodal transportation, reducing the number and length of vehicle trips, reducing GHG emissions, pedestrians, bicycles, micromobility, transit services, traffic congestion, roadway improvements, streetscape beautification, parking, curb management, future mobility technologies.
Housing	The Housing Element Update is being prepared separately from the General Plan Update process.
Community Design and Historic Resources	Urban forest, archaeological resources, tribal coordination, historic resources, sustainable design, public art, design guidance for residential neighborhoods and commercial areas.
Conservation, Open Space, and Recreation	Natural resource protection, access to nature, open space preservation, creeks and riparian areas, air quality, parks and recreation.
Public Services and Facilities	Police and Fire services, water supply, wastewater, flood control, energy and telecommunications, public facilities, child care, schools, healthcare, social services, solid waste.
Safety	Emergency readiness, emergency operations, geologic and seismic hazards, flood hazards, sea level rise, wildfire hazards, hazardous materials
Noise	Exterior noise standards, interior noise standards, measuring and regulating noise, reducing and mitigating noise

The City's 2023-2031 **Housing Element** was locally adopted on January 24, 2023. It is the City's blueprint for all housing-related decisions and sets an action plan to meet State required housing allocations and other statutory requirements, and to ensure that housing can be provided for all residents and community members. Visit the [San Mateo Housing Element 2023-2031 website](#) to learn more.

What about the environmental impacts of future development?

The Draft Environmental Impact Report (EIR) for the General Plan will be published in August 2023 and will be available on [StriveSanMateo.org](#). The EIR will evaluate potential impacts to San Mateo's physical environment, examining topics such as impacts to the transportation system, air quality, noise, and natural resources. The EIR will help the community and decisionmakers understand the anticipated pros and cons of the General Plan before it is adopted. Visit [StriveSanMateo.org](#) to sign up for our mailing list to receive a notification when the EIR is published.