



General Plan Subcommittee Draft General Plan 2040 Overview

August 29, 2023



General Plan Team

» City of San Mateo

- Zachary Dahl, Deputy Director
- Manira Sandhir, Planning Manager
- Somer Smith, Associate 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**
- » **Next Steps**
- » **Clarifying Questions**
- » **Public Comment**
- » **GPS Discussion**



Objectives for Tonight

- » Provide overview of Draft General Plan 2040
- » Receive public comments
- » GPS discussion and feedback on Draft General Plan 2040
- » Celebrate and thank GPS for contributions to General Plan 2040



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

Past 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 and excluded most of the Equity Priority Communities
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)
Winter 2023 – Summer 2023	Prepare Draft General Plan

Summary of GPS Meetings

#	Date	Topic
1	September 24, 2018	Project Kick-off
2	October 16, 2018	Existing Conditions
3	December 17, 2018	Visioning
4	February 27, 2019	Visioning, Part II
5	March 27, 2019	Existing Conditions
6	June 26, 2019	Study Areas
7	June 17, 2021	Draft Land Use and Circulation Alternatives
8	February 9, 2022	Selection of a Preferred Scenario
9	March 3, 2022	Selection of a Preferred Scenario
10	August 11, 2022	Draft General Plan Goals, Policies and Actions
11	August 18, 2022	Draft General Plan Goals, Policies and Actions
12	August 30, 2022	Draft General Plan Goals, Policies and Actions

Where Are We Now and What's Next?



Draft General Plan 2040 Online Resources

» **StriveSanMateo.org** has information to assist with the community's review:

- Draft General Plan
- User Guide
- Ten Big Ideas
- Online commenting tool
- Interactive Draft General Plan 2040 Land Use Map
- Measure Y FAQ
- And much more!



Draft General Plan 2040

Content

10 Big Ideas

- » Reflects new policy direction in this iteration of the General Plan
- » Represents policy priorities that surfaced through community outreach



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

General Plan Elements

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

General Plan – Other Components

1. Introduction

[Elements – 2 through 9]

10. Glossary

11. 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

Draft General Plan 2040 Key Themes

» **Draft General Plan embodies three key themes which are woven throughout the document:**



- Sustainability. Help ensure that San Mateo can meet its current needs and leave viable resources for future generations.



- Environmental Justice. Reduce the unique or compounded health risks in San Mateo's equity priority communities.



- Community Engagement. Increase community participation in the planning and development processes

Example General Plan Page

- » Each goal number starts with the element acronym, followed by the number of the goal
- » Policy or action numbering based on the number of the goal and is numbered sequentially
- » Icons identify which policies and actions are related to the three General Plan themes



Sustainability



Environmental Justice



Community Engagement



PUBLIC FACILITIES

San Mateo's public facilities provide a range of community services that support and enrich the lives of the city's residents. The San Mateo Public Library operates three physical libraries that have services, programs, and resources for members of all ages, such as Project Read — an adult literacy program, activities for teens, and a Job Seekers Center. It also has an eLibrary that allows users to borrow digital copies of printed material. Other public facilities include City Hall, the Corporation Yard, and the Senior Center and the Martin Luther King Jr. Community Center. The City is proud to provide these services and facilities for its residents, and it will continue to ensure that all San Mateo residents, particularly those in vulnerable communities such as youths, low-income households, and seniors have access to well-maintained facilities that serve their needs.

The San Mateo County Events Center is a public facility within the city, but it is owned and operated by the County. The Events Center covers 48 acres and includes a park, outdoor space, and 195,000 square feet of meeting space for trade events, corporate meetings, sporting events, festivals, etc.

For background information and policies about the City's park and recreation facilities and programs, please refer to the Conservation and Open Space Element.

GOALS, POLICIES, AND ACTIONS

GOAL PSF-5 Maintain and develop public facilities, and ensure they are equitably available to all current and future members of the community.

POLICIES



Policy PSF 5.1 **Equitable Facilities.** Ensure that all San Mateo residents and employees have access to well-maintained facilities that meet community service needs. Encourage the development of facilities and services for vulnerable communities, such as children, low-income households, and seniors, in a variety of settings.

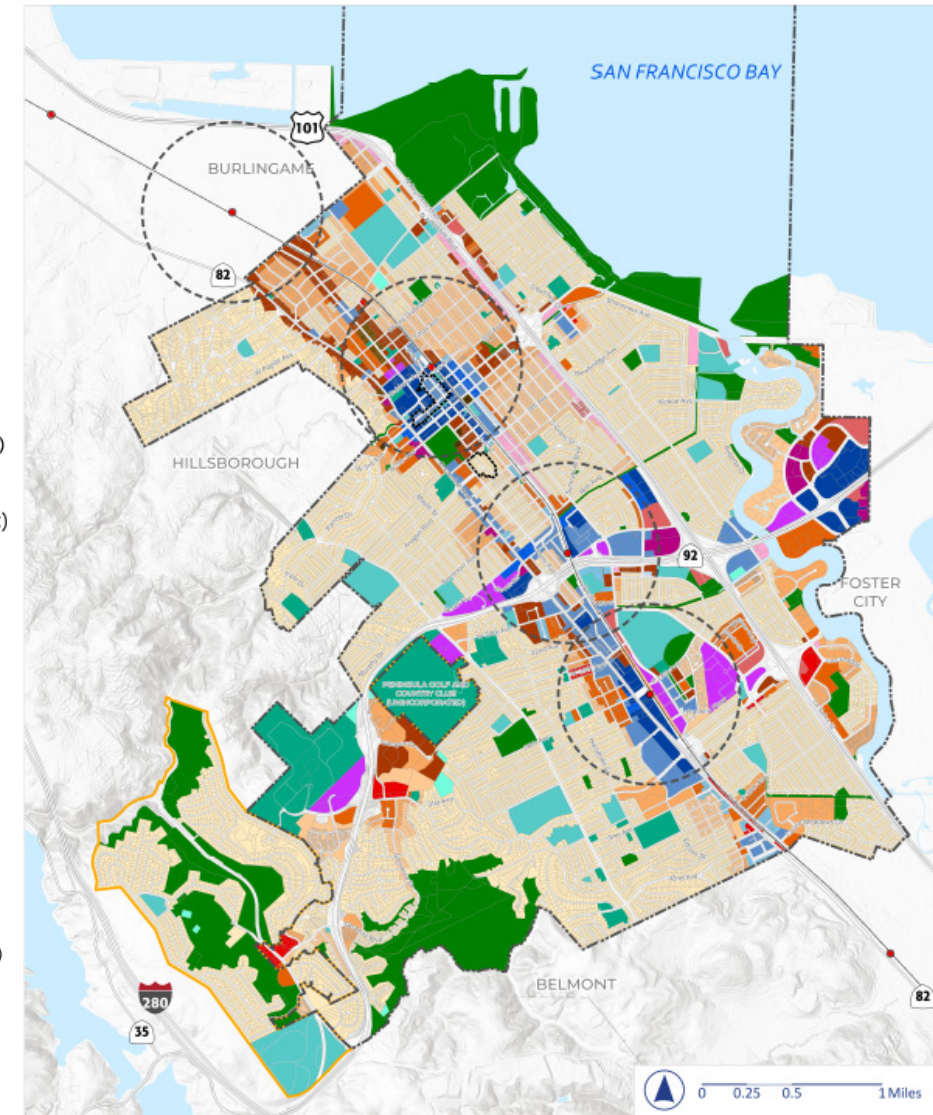
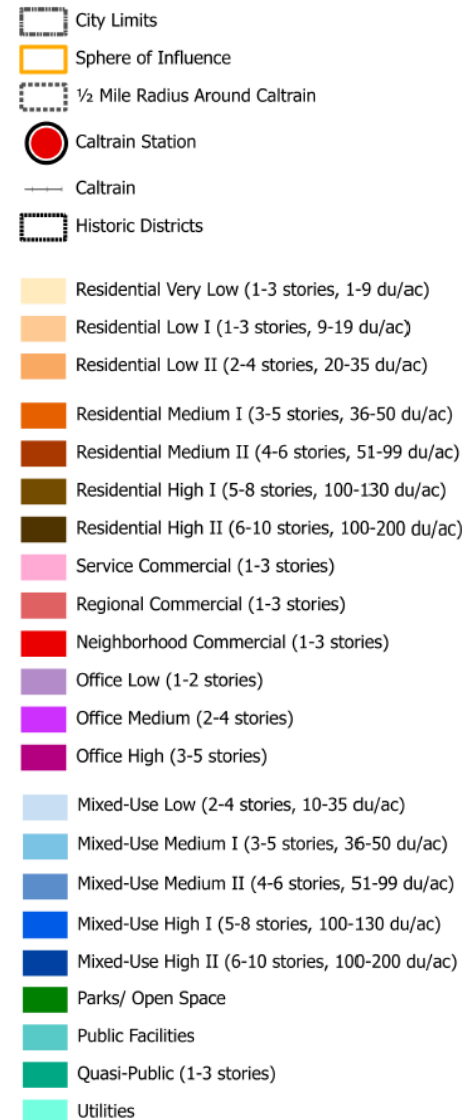
Land Use Element

- » **Balanced, Orderly, and Equitable Growth and Preservation**
- » **Allowed Land Uses and Heights and Densities**
- » **Downtown, El Camino Real Corridor, Hillsdale Station Area**
- » **Environmental Justice**
- » **Food Access**
- » **Community Engagement**
- » **Climate Change and Sustainability**
- » **Economic Development**
- » **Development Review**
- » **Regional Cooperation**
- » **General Plan Maintenance**



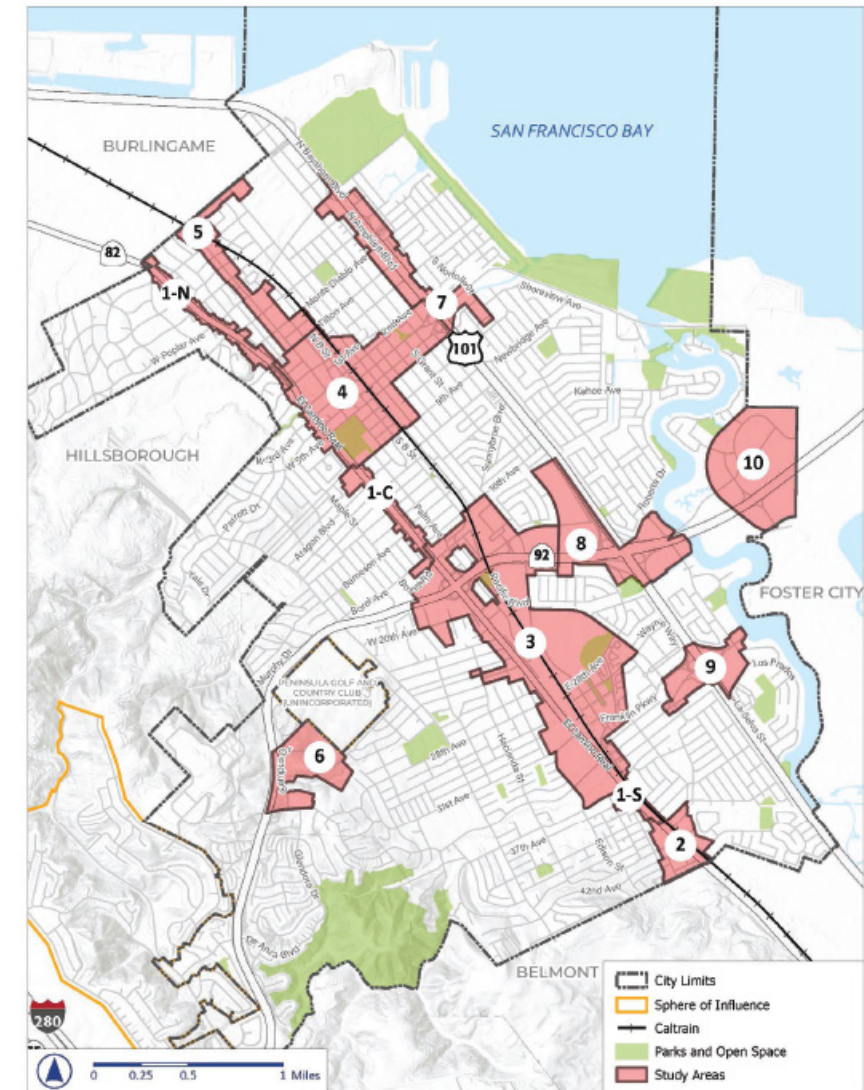
Draft General Plan 2040 Land Use Map

- » Designations identify where specific types of land uses may occur.
- » Allowed uses are broad enough to give the City flexibility, but also provide clear enough direction to achieve the General Plan Vision.



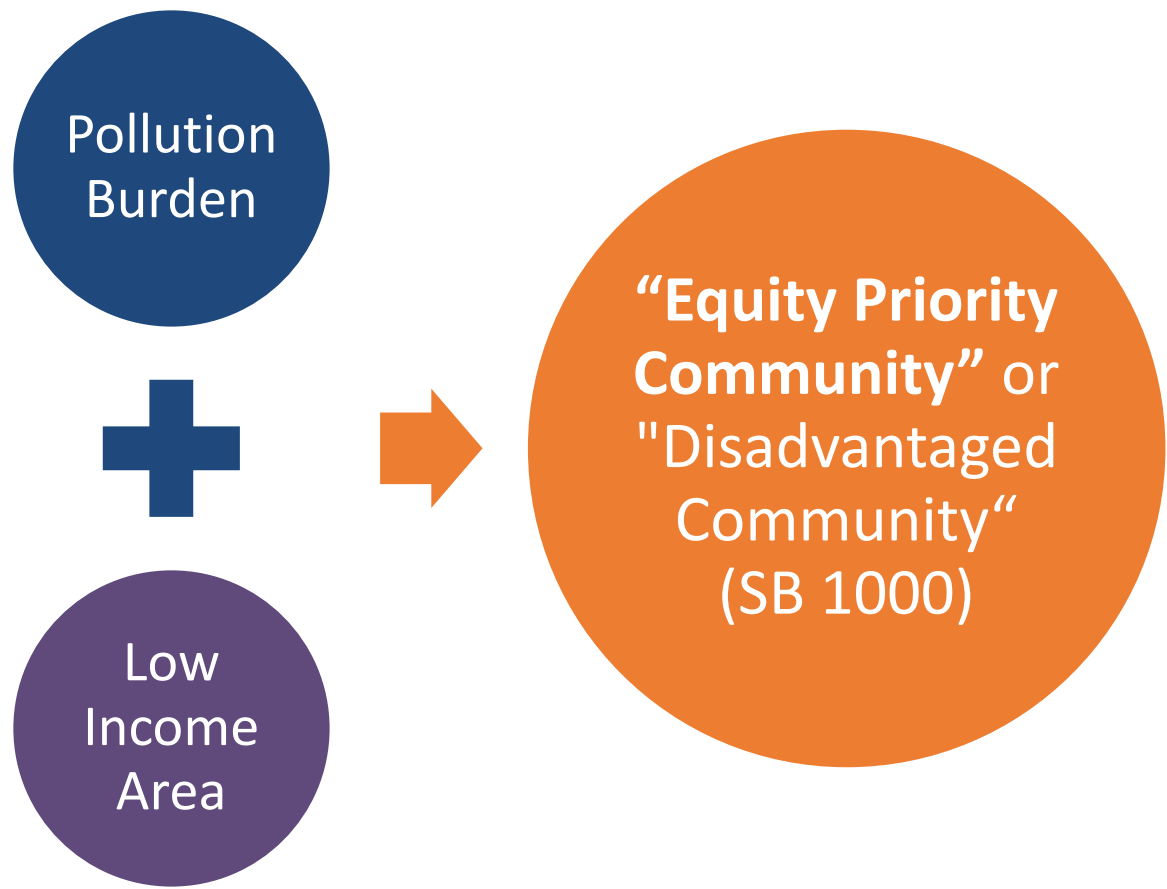
10 Study Areas from Land Use Alternatives

- » Greatest potential to experience and to accommodate land use changes over the next 20 years
- » Areas near transit, services, and jobs
- » Areas where current buildings are aging, vacant, or not maintained
- » Areas where property owners have expressed interest in considering redevelopment

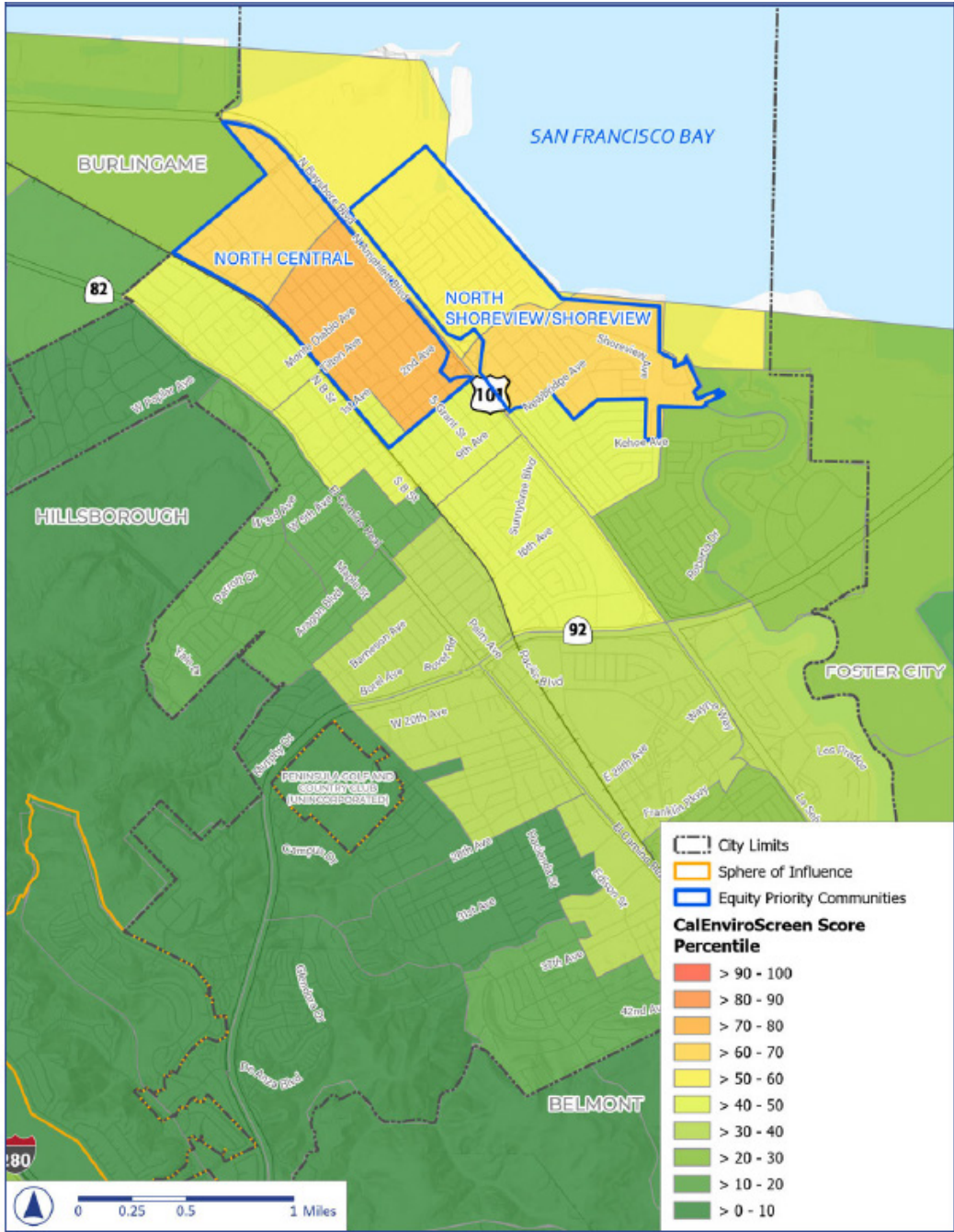


Source: City of San Mateo; 2022, ESRI, 2022; PlaceWorks, 2023

Equity Priority Communities



Map: Cal Enviro Screen 4.0



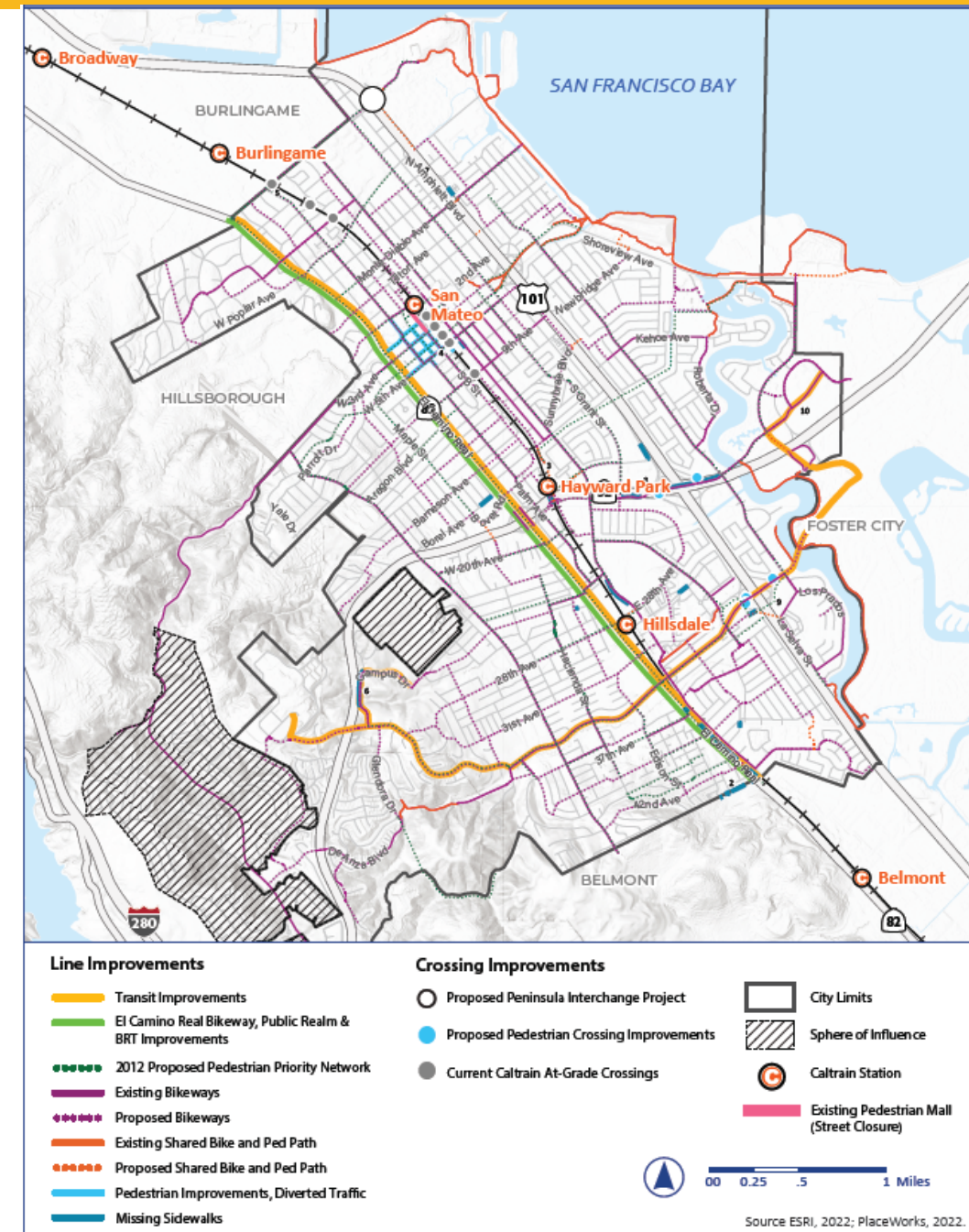
Circulation Element

- » **Multimodal Transportation**
- » **Transportation Demand Management**
- » **Pedestrians**
- » **Bicycles and Micromobility**
- » **Transit and Mobility Services**
- » **Safety**
- » **Traffic Congestion**
- » **Roadway Improvements**
- » **Parking Management**
- » **Future Mobility and Technology**



Circulation Map

- » Identifies future transit, bikeway, and pedestrian improvements
- » Other plans provide greater detail about planned improvements:
 - Pedestrian Master Plan
 - TOD Pedestrian Access Plan
 - Bicycle Master Plan



Community Design & Historic Preservation Element

- » **Natural Landscapes and the Urban Forest**
- » **Archaeological and Paleontological Resources**
- » **Historic Resources**
- » **Sustainable Design**
- » **Public Art**
- » **Residential Design Guidance**
- » **Mixed-Use and Commercial Areas Design Guidance**



Conservation, Open Space and Recreation Element

- » **Natural Resources Protection**
- » **Access to Nature**
- » **Open Space Preservation**
- » **Creeks and Riparian Areas**
- » **Air Quality**
- » **Parks and Recreation**



Public Services and Facilities Element

- » **Police and Fire Services**
- » **Water Supply**
- » **Sewer and Storm Drainage**
- » **Energy and Telecommunications**
- » **Public Facilities**
- » **Children, Youth, and Schools**
- » **Healthcare and Social Services**
- » **Solid Waste**



Safety Element

- » **Emergency Readiness and Emergency Operations**
- » **Geologic and Seismic Hazards**
- » **Flood Hazards**
- » **Sea Level Rise**
- » **Wildfire Hazards**
- » **Hazardous Materials**



Noise Element

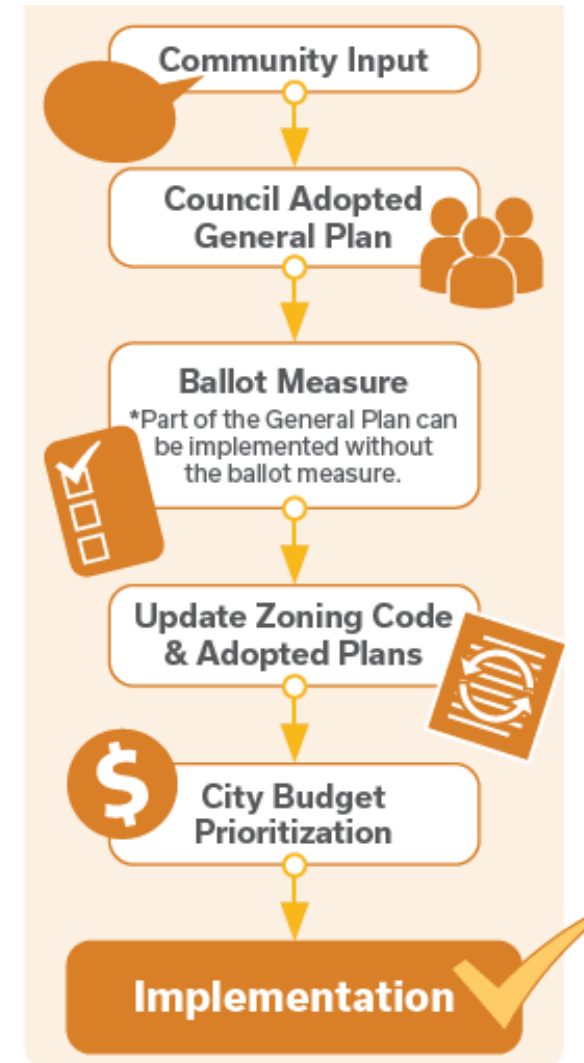
- » **Exterior Noise Standards**
- » **Interior Noise Standards**
- » **Measuring and Regulating Noise**
- » **Reducing and Mitigating Noise**



Implementing the General Plan

How the General Plan Will Be Implemented

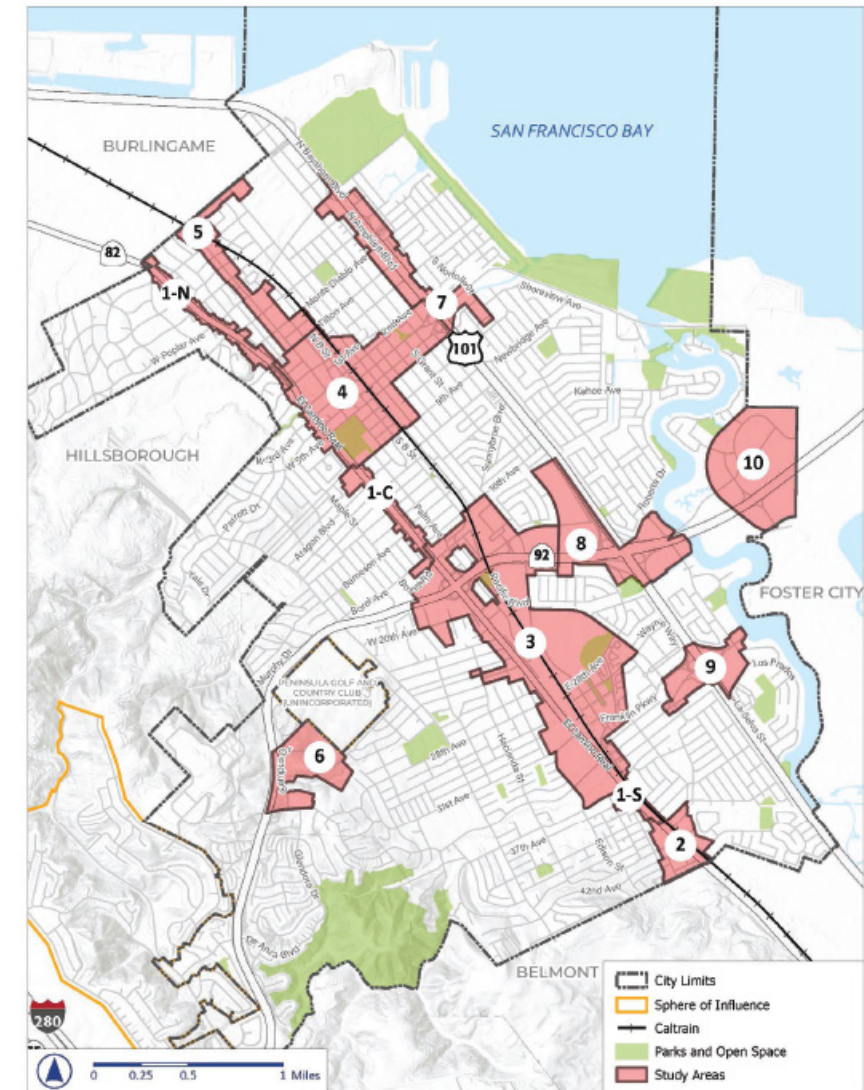
- » After adoption, City staff will work to implement the General Plan's to-do list, or “Actions”
- » Level of effort for each action varies: some are ongoing, some are one-time tasks
- » Example actions:
 - Prepare a comprehensive adaptation plan to reduce climate change risks
 - Establish and maintain an inventory of historic resources
 - Coordinate with Caltrain and SamTrans on transit improvements



Draft General Plan 2040 & Measure Y

Draft General Plan 2040 and Measure Y

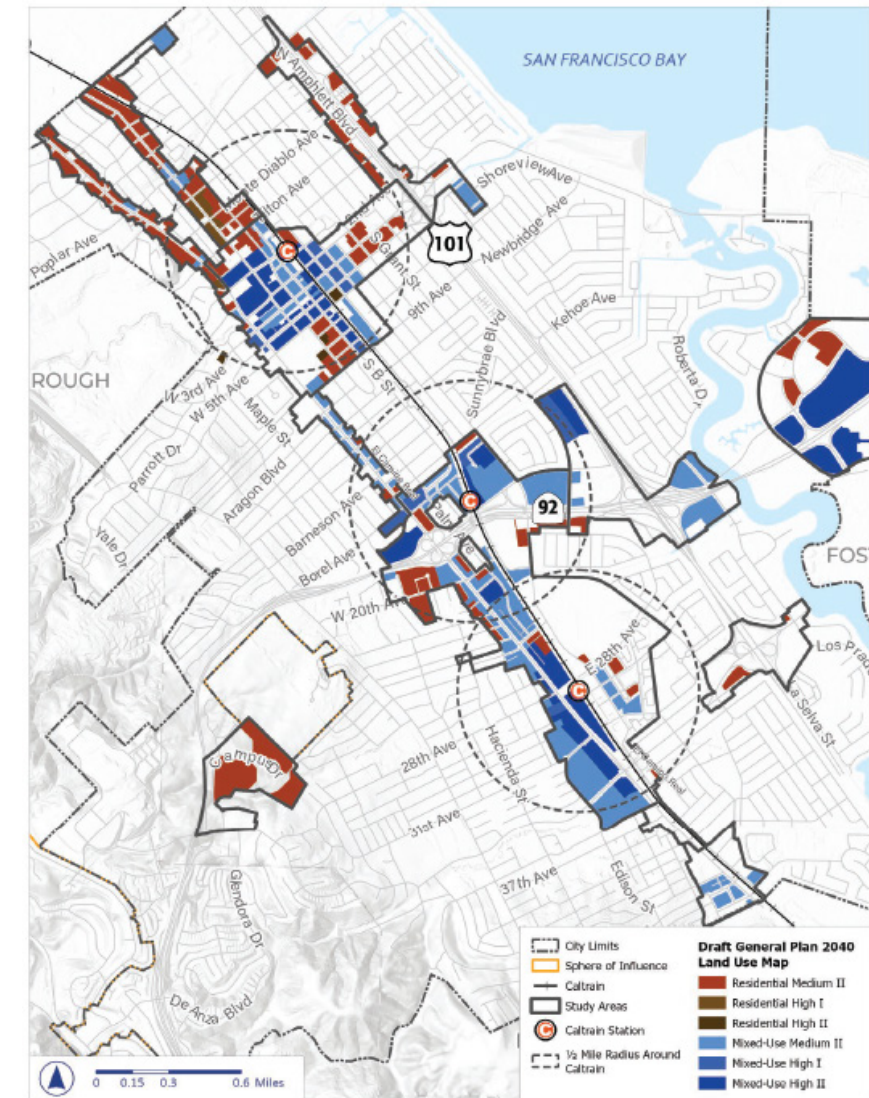
- » San Mateo voters approved Measure Y in November 2020, which set limits on new building heights and densities.
- » In 2019 and 2020, community input guided the establishment of ten General Plan study areas to accommodate future housing and jobs.
- » Draft General Plan 2040 only proposes heights and densities that exceed Measure Y limits within these ten study areas.
- » Height and density increases would help ensure the City can meet State-mandated housing requirements while maintaining lower heights and densities outside of the study areas.
- » Voters would need to approve any change to Measure Y.



Source: City of San Mateo; 2022, ESRI, 2022; PlaceWorks, 2023

How Draft General Plan 2040 Reflects Measure Y

- » **Draft General Plan 2040 Land Use Map aligns with Measure Y with these exceptions:**
 - Medium II, 4 to 6 stories, 51 to 99 units per acre
 - High I, 5 to 8 stories, 100 to 130 units per acre
 - High II, 6 to 10 stories, 100 to 200 units per acre
- » **Draft General Plan Policy LU 1.9, “Voter Approved Growth Limits,” would allow for all portions of the General Plan 2040 aligned with Measure Y to take effect.**
- » **Where there are conflicts with Measure Y, General Plan 2040 will abide by all applicable provisions of Measure Y until it is updated by the voters or sunsets in 2030.**



Measure Y and Next Steps

» **Statistically significant survey Aug/Sept**

- Poll on High I and High II heights and densities

» **General Plan Adoption**

- **Policy LU 1.9 - 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.

» **Explore potential ballot initiative language to amend Measure Y**

- Place initiative on November 2024 ballot

Draft General Plan Community Outreach

Community Engagement

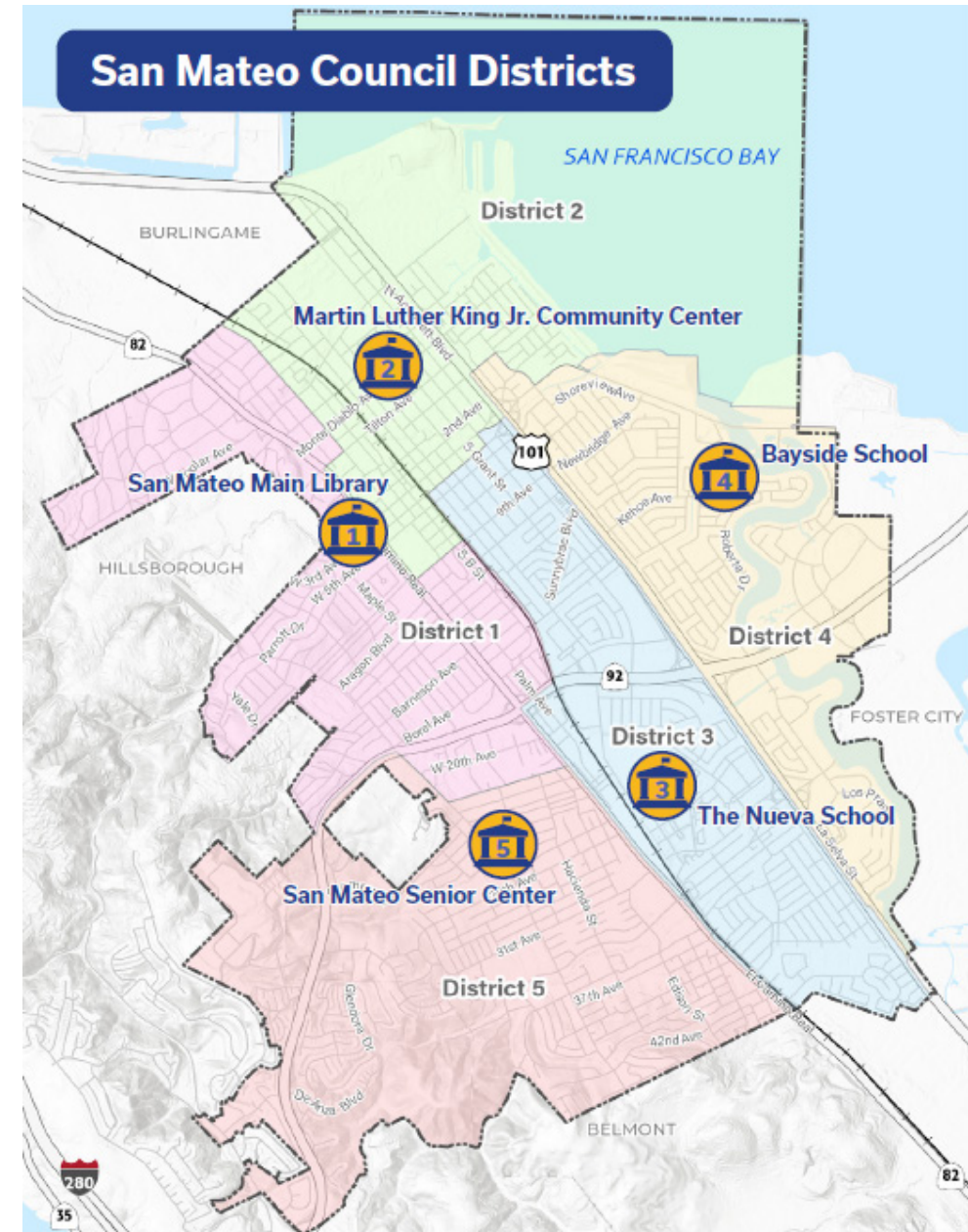
» Direct Engagement

- Citywide mailers
 - Newsletter, mailed mid July
 - Town Hall Meeting Notice, mailed mid Aug
- 1 Virtual Workshop (August 16th)
- 5 District Town Hall Meetings
- Presentations to community groups
- Self-guided Open Houses at City facilities
- Pop-up events throughout the City



Town Hall Meetings

- » Meetings start at 5:30pm, with 7pm presentation
- » **Thursday, August 31 – District 5**
San Mateo Senior Center
 - Council Member Adam Loraine
- » **Wednesday, September 6 – District 1**
San Mateo Main Library
 - Deputy Mayor Lisa Diaz Nash
- » **Wednesday, September 13 – District 2**
Martin Luther King Jr. Community Center
 - Mayor Amourence Lee
- » **Wednesday, September 20 – District 4**
Bayside School, Old Gym
 - Council Member Richard Hedges
- » **Thursday, September 28 – District 3**
The Nueva School Gym
 - Council Member Rob Newsom Jr.



Community Engagement

» General Plan Subcommittee Meeting (tonight)

- Tuesday, August 29 at 6pm

» Planning Commission Meetings

- Tuesday, September 12 at 6pm - Draft Environmental Impact Report (DEIR)
- Tuesday, September 26 at 6pm - Draft General Plan

» City Council Meetings

- Monday, October 2 at 7pm – DEIR, Community Design, Noise & COS&P
- Monday, October 16 at 7pm – Safety, Public Services and Circulation
- Monday, October 30 at 6pm – Survey Results and Land Use Element
- City Council will review community, GPS and Planning Commission input, and provide direction on how to finalize the General Plan, *but no final decisions will be made.*
- Final adoption hearings for the General Plan will come in the beginning of 2024.

Community Engagement Themes

» Virtual Workshop

- Wednesday, August 16 6:30-8:00pm
- 30 attendees
 - 15 first time attendees
- Comments and Questions
 - Concerns about new development and higher density housing.
 - Will quality of life and public safety be maintained with growth and development?
 - Clarifying question about whether density bonuses could increase the height/density ranges.
 - How will intensification near equity priority communities (North Central, North Shoreview) affect these populations?
 - How does the Draft General Plan reflect Measure Y?
 - Request for an updated historic resources survey and a process to designate historic districts.
 - What future infrastructure improvements are needed?
 - Request for additional policies to support health care, child care, and senior services/aging population.
 - Did the City coordinate with other agencies to prepare the Draft General Plan?

Community Engagement Themes

» **Community input themes since Draft General Plan publication in July:**

- More policies and focus on senior issues; support Age Friendly Action
- New development – both concern and support for planned housing and density increases
- Ensure sufficient retail and commercial space as housing supply increases
- Enhance community design, including increased street trees
- Maintain quality of life, such as public safety, City services and park facilities, with new growth and development
- More focus and detailed attention to storm and flood preparedness
- Improve roadway/sidewalk safety, reduce congestion, and ensure adequate parking
- Protect neighborhood serving commercial areas

Initial Staff Recommendations on General Plan

- » **Study Area 3 boundary modification – 25th Avenue**
 - Remove the church parking lot site
- » **Additional policy guidance seniors/aging**
 - Add a focused section in Public Services and Facilities Element
- » **Staff reviewing applicable plans on flooding/stormwater infrastructure to align with community priorities**

Provide Input at Your Convenience

- » **Add feedback directly in the Draft 2040 General Plan:**
<https://strivesanmateo.konveio.com/>
- » **Email your comments to:**
generalplan@cityofsanmateo.org

Next Steps

Next Steps

- » **July to October 2023**
 - Community Outreach
- » **August 11**
 - Published Draft Environmental Impact Report (DEIR)
- » **August 11 to September 25**
 - DEIR Public Review Period
- » **October 2, 16, and 30 2023**
 - Council direction on Draft General Plan 2040
- » **January 2024**
 - Publish Final EIR
- » **January to March 2024**
 - General Plan 2040 Adoption Hearings

Clarifying Questions?

Public Comment

GPS Discussion

GPS Discussion

» Discussion process:

- Provide an initial set of comments.
- Following initial discussion, GPS members can provide additional remarks to respond to observations made by other GPS members and/or to refine previous comments.

» Discussion questions:

- Are there any conflicts or internal consistency issues that should be addressed?
- Are there any areas that were missed or merit additional focus?
- Does the Draft General Plan reflect community feedback and Council direction?

» Keep discussion focused on content; please email grammatical or typographical edits to generalplan@cityofsanmateo.org

Next Steps – Follow us on StriveSanMateo.org

» **July to October 2023**

- Community Outreach

» **August 11**

- Published Draft Environmental Impact Report (DEIR)

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Thank you!