

CITY OF SAN
MATEO
General Plan
Subcommittee
Special Meeting
August 29, 2023
6:00 PM



SUBCOMMITTEE MEMBERS
Clifford Robbins, Chair
Heather Wolnick, Vice Chair
Ken Chin
Adam Loriane
Lisa Diaz Nash
Adam Nugent
Seema Patel

**THIS MEETING IS BEING HELD PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDERS
WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT.
THIS MEETING CAN BE ATTENDED IN PERSON OR REMOTE BY JOINING ZOOM – SEE CODES BELOW.
PUBLIC COMMENTS WILL BE ACCEPTED BOTH IN PERSON AND REMOTELY.
SEE END OF AGENDA FOR OPTIONS AND INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING.**

To join via Zoom – click here: [August 29, 2023](#)
To join via telephone: (408) 638-0968
Webinar ID: 826 5350 0057 Passcode: 319182

CALL TO ORDER

Roll Call

Pledge of Allegiance

OLD BUSINESS

The public will have an opportunity to comment during the Subcommittee's consideration of these items.

Overview of Draft General Plan 2040

Receive an informational overview of the Draft General Plan 2040, take public comments, ask clarifying questions and provide input on the Draft Plan.

ADJOURNMENT

AGENDAS: Agendas and material are posted on the City's website on the Friday preceding each General Plan Subcommittee Meeting and can be viewed on the City's website at www.cityofsanmateo.org. Any supplemental material distributed to the Commission after the posting of the agenda will be made part of the official record.

WATCHING A MEETING ON TV: General Plan Subcommittee meetings are broadcast live on Comcast/channel 27, Wave/channel 26, or AT&T/channel 99. For transmission problems during the broadcast, please call (650) 522-7099. For all other broadcast comments, call (650) 522-7040, Monday-Friday, 8 a.m. - 5 p.m.

WATCHING A MEETING ON A COMPUTER: There are three ways to stream.

- 1) Public Meeting Portal www.cityofsanmateo.org/publicmeetings
- 2) City YouTube channel and stream it on YouTube: <http://youtube.com/CityofSanMateo>
- 3) Watch TV live stream: <https://www.cityofsanmateo.org/193/Channel-San-Mateo-Live-Stream>

PUBLIC COMMENTS/REQUEST TO SPEAK

Prior to the Meeting

Send comments to: generalplan@cityofsanmateo.org until 4 p.m. the day of the meeting.

During the meeting

By computer: Click the link at the top of the agenda and you'll be added to the meeting. All attendees are muted by default. When the item of interest is open for consideration, select the "Raise Your Hand" icon and you will be called on at the appropriate time.

By telephone: Call (408) 638-0968 and enter the conference ID found at the top of the meeting agenda. When the item of interest is open for consideration, select *9 to raise your hand. When called upon, press *6 to unmute, state your name and provide your comments.

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In Person: At the meeting complete a "Request to Speak" form, submit a request at the speaker kiosk or scan the QR code.

ACCESSIBILITY: In compliance with the Americans with Disabilities Act, those with disabilities requiring special accommodations to participate in this meeting may contact the (650) 522-7213 or generalplan@cityofsanmateo.org. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



Agenda Report

TO: General Plan Subcommittee

FROM: Zachary Dahl, Deputy Director
Joanna Jansen, Principal, PlaceWorks

PREPARED BY: Community Development Department

MEETING DATE: August 29, 2023

SUBJECT: Overview of Draft General Plan 2040

RECOMMENDATION:

Receive an informational overview of the Draft General Plan 2040, take public comments, ask clarifying questions and provide input on the Draft Plan.

PACKET MATERIALS:

The information and materials in this agenda report are for this General Plan Subcommittee (GPS) meeting on Tuesday, August 29, 2023 and include the following attachments:

- Attachment 1 – Draft General Plan 2040

This meeting will focus on a higher-level review of the Draft General Plan and receiving comments and input that build off of the work that has been completed over the past five years, and acknowledge the role and work of the GPS during the General Plan Update process.

BACKGROUND:

The City's General Plan Update kicked off in Fall 2018 and began with a series of visioning workshops and community meetings. From April 2019 through October 2023, the General Plan team held a series of meetings and events to establish the General Plan study areas; create the range of alternatives; confirm the draft alternatives; and receive feedback and direction on the preferred land use and circulation scenarios as well as on goals and policies from the community and, ultimately, the City Council. More information about the background information, technical reports, and outreach process, including meeting materials and recordings, is available at www.StriveSanMateo.org.

To date, the Strive San Mateo General Plan Update has focused on crafting a shared community vision for what San Mateo can be in the year 2040, selecting the preferred land use and circulation scenarios that will guide the General Plan's Land Use and Circulation Elements, establishing the goals and policies for all of the elements in the General Plan, and compiling all of these efforts into the Draft General Plan 2040 ([Attachment 1](#)). Draft General Plan 2040 was published on July 17, 2023, which started the next phase of community outreach and engagement. Public meetings, workshops, and pop-up events, as well as an online commenting tool, will be happening through October 2023. Draft General Plan 2040, plus numerous supporting resources and tools, are available at <https://strivesanmateo.org/draft-general-plan/>.

Draft General Plan 2040 Process

The Draft General Plan was started with a foundation based on the existing General Plan, but has been updated to reflect the community's current policy priorities, address the key issues the City is facing today, and improve organization and clarity. To reach this milestone, the City of San Mateo has hosted 80+ events, a combination of workshops, staff presentations, and pop-up events, five online activities, 12 General Plan Subcommittee meetings, six Planning Commission

meetings, and 12 meetings with the City Council from 2018 through 2022.

The General Plan Subcommittee has served a vital role in the General Plan Update process by providing a forum for community input, bringing additional perspectives and ideas into the process, and adding important input in each phase of the process. Starting in September of 2018, the Subcommittee has held a total of 12 meetings on the General Plan.

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These events and meetings shaped the development of Draft General Plan 2040 at every step of the project. Draft General Plan 2040 is a culmination of community, General Plan Subcommittee, and Planning Commission feedback and ultimately City Council direction. In addition, the Strive San Mateo General Plan 2040 website included online activities and shared information about upcoming meetings and draft documents throughout the process.

Draft General Plan 2040 Overview

Draft General Plan 2040 is made up of a Vision Statement and Guiding Principles, text describing key issues of community interest, and goals and policies that outline how the City will address those issues, as well as accompanying maps and diagrams. Draft General Plan 2040 addresses all the topics required by State law and has tailored the organization to reflect the local context. It also includes other topics that are not required by State law, but that community members have identified as being fundamental to the quality of life in the city. Once adopted, the optional elements have the same legal status as the mandatory elements. No single element or subject supersedes any other, and all elements must be internally consistent; policies and actions must complement one another across topic areas without conflicting. The elements in the Draft General Plan 2040 include: Land Use, Circulation, Housing (adopted separately), Conservation, Open Space, and Recreation, Safety, and Noise.

Each element, or chapter, of Draft General Plan 2040 also includes a concise set of background narratives that summarizes current conditions in the city related to the topics in the element. The background information provides context about the issues the City plans to address, explaining why there is policy direction so that the policies and actions can focus on how the City can achieve a desired outcome. The narratives also provide information on other regulations and/or agencies that influence the decisionmaking process. Together, these items paint a picture of the community's future.

The elements in Draft General Plan 2040 address a specific set of topics and include a set of goals, policies and actions that provide a blueprint for how the City will address these issues. These goals, policies, and actions provide guidance to the City on how to direct change and manage resources over the next 20 years.

Draft General Plan 2040 goes beyond the minimum State requirements and embodies **three key themes: sustainability, environmental justice, and community engagement**. These themes are interrelated and woven throughout Draft General Plan 2040. Policies and actions in each element that relate to each of these themes are marked with a corresponding icon.

In addition to the three themes, Draft General Plan 2040 expresses the following big ideas that will guide the next 20 years

of planning in San Mateo:

1. **Balance Growth and Change.** Strive San Mateo General Plan 2040 sets the stage for higher-density residential and mixed-use development close to transit and jobs while maintaining existing development patterns in lower-density neighborhoods. Allowing a range of housing densities encourages a broad variety of housing types and sizes that fit many different needs, and building new homes near Caltrain and high-frequency bus routes helps reduce vehicle miles traveled and greenhouse gas (GHG) emissions.
2. **Enhance San Mateo's Neighborhood Fabric and Quality of Life.** Strive San Mateo General Plan 2040 promotes context-sensitive single-family design, supports neighborhood shopping areas, improves neighborhood walkability and traffic congestion, protects homes, schools, and libraries from excessive noise levels, and provides for a comprehensive network of parks and recreational facilities for all to enjoy.
3. **Preserve Nature as the Foundation of the City.** Strive San Mateo General Plan 2040 honors San Mateo's natural setting as an irreplaceable asset that is the physical foundation of the community by protecting open space and natural habitat, planting trees, maintaining the City's urban forest, investing in natural infrastructure, preserving natural views, and expanding access to parks and open space.
4. **Encourage All Ways to Travel Around the City.** Strive San Mateo General Plan 2040 supports a multimodal transportation system implemented using a complete streets approach that emphasizes safety and access for walking, bicycling, transit, and driving. By prioritizing mobility options and connectivity for all modes, the General Plan works toward reducing congestion on local streets, vehicle miles traveled, and GHG emissions.
5. **Support the Local Economy.** Strive San Mateo General Plan 2040 focuses on ways to keep jobs and dollars in San Mateo by supporting local shops, businesses, and services. It encourages new businesses that residents need and enjoy, such as restaurants, daycares, medical clinics, gyms, pharmacies, and grocery stores, in convenient locations throughout the community.
6. **Address Historic Preservation Holistically.** Strive San Mateo General Plan 2040 provides a comprehensive blueprint for historic preservation, starting with a citywide historic context statement and Historic Preservation Ordinance update, followed by updates to the historic resources inventory to identify architecturally, culturally, and historically significant buildings, structures, sites, and districts. These efforts will be based on community input and best practices from State and federal agencies, to find the right balance between preservation and other important priorities, such as providing new homes.
7. **Initiate a Comprehensive Sea Level Rise Strategy.** Strive San Mateo General Plan 2040 prioritizes development of a climate change adaptation plan that addresses all ongoing efforts, including the work of regional agencies, local jurisdictions, and private property owners, to establish a comprehensive strategy for resiliency and adaptation against sea level rise and flooding.
8. **Strengthen Community Outreach.** Strive San Mateo General Plan 2040 prioritizes extensive community engagement and affirms culturally sensitive outreach methods that encourage early communication and broad representation, such as offering information and materials in the predominant language spoken in the community and scheduling meetings at convenient times and locations for community members.
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actions to protect the community from flooding, wildfires, and earthquakes by reinforcing the City’s emergency readiness and response capabilities, increasing power system resilience, maintaining a state-of-the art emergency notification system, providing community training programs, and planning ahead for disaster recovery.

Community Outreach on Draft General Plan 2040

The City is currently collecting feedback on Draft General Plan 2040 through a series of workshops, meetings, events, and online commenting tool as summarized in Table 1.

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Joanna Jansen, Principal, PlaceWorks

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General Plan Subcommittee Draft Goals, Policies, and Actions

August 30, 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
- Nicholas Hamilton, 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

» Share overview of:

- Circulation Element
- Land Use Element

» Receive public comments

» GPS discussion and feedback on:

- Circulation Element
- Land Use Element

Project Overview

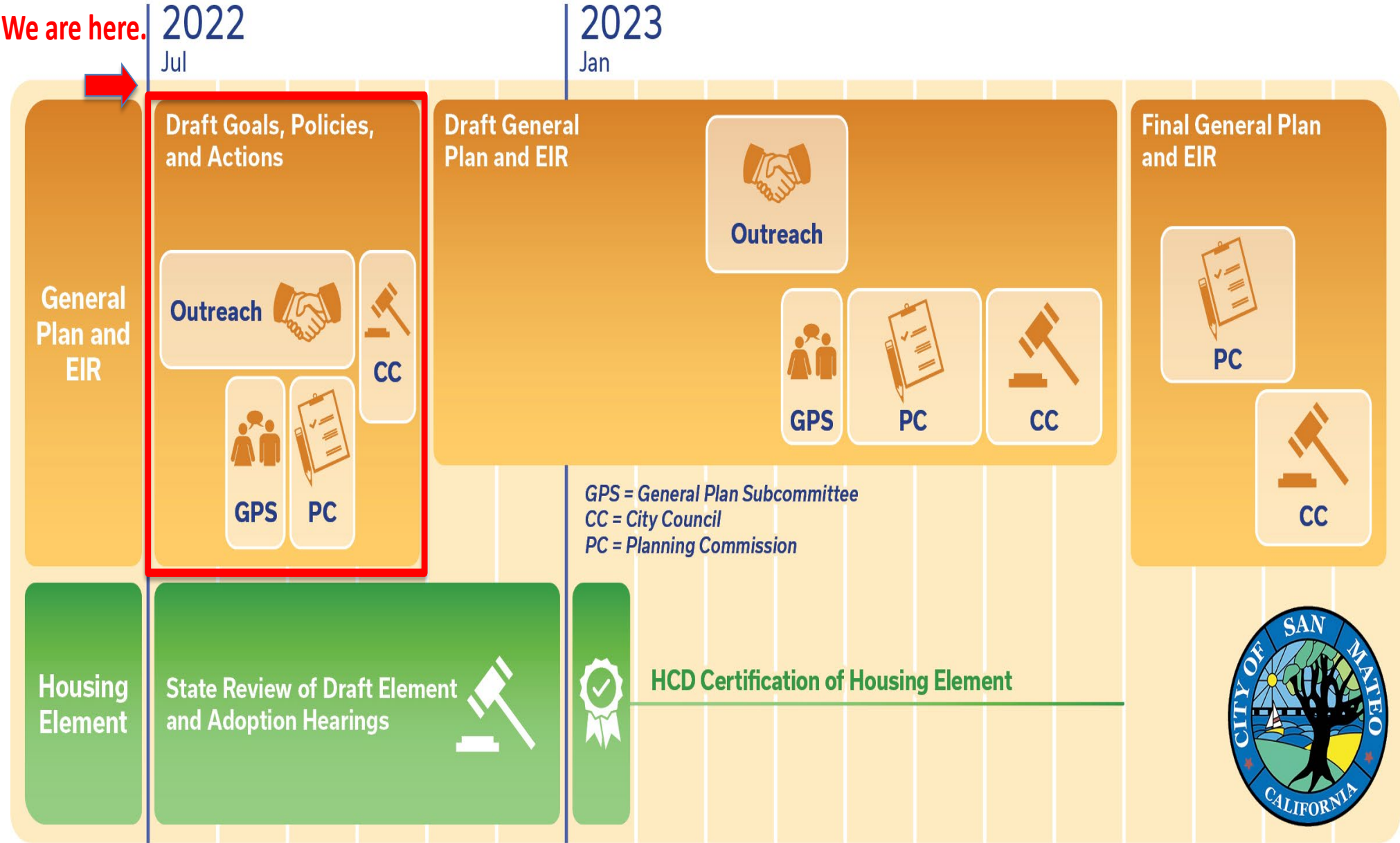
General Plan: Vision Statement

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, Parks 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

Upcoming Community Engagement

- » **Citywide newsletter mailed out week of July 18**
- » **Goals, Policies, and Actions, and Environmental Justice**
 - General Plan Subcommittee meetings: August 11th, August 18th and tonight
 - Online survey at StriveSanMateo.org
 - Virtual community workshop: September 8th at 6:30pm
 - Taller en español en persona/In-person Spanish workshop: Sept 10th at 10:00 am
 - In-person Open House: September 17th at 10:00 am
 - Planning Commission meetings: September 13th and September 27th
 - City Council direction: October 3rd and October 17th (*tentative*)
- » **Meeting details and information on www.StriveSanMateo.org**

Future GPS Meetings on General Plan

» Summer 2023 – Draft General Plan

- Three GPS meetings

» Late 2023 – Final General Plan

- One GPS meeting

Draft Goals, Policies and Actions

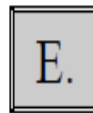
How Goals, Policies, and Actions Fit In

» 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, tsunami, 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 decision-making 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**

GPS Discussion

» Provide comments by element

- Circulation
- Land Use

» 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?

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

Circulation Element

Goals and Policies

Circulation Element

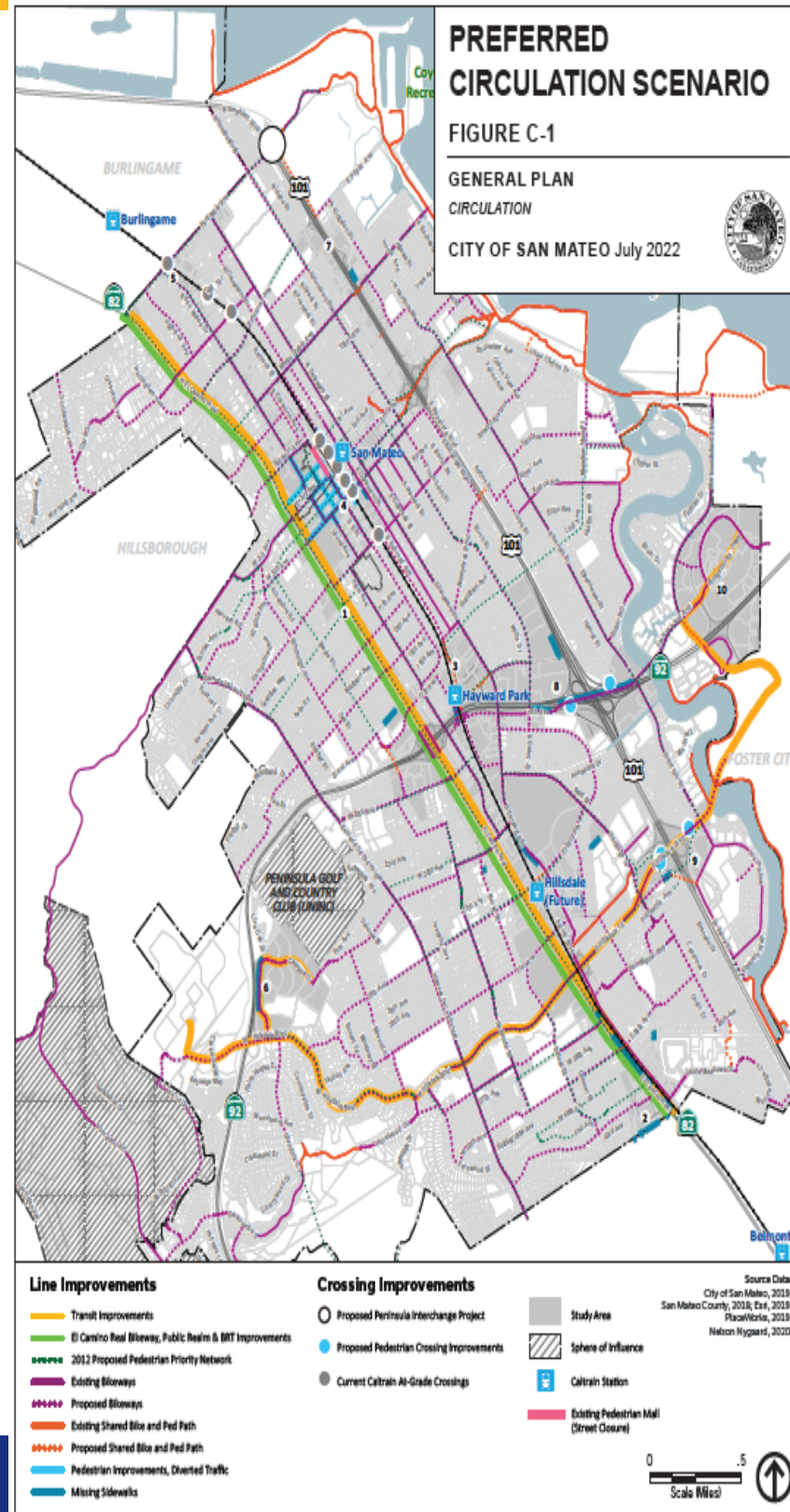
» Multimodal Transportation

- Design and implement a multimodal transportation system that is sustainable, safe, and accessible for all users and that connects the community utilizing all modes of transportation. (Goal C-1)
 - Sustainable Transportation
 - Complete Streets Plan
 - Vision Zero Plan
 - Prioritize Pedestrian and Bicycle Mobility Needs
 - El Camino Real Plan
 - Transit-Oriented Development
 - Equitable Multimodal Network
 - New Development Fair Share
 - Dedication of Right-of-Way for Transportation Improvements
 - Inclusive Outreach
 - Safe Routes for Seniors
 - Data Driven Approach to Project Design and Prioritization
 - Safety Education
 - Transportation Funding
 - Transportation Fees
 - Performance and Monitoring

Other Important Agencies/Plans

- US Department of Transportation
- Caltrans
- Metropolitan Transportation Commission/Association of Bay Area Governments
- Caltrain
- SamTrans

Preferred Circulation Scenario



Circulation Element

» Transportation Demand Management

- Use transportation demand management (TDM) to reduce the number and length of single-occupancy vehicle trips and encourage sustainable travel behaviors through policy, zoning strategies, and targeted context-appropriate programs and incentives. (Goal C-2)
 - TDM Requirements
 - Implement TDM Ordinance
 - TDM Education and Outreach
 - Leverage TDM Partnership Opportunities
 - Facilitate TDM Services
 - Travel to Schools
 - New Development Shuttle Services
 - Unbundled Parking

Other Important Agencies/Plans

- US Department of Transportation
- Caltrans
- Metropolitan Transportation Commission/Association of Bay Area Governments
- Caltrain
- SamTrans

Circulation Element

» Pedestrians

- Build and maintain a safe, connected and equitable pedestrian network that provides access to community destinations such as employment centers, transit, schools, shopping and recreation. (Goal C-3)
 - Pedestrian Network
 - Pedestrian Enhancements with New Development
 - Right-of-Way Improvements
 - Utility Undergrounding
 - Implement Pedestrian Improvements
 - Utility Undergrounding Requirements
 - Pedestrian Trails and Routes Awareness
 - Access for Users of All Ages and Abilities
 - Pedestrian Connectivity
 - Safe Routes to School
 - Downtown Pedestrian Mall

Other Important Agencies/Plans

- US Department of Transportation
- Caltrans
- Metropolitan Transportation Commission/Association of Bay Area Governments
- Pacific Gas & Electric

Circulation Element

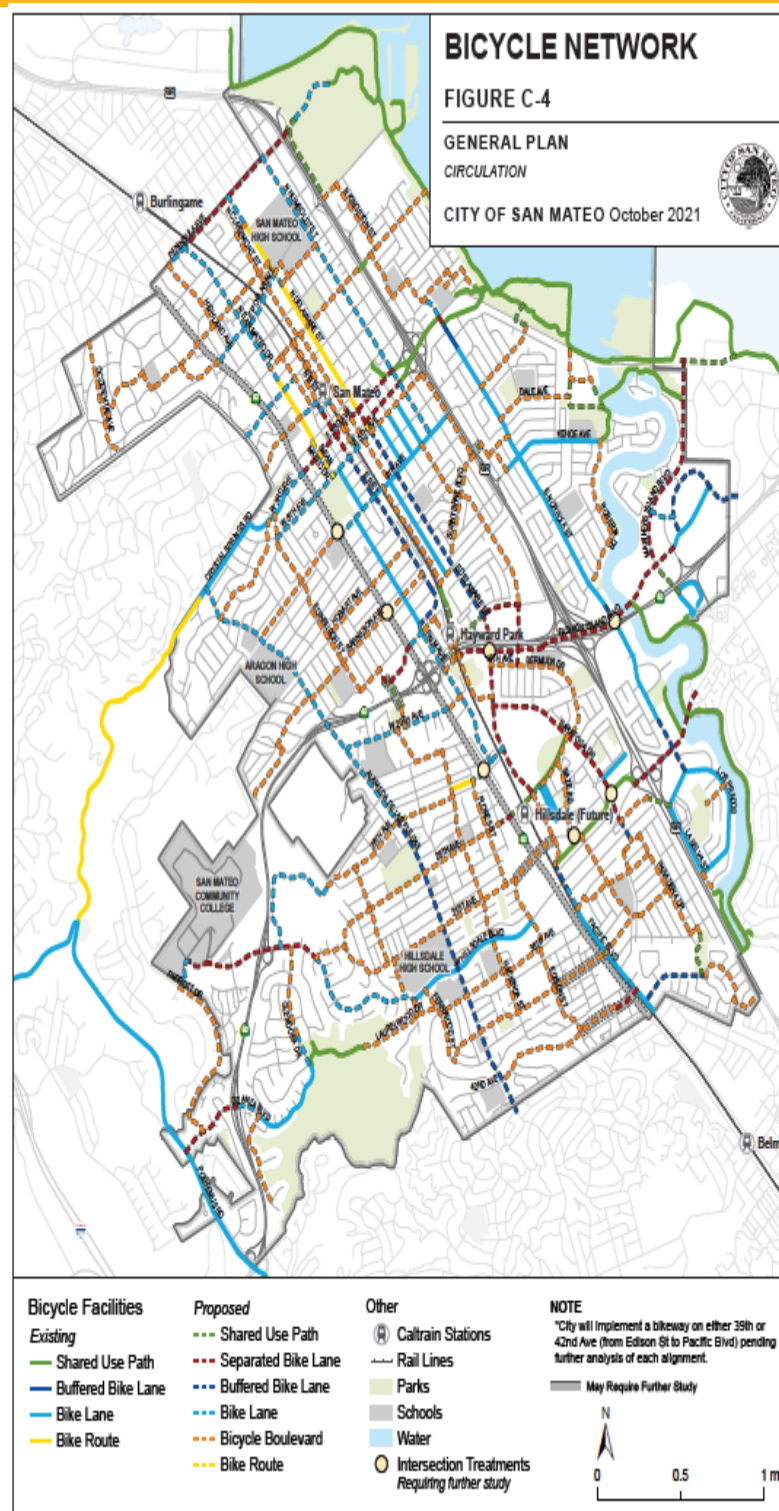
» Bicycles and Micromobility

- Build and maintain a safe, connected, and equitable bicycle and micromobility network that provides access to community destinations such as employment centers, transit, schools, shopping, and recreation. (Goal C-4)
 - Bicycle Network
 - Bicycle Master Plan
 - First and Last Mile Connections
 - Bicycle Related Technology
 - Bicycle Improvements
 - Coordination with other City Projects
 - Interjurisdiction Coordination
 - Bicycle Master Plan Implementation
 - Paving Coordination
 - Connectivity Across Freeway Barriers
 - Bay Trail
 - Crystal Springs
 - Bicycle Detection Devices
 - Increased Bicycle Capacity on Caltrain and SamTrans

Other Important Agencies/Plans

- US Department of Transportation
- Caltrans
- Metropolitan Transportation Commission/Association of Bay Area Governments
- Caltrain
- SamTrans

Bicycle Network in San Mateo



Circulation Element

» Transit and Mobility Services

- Make transit a viable transportation option for the community by supporting frequent, reliable, cost-efficient, and connected service. (Goal C-5)
 - Increase Transit Ridership
 - Caltrain
 - California High Speed Rail
 - Safety at At-Grade Rail Crossing
 - Transit Safety
 - Transit Access in New Developments
 - Grade Separation Study
 - Transit Experience Improvements
 - Transit Ridership
 - Shuttle Programs

Other Important Agencies/Plans

- US Department of Transportation
- Caltrans
- Metropolitan Transportation Commission/Association of Bay Area Governments
- Caltrain
- California High Speed Rail Authority
- SamTrans

Transit Routes in San Mateo



Circulation Element

» Roadways Improvements

- Achieve a transportation system that accommodates future growth, reduces vehicle miles traveled (VMT) per capita, and maintains efficient operations for all modes. (Goal C-6)
 - Roadway Operations
 - Circulation Improvement Plan
 - Local Transportation Analysis
 - Neighborhood Traffic
 - Truck Routes
 - Capital Improvement Program
 - Traffic Signal Installation
 - Emergency Signal Preemption
 - Multimodal Level of Service Standard
 - Prioritization and Timing of Roadway Improvements
 - Congestion Management

Other Important Agencies/Plans

- US Department of Transportation
- Caltrans
- Metropolitan Transportation Commission/Association of Bay Area Governments

San Mateo's Roadway Network



Circulation Element

» Parking Management

- Use parking, enforcement and curb management strategies to effectively administer parking supply and maximize utilization of public assets. (Goal C-7)
 - Parking Management
 - Shared Parking
 - Public Parking
 - Bicycle Parking
 - Curbside Management
 - Loading Areas in New Developments
 - Parking Maximums
 - Parking Management Strategies
 - Curbside Management Strategies
 - Emerging Technology for Curbside Management
 - Truck Loading
 - Public Bicycle Parking
 - Mechanical Parking Lift

Other Important Agencies/Plans

- US Department of Transportation
- Caltrans
- Metropolitan Transportation Commission/Association of Bay Area Governments

Circulation Element

» Future Mobility and Technology

- Build a values-driven regulatory, management, and partnership framework that flexibly encourages emerging transportation technologies in service of City and community goals. (Goal C-8)
 - Emerging Technologies
 - Equitable Mobility Options
 - Mobility Data
 - Umbrella Regulations for Modern Mobility
 - Strategic Partnership and Pilots
 - Future-Ready Infrastructure
 - Equitable Mobility Technology
 - Intelligent Transportation Systems

Other Important Agencies/Plans

- US Department of Transportation
- Caltrans
- Metropolitan Transportation Commission/Association of Bay Area Governments

Land Use Element

Goals and Policies

Land Use Element

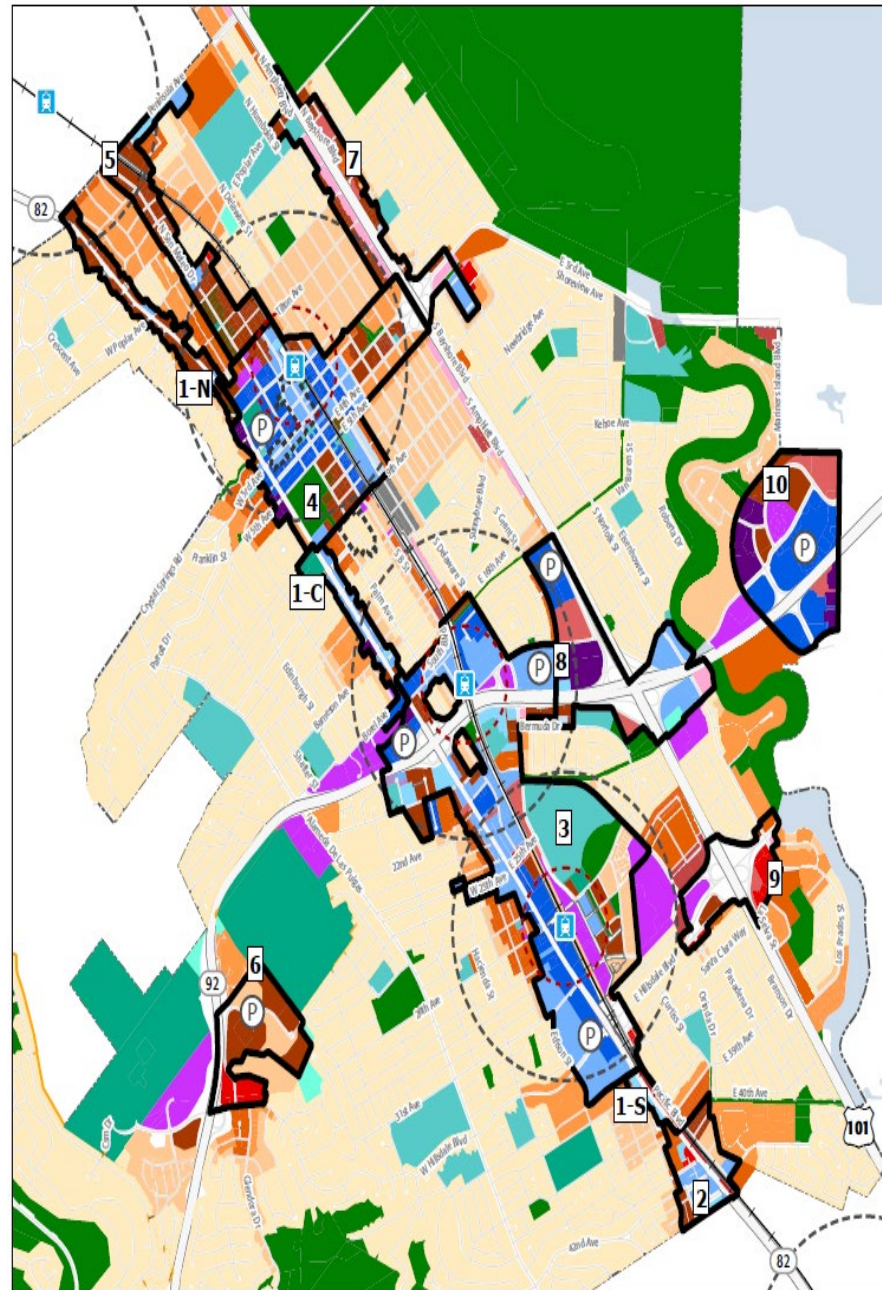
» **Balanced, Orderly, and Equitable Growth and Preservation**

- 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-Use
 - Surplus Land
 - Legal Non-conforming Developments
 - Annexation
 - New Development within the Sphere of Influence
 - 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
- Building Intensity
- Clustering

Other Important Agencies/Plans

- Zoning Code

Land Use Element

Other Important Agencies/Plans

- Zoning Code

» 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
 - Neighborhood Commercial Preservation
 - Convenience Retail
 - Support Service Uses
 - Hotels
 - Visitor Economy
 - Accessible Workplaces
 - Office Park Evolution
 - Service Commercial
 - Community Gathering Places
 - Publicly Accessible Spaces
 - Cultural Facilities and Public Art
 - School Site Reuse or Redevelopment
 - Housing in Support of Institutions
 - Public Facilities
 - Permitted Uses
 - 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

- Zoning Code
- 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
- Hillsdale Station Area Plan
- Grand Boulevard Initiative
- Hillsdale Shopping Center

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

Other Important Agencies/Plans

- Mariner's Island Specific Plan
- Bridgepointe Master Plan

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)

Community Health

- Prioritizing Community Health
- Collaborations for Community Health
- Health Disparities
- City Investment

Other Important Agencies/Plans

- Senate Bill 1000
- Metropolitan Transportation Commission/Association of Bay Area Governments
- San Mateo County Health

Equity Priority Communities

- Community Preservation
- Access to Parks and Recreation
- Streetscape and Safety Improvements
- North Central Plan
- City Services
- Neighborhood Beautification

Land Use Resources

» 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)

Access to Healthy Food

- Locally-Grown Food
- Retail Food Sources
- Workplace Wellness
- Healthy Food in Schools
- Healthy Food Access
- Urban Agriculture

Other Important Agencies/Plans

- Senate Bill 1000
- San Mateo County Health

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
 - Decarbonized Building Stock
 - Sustainable Improvements
 - Climate Action Plan Implementation
 - Greenhouse Gas Emission Reductions
 - Greenhouse Gas Inventory
 - Renewable Energy
 - Solar Energy
 - Building Decarbonization
 - Engaging the Public in the Climate Action Plan
 - Resilience of Critical Facilities and Public Infrastructure

Other Important Agencies/Plans

- San Mateo Climate Action Plan
- OneShoreline

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)
 - High City Revenue Generators
 - Fiscal Neutrality

» Development Review

- Maintain Development Review and Building Permit processes that are comprehensive and efficient. (Goal LU-13)
 - Development Review Process
 - Public Education
 - Fee Information

Other Important Agencies/Plans

- Zoning Code

Land Use Element

» Regional Cooperation

- Collaborate and communicate with other public agencies regarding regional issues. (Goal LU-14)
 - Inter-Agency Cooperation
 - Public Agency Developments
 - Plan Bay Area

Other Important Agencies/Plans

- Metropolitan Transportation Commission/Association of Bay Area Governments
- Plan Bay Area
- 21 Elements
- San Mateo County
- Zoning Ordinance

» General Plan Maintenance

- Ensure that the City's General Plan is consistent with State Law, legally adequate, and up-to-date. (Goal LU-15)
 - General Plan Amendments
 - Specific and Master Plans
 - Annual General Plan Progress Report
 - Specific Plans and Master Plans

GPS Discussion

» Provide comments by element

- Circulation
- Land Use

» 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?
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Clarifying Questions?

Public Comment

GPS Discussion

GPS Discussion

» Provide comments by element

- Circulation
- Land Use

» Discussion questions:

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- Are there any policy topics missing?
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Next Steps

Goals, Policies, and Actions Next Steps

» **Community Input**

- Online survey live through mid-September
- Virtual Community Workshop: September 8
- In-person Spanish-language workshop/Taller en español en persona: September 10
- In-person Open House: September 17
- Online survey and meeting details at www.StriveSanMateo.org

» **Planning Commission Meetings**

- Two meetings on September 13 and September 27

» **City Council Meetings**









- Two meetings on October 3 and October 17 (tentative)

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

Backup slides

Residential Categories

- » Yellow to brown
- » Darker = greater intensity
- » Low 1-3 stories
- » Medium 4-7 stories
- » High 8+ stories

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	

Mixed Use Categories

- » Light to dark blue
- » Darker = greater intensity
- » Low 1-3 stories
- » Medium 4-7 stories
- » High 8+ stories

MIXED USE			

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.
 – 9 to 39 units per acre
 – 0.25 FAR retail
 – 1.0 FAR office



Mixed-Use Medium
 – 4-7 story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building.
 – 40 to 99 units per acre
 – 0.25 FAR retail
 – 3.0 FAR office












Mixed-Use High
 – 8+ story buildings with a mix of commercial, office, and/or residential integrated within the same site or the same building.
 – 100 to 200 units per acre
 – 0.25 FAR retail
 – 5.0 FAR office








Commercial Categories

- » Red and pink
- » Neighborhood: restaurants, salons, gyms
- » Service: automotive, vets, self-storage
- » Regional: large shopping centers

COMMERCIAL		
	Commercial Neighborhood - 1-2 story buildings with small shops, restaurants, salons, gyms, or shopping centers that serve the immediate neighborhood. - 1.0 FAR	 
	Commercial Service - 1-3 story buildings with businesses such as automotive repair, pet hospitals, or self-storage. - 1.0 FAR	 
	Commercial Regional - 3+ story buildings with large shopping centers such as Hillsdale Mall and Bridgepointe Shopping Center. - 1.0 to 2.5 FAR	 

Office Categories

- » Violet to purple
- » Darker = greater intensity
- » Low 1-3 stories
- » Medium 4-7 stories
- » High 8+ stories

OFFICE		
	Office Low – 1-3 story buildings with medical or professional offices. – 1.0 FAR	
	Office Medium – 4-7 story buildings with medical or professional offices. – 3.0 FAR	
	Office High – 8+ story buildings with medical or professional offices. – 5.0 FAR	

Industrial Categories

» Dark gray

- traditional light industrial, warehouses
- 1 to 2 stories

» Light gray = R&D

- Offices, laboratories, maker spaces
- 3+ stories

INDUSTRIAL			
	Traditional Light Industrial - 1-2 story buildings with light manufacturing, warehousing, and distribution facilities. - 1.0 FAR		
	Research and Development - 3+ 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		









Park and Open Space Categories

» Solid green

- Park, parklet, civic space

» P in a circle:

- Publicly-accessible, privately maintained
- Courtyards, lawns, plazas

PARKS AND OPEN SPACE	
	<p>Parklet – small park or gathering space.</p> 
	<p>Community Park – a larger park of 1 to several acres that includes recreational or community amenities</p> 
	<p>Privately-Owned Public Open Space – publicly accessible but privately maintained plazas and courtyards integrated within private development.</p>  
	<p>Civic Gathering Space – a plaza, amphitheater, or town square that can accommodate community events</p> 