



The **Land Use Element** provides guidance for the future use and development of land, and also addresses environmental justice issues, community engagement, climate change and sustainability, regional cooperation, economic development, and development review.



#	Goal	Policy & Action Topics	
LU-1	Plan carefully for balanced growth that provides ample housing that is affordable at all levels and job opportunities for all community members; maximizes efficient use of infrastructure; limits adverse impacts to the environment; and improves social, economic, environmental, and health equity.	<ul style="list-style-type: none"> <li>■ Equitable Development</li> <li>■ General Plan 2040 Maximum Development</li> <li>■ Optimize Development Opportunities</li> <li>■ Mixed-Use</li> </ul>	<ul style="list-style-type: none"> <li>■ Surplus Land</li> <li>■ Legal Nonconforming Developments</li> <li>■ Annexation</li> <li>■ Review of New Development</li> <li>■ Voter-Approved Growth Limits</li> </ul>
LU-2	Balance well-designed development with thoughtful preservation.	<ul style="list-style-type: none"> <li>■ Development Intensity/Density</li> <li>■ Community Benefits</li> </ul>	<ul style="list-style-type: none"> <li>■ Caltrain Stations and El Camino Real Minimum Densities</li> <li>■ Clustering</li> </ul>
LU-3	Provide a wide range of land uses, including housing, parks, open space, recreation, retail, commercial services, office, and industrial to adequately meet the full spectrum of needs in the community.	<ul style="list-style-type: none"> <li>■ Housing Diversity</li> <li>■ Commercial Development</li> <li>■ Neighborhood Commercial Preservation</li> <li>■ Convenience Retail</li> <li>■ Support Service Uses</li> <li>■ Hotels and the Visitor Economy</li> <li>■ Office Park Evolution</li> </ul>	<ul style="list-style-type: none"> <li>■ Community Gathering Places</li> <li>■ Publicly Accessible Spaces</li> <li>■ Cultural Facilities and Public Art</li> <li>■ School Site Reuse</li> <li>■ Residential Uses to Support Institutions</li> <li>■ Public Facilities</li> <li>■ Peninsula Golf and Country Club</li> </ul>
LU-4	Maintain downtown San Mateo as the economic, cultural, and social center of the community.	<ul style="list-style-type: none"> <li>■ Downtown Land Uses</li> <li>■ Quality of Downtown Development</li> </ul>	<ul style="list-style-type: none"> <li>■ Significant Historic Structures</li> <li>■ Downtown Area Plan</li> <li>■ Downtown Special Events</li> </ul>
LU-5	Promote residential and mixed land uses along El Camino Real to strengthen its role as both a local and regional corridor.	<ul style="list-style-type: none"> <li>■ Housing on El Camino Real.</li> <li>■ El Camino Real Landscaping</li> </ul>	<ul style="list-style-type: none"> <li>■ El Camino Real Corridor Plan</li> </ul>
LU-6	Promote transit-oriented development around the Hillsdale Caltrain station.	<ul style="list-style-type: none"> <li>■ Corridor Transit-Oriented Development Plan (Rail Corridor Plan)</li> </ul>	<ul style="list-style-type: none"> <li>■ Hillsdale Shopping Center</li> <li>■ Hillsdale Station Area Plan</li> </ul>
LU-7	Support the transition of shopping areas designated for new uses into vibrant districts with a range of housing, shopping, services, and jobs.	<ul style="list-style-type: none"> <li>■ Shopping Areas in Transition</li> <li>■ Bridgepointe Area Plan</li> </ul>	<ul style="list-style-type: none"> <li>■ Bel Mateo Area Plan</li> </ul>



#	Goal	Policy & Action Topics	
LU-8	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.	<ul style="list-style-type: none"> <li>■ Prioritizing Community Health</li> <li>■ Health Disparities</li> <li>■ City Investment</li> <li>■ Community Preservation</li> <li>■ Safe and Sanitary Homes</li> <li>■ Access to Parks and Recreation</li> </ul>	<ul style="list-style-type: none"> <li>■ Streetscape and Safety Improvements.</li> <li>■ Equity Priority Communities Plan</li> <li>■ Neighborhood Beautification</li> <li>■ Healthy Food Access</li> <li>■ Urban Agriculture</li> </ul>
LU-9	Include everyone in community development decisions for a shared, sustainable future.	<ul style="list-style-type: none"> <li>■ Inclusive Outreach</li> <li>■ Equitable Engagement</li> <li>■ Community Partners</li> </ul>	<ul style="list-style-type: none"> <li>■ Applicant Communications</li> <li>■ Community Surveys</li> <li>■ Communications Strategy</li> </ul>
LU-10	Make San Mateo strong and resilient by acting to significantly reduce greenhouse gas emissions and adapt to a changing climate.	<ul style="list-style-type: none"> <li>■ Effects of Climate Change</li> <li>■ Sustainable Buildings and Development</li> <li>■ Climate Action Plan Implementation and Monitoring</li> <li>■ Greenhouse Gas Inventory</li> </ul>	<ul style="list-style-type: none"> <li>■ Engage the Public in the Climate Action Plan</li> <li>■ Building Decarbonization</li> <li>■ Resilience of Critical Facilities and Public Infrastructure</li> <li>■ Clean Fuel Infrastructure</li> </ul>
LU-11	Cultivate a diverse, thriving, inclusive, and green economy.	<ul style="list-style-type: none"> <li>■ Economic Development</li> <li>■ Local Employment</li> <li>■ Local Hiring and a Living Wage</li> <li>■ Diverse Economic Base</li> <li>■ Jobs to Housing Balance</li> <li>■ Job Training Programs</li> <li>■ Apprenticeship Programs</li> </ul>	<ul style="list-style-type: none"> <li>■ State-of-the-Art Telecommunications</li> <li>■ Quality Local Jobs</li> <li>■ Small Business Support</li> <li>■ Commercial Displacement</li> <li>■ First Source Hiring</li> <li>■ Living Wage Incentives</li> </ul>
LU-12	Create financial stability for the City by maintaining its ability to pay for public improvements, core infrastructure, and essential services.	<ul style="list-style-type: none"> <li>■ Revenue Generators</li> <li>■ Commercial Linkage Fee</li> </ul>	<ul style="list-style-type: none"> <li>■ Fiscal Neutrality</li> </ul>
LU-13	Maintain Development Review and Building Permit processes that are comprehensive and efficient.	<ul style="list-style-type: none"> <li>■ Development Review Process</li> <li>■ Public Education</li> </ul>	<ul style="list-style-type: none"> <li>■ Fee Information</li> </ul>
LU-14	Collaborate and communicate with other public agencies regarding regional issues.	<ul style="list-style-type: none"> <li>■ Interagency Cooperation</li> <li>■ Public Agency Developments</li> </ul>	<ul style="list-style-type: none"> <li>■ Plan Bay Area</li> <li>■ Priority Development Areas</li> </ul>
LU-15	Ensure that the City's General Plan is consistent with State law, legally adequate, and up to date.	<ul style="list-style-type: none"> <li>■ General Plan Amendments</li> <li>■ Specific and Master Plans</li> </ul>	<ul style="list-style-type: none"> <li>■ Annual General Plan Progress Report</li> <li>■ Specific Plans and Master Plans</li> </ul>