



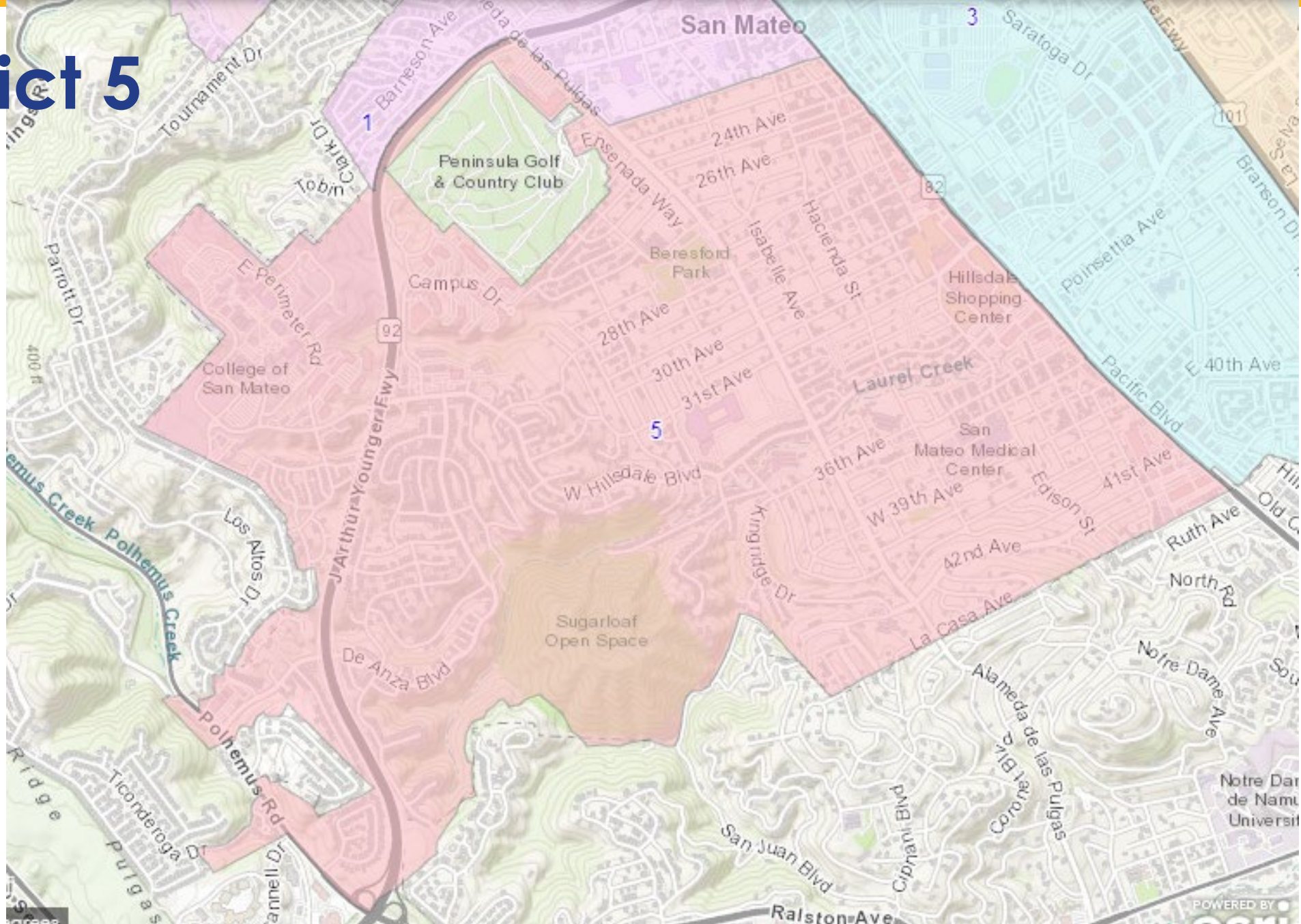
# District 5 Town Hall Meeting

August 31, 2023



**Council Member**  
**Adam Loraine**  
**District 5**

# District 5



# 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



# Presentation Overview

- » **Project Overview**
- » **Overview of Draft General Plan 2040 Content**
- » **The Ten Big Ideas**
- » **District 5 Focus Topics**
  - Hillsdale Mall Area
  - Campus Drive Area
  - 25th Ave Commercial District
  - Bel Mateo / Olympic Plaza
  - Wildfire Risk
  - Measure Y
- » **Implementation**
- » **Community Engagement and Emerging Themes**
- » **Other City Initiatives**
- » **Next Steps**



# 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:

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**Diversity**

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**Balance**

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**Inclusivity**

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**Prosperity**

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**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"><li>• Developed with an awareness of Measures P and Y</li><li>• Study areas did not include any Single-Family Residential areas</li></ul>
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



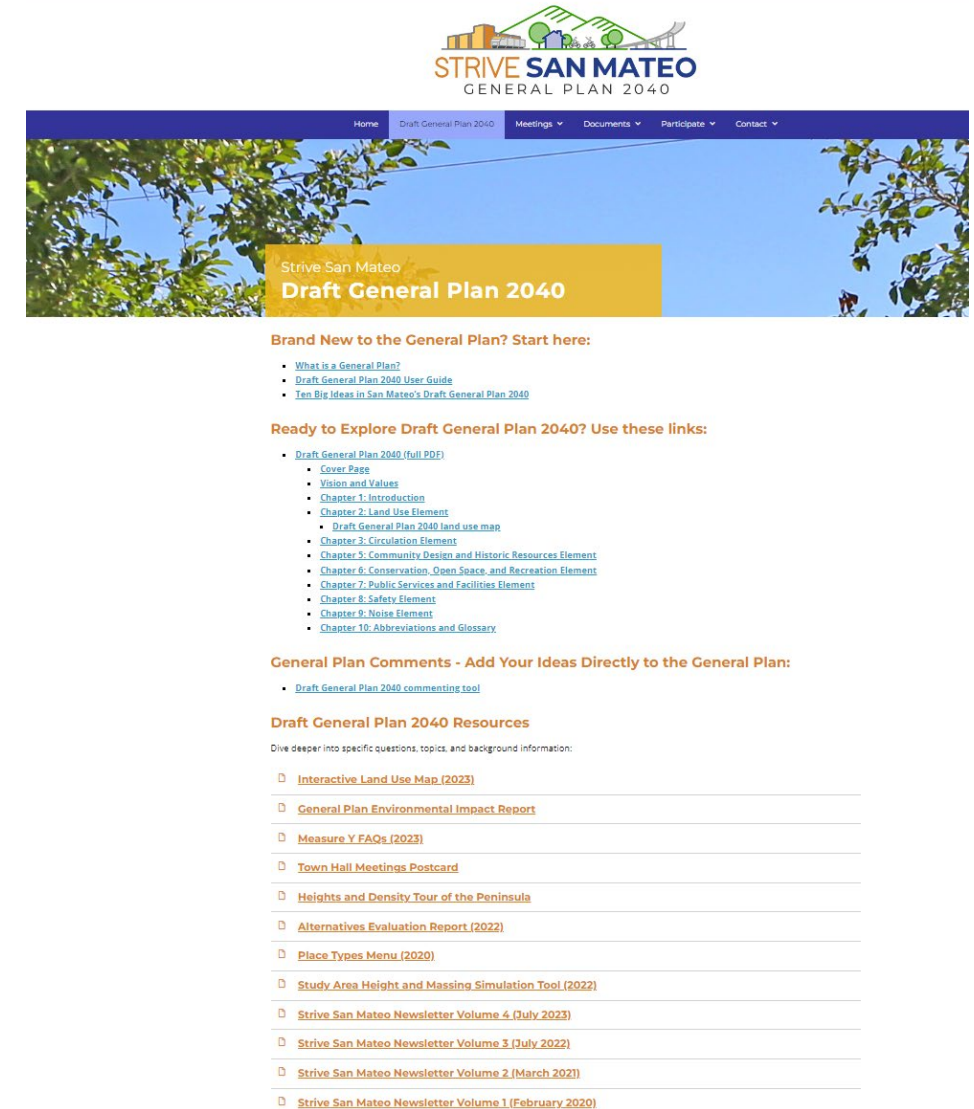
# Where Are We Now and What's Next?



# Draft General Plan 2040 Online Resources

» **StriveSanMateo.org** has information to assist with your 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**

**&**

**10 Big Ideas**

# Where to Find the Issues You Care About

Element	Important Topics Covered in the Element
<b>2. Land Use</b>	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.
<b>3. Circulation</b>	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.
<b>4. Housing</b>	<i>The Housing Element Update is being prepared separately from the General Plan Update process.</i>
<b>5. Community Design and Historic Resources</b>	Urban forest, archaeological resources, tribal coordination, historic resources, sustainable design, public art, design guidance for residential neighborhoods and commercial areas.

# Where to Find the Issues You Care About

Element	Important Topics Covered in the Element
<b>6. Conservation, Open Space, and Recreation</b>	Natural resource protection, access to nature, open space preservation, creeks and riparian areas, air quality, parks and recreation.
<b>7. Public Services and Facilities</b>	Police and Fire services, water supply, wastewater, flood control, energy and telecommunications, public facilities, childcare, schools, healthcare, social services, solid waste.
<b>8. Safety</b>	Emergency readiness, emergency operations, geologic and seismic hazards, flood hazards, sea level rise, wildfire hazards, hazardous materials
<b>9. Noise</b>	Exterior noise standards, interior noise standards, measuring and regulating noise, reducing and mitigating noise

# 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

# 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



# Balance Growth and Change



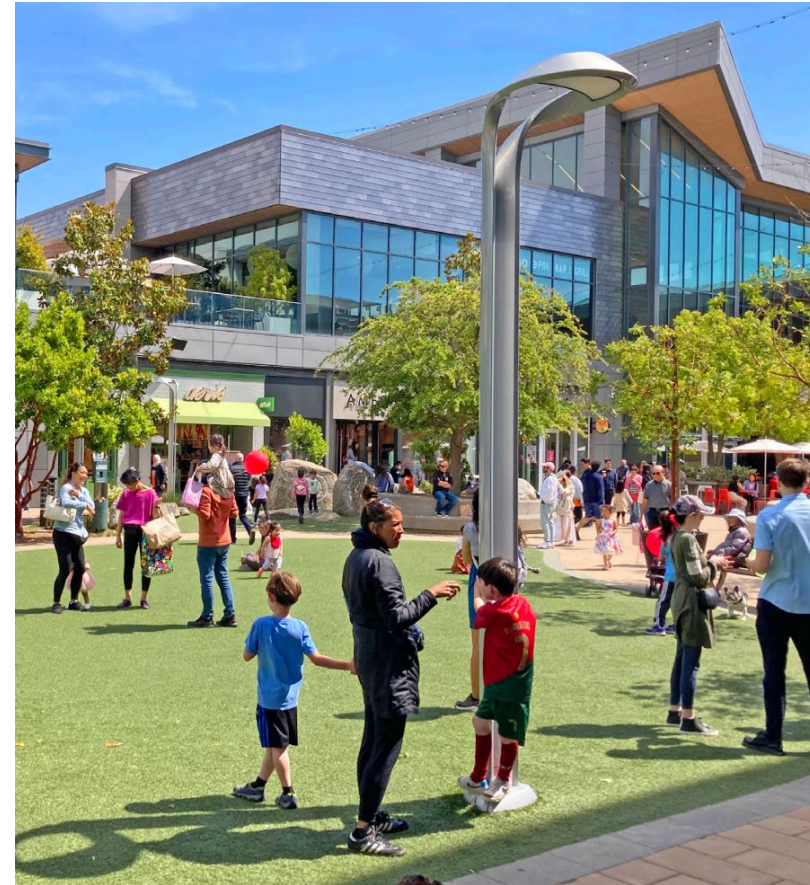
- » Locates higher density residential & mixed-use development near transit/jobs
- ↓
- » Maintains existing lower density neighborhoods
- ↓
- » Provides variety of housing
- ↓
- » Reduces vehicle miles travel (VMT) and greenhouse (GHG) emission



# Enhance Neighborhood Fabric & Quality of Life



- » Promotes context sensitive residential design
- » Supports neighborhood shopping areas
- » Improves neighborhood walkability and traffic congestion
- » Provides for parks and recreational facilities for all to enjoy







# Preserve Nature as the Foundation of the City

- » Honors San Mateo's natural setting as the physical foundation of the community
- » Protects open space and natural habitat
- » Maintains the City's urban forest
- » Preserves natural views





# Encourage All ways to Travel Around the City

- » **Supports a complete streets approach that includes:**
- Multimodal transportation system
  - Emphasizes safety and access for walking, bicycling, transit, and driving
  - Reducing congestion on local streets, vehicle miles traveled and greenhouse gas GHG emissions







# Support the Local Economy

## Keeps jobs and dollars in San Mateo

- Supports local businesses and neighborhood shopping centers
- Encourages new businesses that residents need and enjoy to locate in convenient locations
  - Restaurants
  - Medical Clinic
  - Gyms
  - Grocery Stores





# Address Historic Preservation Holistically

- » **Comprehensive Blueprint for Historic Preservation**
  1. Historic Preservation Ordinance Update
  2. Citywide Historic Context Statement
  3. Historic Resources Inventory Update
- » **Balance between preservation and other important priorities such as providing new homes**





# Initiate a Comprehensive Sea Level Rise Strategy

- » **Development of a climate change adaptation plan**
  - Comprehensive strategy for resiliency and adaptation against sea level rise and flooding.







# Strengthen Community Outreach

- » **Prioritizes extensive community engagement**
- » **Affirms culturally sensitive outreach methods**
- » **Encourages early communication and broad representation**









# Improve Community Safety Planning and Awareness

- » Establishes clear actions to protect the community from flooding, wildfires and earthquakes
- » Reinforces the City's emergency readiness and response capabilities increasing power system resilience
- » Provides community training programs



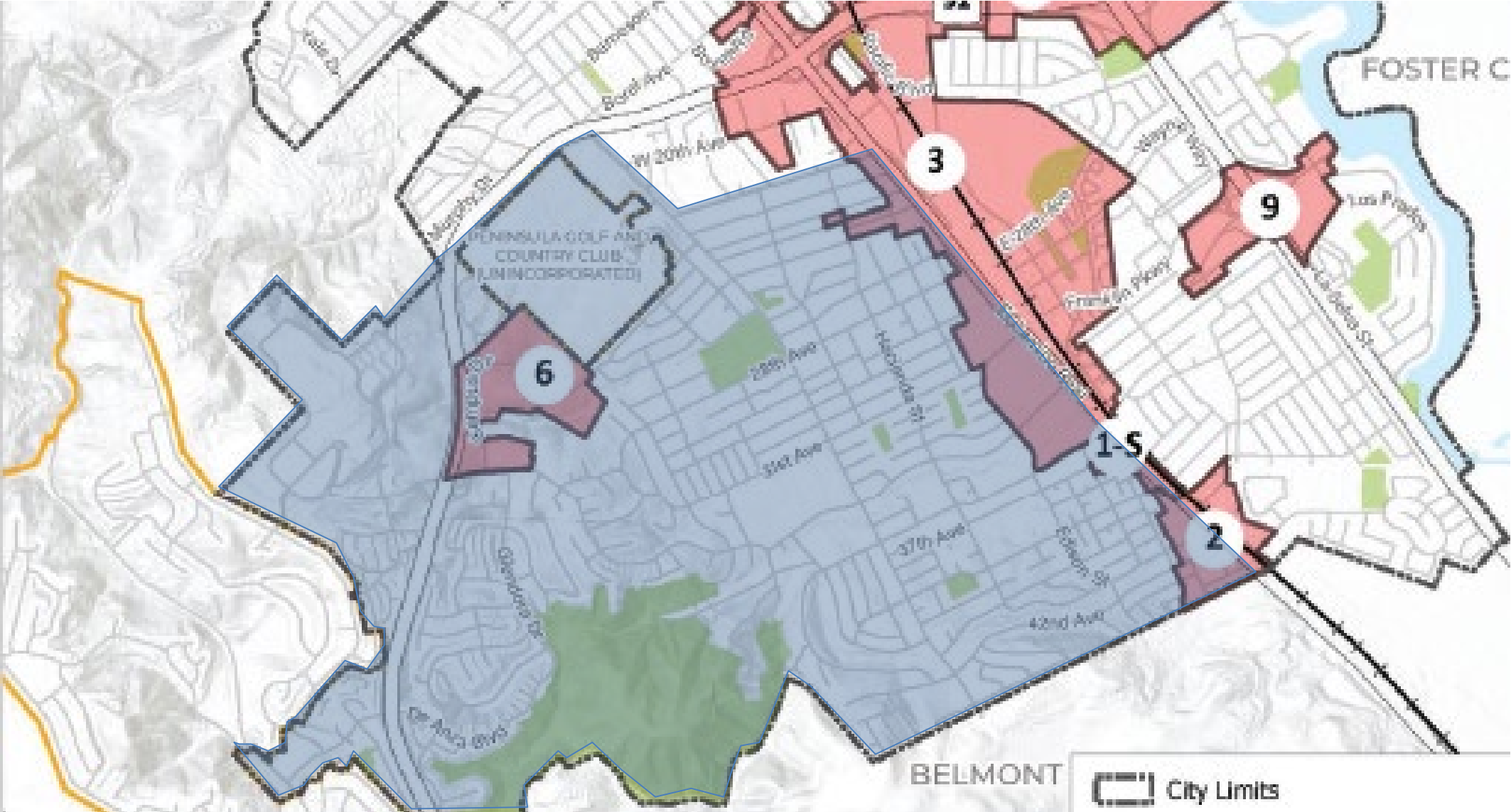
**Questions?**

# Draft General Plan 2040

## District 5

## Focus Topics

# District 5 Study Areas



# Hillsdale Caltrain Station



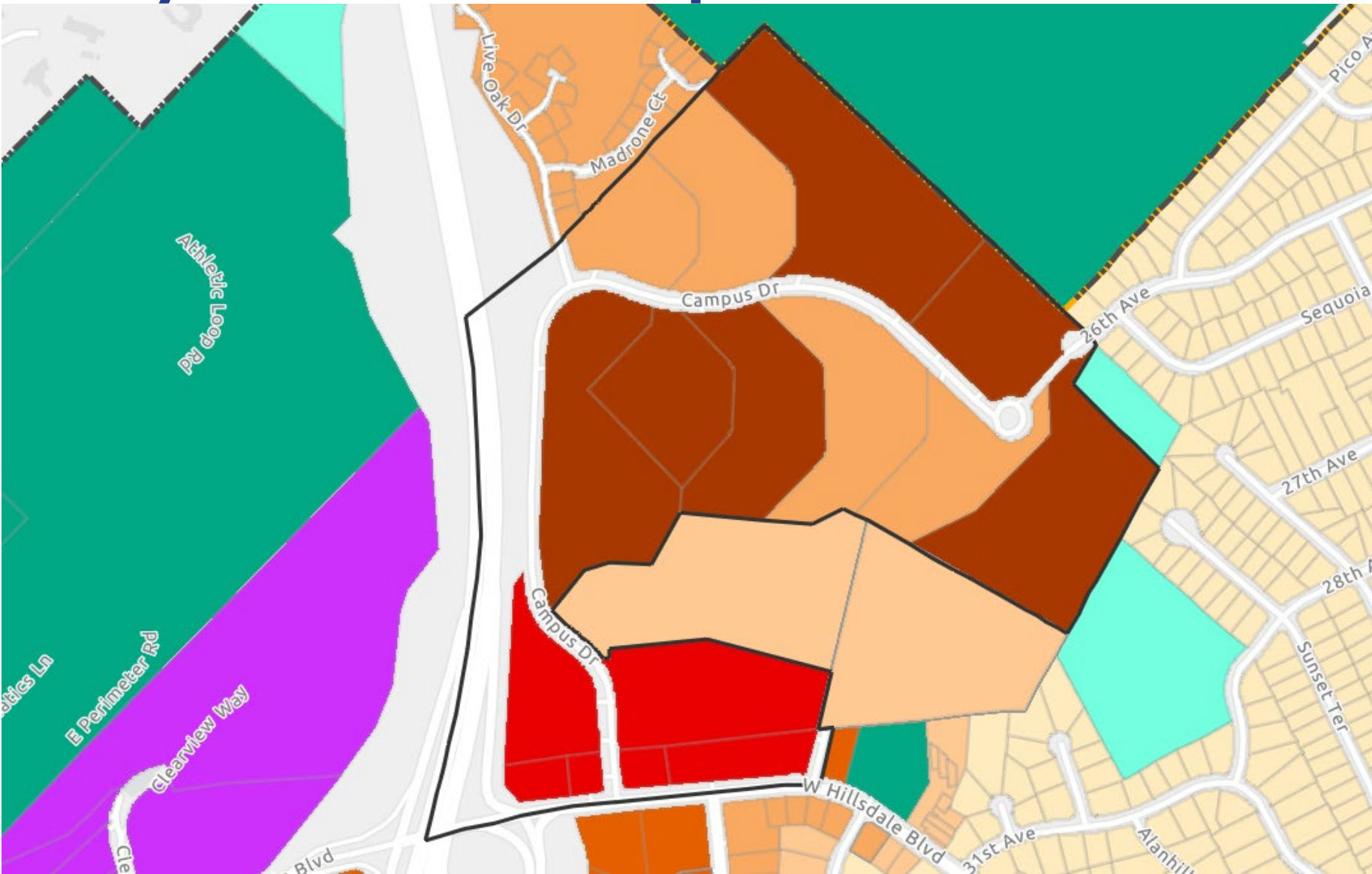


# Hillsdale Caltrain Station

## » Promote transit-oriented development around the Hillsdale Caltrain station (Goal LU-6)

- Continue to implement the Rail Corridor Plan to allow, encourage, and provide guidance for the creation of world-class transit-oriented, mixed-use development (TOD) within a half-mile radius of the Hillsdale and Hayward Park Caltrain stations. (Policy LU 6.1)
- Allow redevelopment of the Hillsdale Shopping Center for a mix of uses, including commercial, retail, office, hotel, and residential uses. (Policy LU 6.2)
- Update the Hillsdale Station Area Plan to foster higher-density residential, office and mixed-use, transit-oriented development that connects to neighborhoods to the east and west, improves bicycle and pedestrian circulation to the station, and increases park and open space areas. (Action LU 6.3)

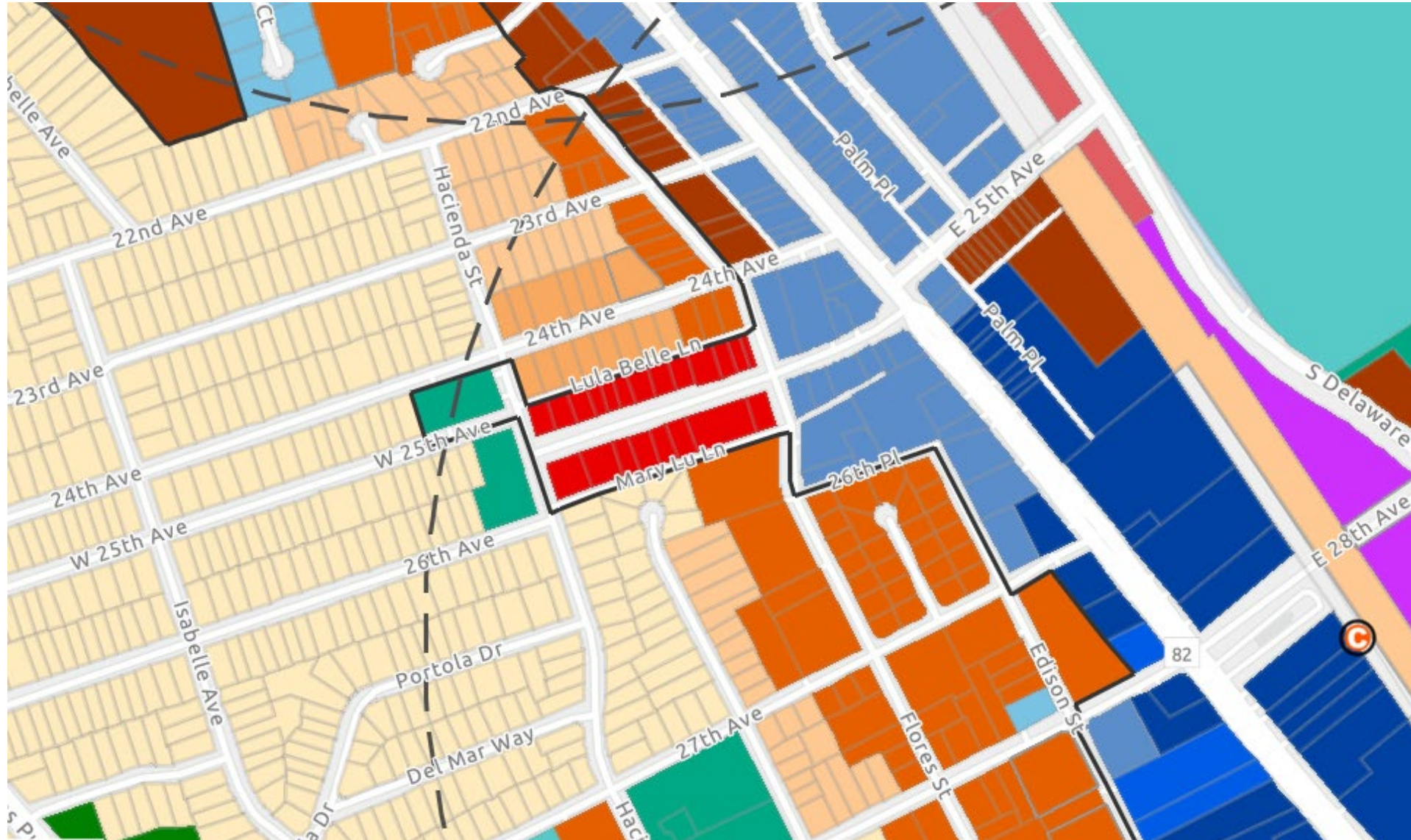
# Study Area 6 - Campus Drive



- Residential Very Low (1-3 stories, 1-9 du/ac)
- Residential Low I (1-3 stories, 9-19 du/ac)
- Residential Low II (2-4 stories, 20-35 du/ac)
- Residential Medium I (3-5 stories, 36-50 du/ac)
- Residential Medium II (4-6 stories, 51-99 du/ac)
- Residential High I (5-8 stories, 100-130 du/ac)
- Residential High II (6-10 stories, 100-200 du/ac)
- Service Commercial (1-3 stories)
- Regional Commercial (1-3 stories)
- Neighborhood Commercial (1-3 stories)
- Office Low (1-2 stories)
- Office Medium (2-4 stories)
- Office High (3-5 stories)
- Mixed-Use Low (2-4 stories, 10-35 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 (1-3 stories)
- Utilities



# 25<sup>th</sup> Avenue Commercial District



- Residential Very Low (1-3 stories, 1-9 du/ac)
- Residential Low I (1-3 stories, 9-19 du/ac)
- Residential Low II (2-4 stories, 20-35 du/ac)
- Residential Medium I (3-5 stories, 36-50 du/ac)
- Residential Medium II (4-6 stories, 51-99 du/ac)
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- Mixed-Use Medium II (4-6 stories, 51-99 du/ac)
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- Mixed-Use High II (6-10 stories, 100-200 du/ac)
- Parks/ Open Space
- Public Facilities
- Quasi-Public (1-3 stories)
- Utilities

# 25<sup>th</sup> Avenue Commercial District

## » **Encourage the preservation of local-serving commercial retail and service uses in neighborhood shopping districts. (Policy LU 3.3)**

- Develop and adopt objective design standards that define and require appropriate design transitions from commercial to residential zones. (Action CD 8.7)
- Support the long-term viability of shopping centers and districts that provide neighborhood-serving uses by allowing these sites to redevelop with higher-density, mixed-use development that includes restaurants, services, other commercial uses, housing and open space, while preserving core neighborhood-serving uses. (Policy LU 7.1)



# Bel Mateo / Olympic Plaza



- Residential Very Low (1-3 stories, 1-9 du/ac)
- Residential Low I (1-3 stories, 9-19 du/ac)
- Residential Low II (2-4 stories, 20-35 du/ac)
- Residential Medium I (3-5 stories, 36-50 du/ac)
- Residential Medium II (4-6 stories, 51-99 du/ac)
- Residential High I (5-8 stories, 100-130 du/ac)
- Residential High II (6-10 stories, 100-200 du/ac)
- Service Commercial (1-3 stories)
- Regional Commercial (1-3 stories)
- Neighborhood Commercial (1-3 stories)
- Office Low (1-2 stories)
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- Mixed-Use Low (2-4 stories, 10-35 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 (1-3 stories)
- Utilities

# Bel Mateo / Olympic Plaza

## » **Encourage the preservation of local-serving commercial retail and service uses in neighborhood shopping districts. (Policy LU 3.3)**

- Develop and adopt objective design standards that define and require appropriate design transitions from commercial to residential zones. (Action CD 8.7)
- Support the long-term viability of shopping centers and districts that provide neighborhood-serving uses by allowing these sites to redevelop with higher-density, mixed-use development that includes restaurants, services, other commercial uses, housing and open space, while preserving core neighborhood-serving uses. (Policy LU 7.1)
- Prepare a Specific Plan or Master Plan to guide redevelopment of the Bel Mateo area into a mixed-use neighborhood with a diverse range of neighborhood-serving commercial uses and amenities; new market-rate and affordable housing, ample facilities to support bicycling and walking; and publicly accessible park and open space areas. (Action LU 7.3)



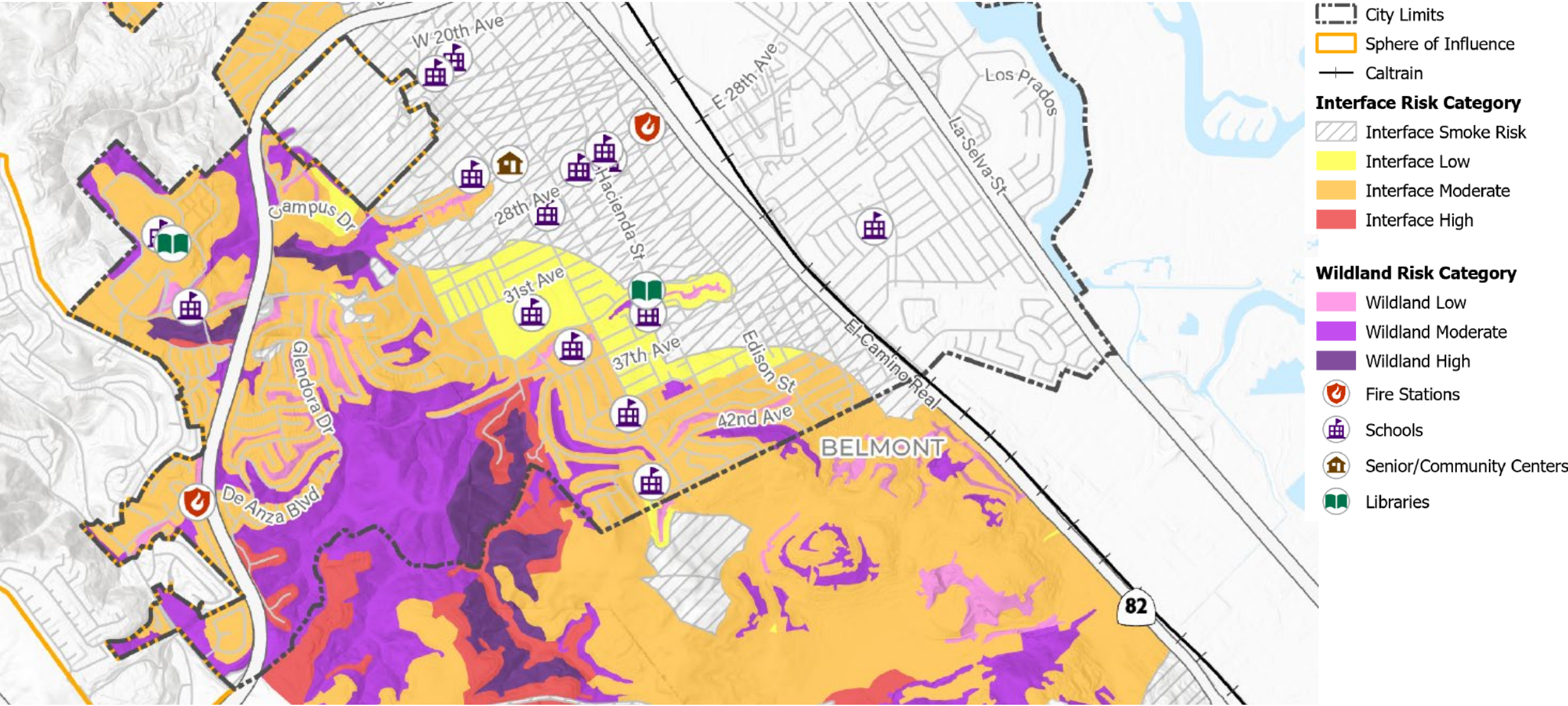
# Local Businesses

- » **Prioritize the retention and expansion of existing businesses and attract new businesses that strengthen and diversify the City's economic base. (Policy LU-11)**
- » **Retain service commercial and light industrial uses to support local businesses and to meet the needs of residents locally. (Policy LU 3.10)**
- » **Help small businesses stay and grow by offering tools and support, such as multilingual outreach, assistance accessing free educational services and financing opportunities, connecting with the Chamber of Commerce and Downtown San Mateo Association, and assistance understanding City requirements and preparing for code compliance. (Action LU 11.10)**
- » **Provide proactive support to local businesses affected by construction and redevelopment. (Action LU 11.11)**



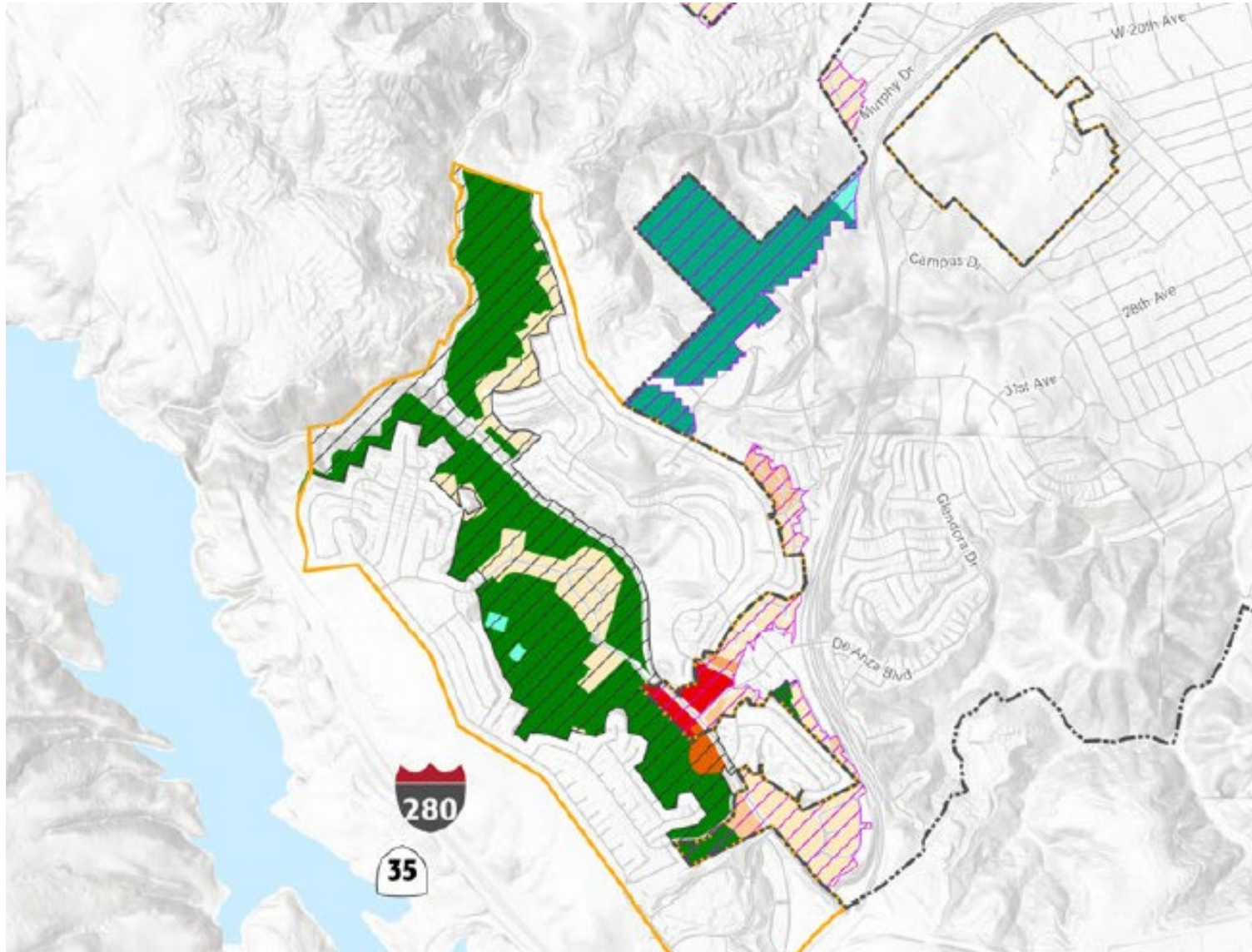


# Wildfire Risks





# Land Uses in Very High Fire Hazard Severity Zones



City Limits

Sphere of Influence

Caltrain

## Fire Hazard Severity Zones in State Responsibility Areas

Very High Fire Hazard Severity Zone - State Responsibility Area (SRA)

Very High Fire Hazard Zone - Local Responsibility Area (LRA)

## Land Use Designations

Residential Very Low (1-3 stories, 1-9 du/ac)

Residential Low I (1-3 stories, 10-19 du/ac)

Residential Low II (2-4 stories, 20-35 du/ac)

Residential Medium I (3-5 stories, 36-50 du/ac)

Neighborhood Commercial (1-2 stories, 1.0 FAR)

Parks/ Open Space

Quasi-Public

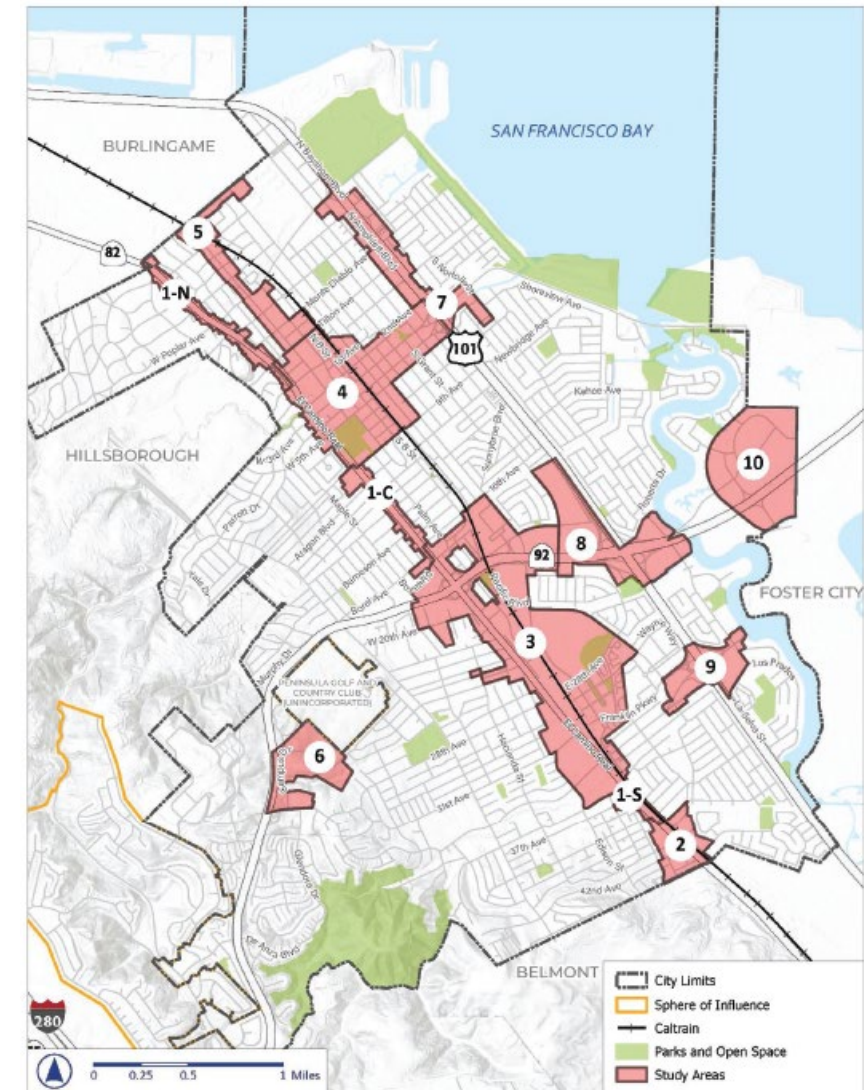
Utilities

# Wildfire Risks – Policies and Impacts

- » **Maintain adequate fire and life safety protection from wildland fires. (Goal S-5)**
  - Require new construction, reconstruction, or significant retrofits in a Fire Hazard Severity Zone and the Wildland-Urban Interface to be consistent with applicable State and local fire regulations. (Policy S 5.1 & S 5.2)
  - Require all development in and adjacent to designated Fire Hazard Severity Zone and Wildland-Urban Interface to prepare a fire protection plan for review and approval by SMC Fire prior to issuance of building permits and to provide access and defensible space in accordance with California codes and local ordinances. (Policy S 5.3)
  - EIR Finding: The proposed project would, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. (Significant Unavoidable Impact)

# 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.

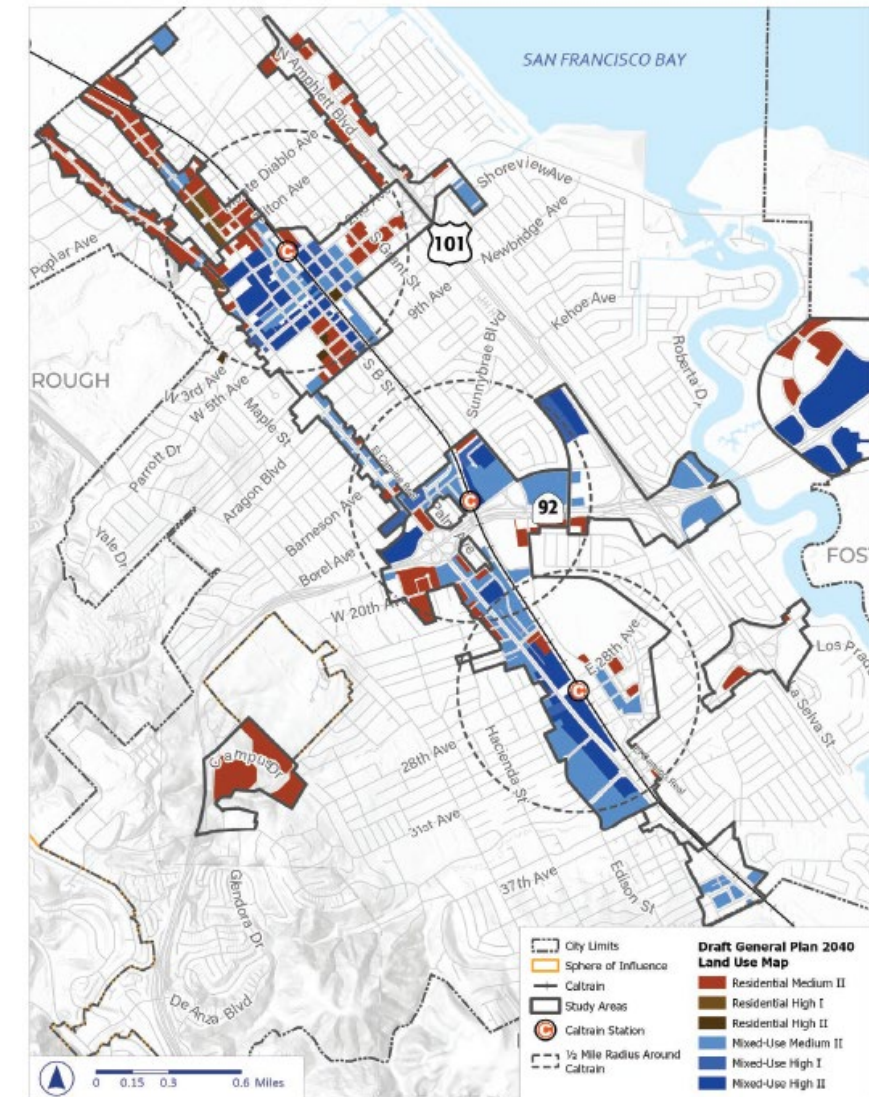


Source: City of San Mateo; 2022, ESRI, 2022; PlaceWorks, 2023



# 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.**





# Draft General Plan Community Outreach

# Community Engagement

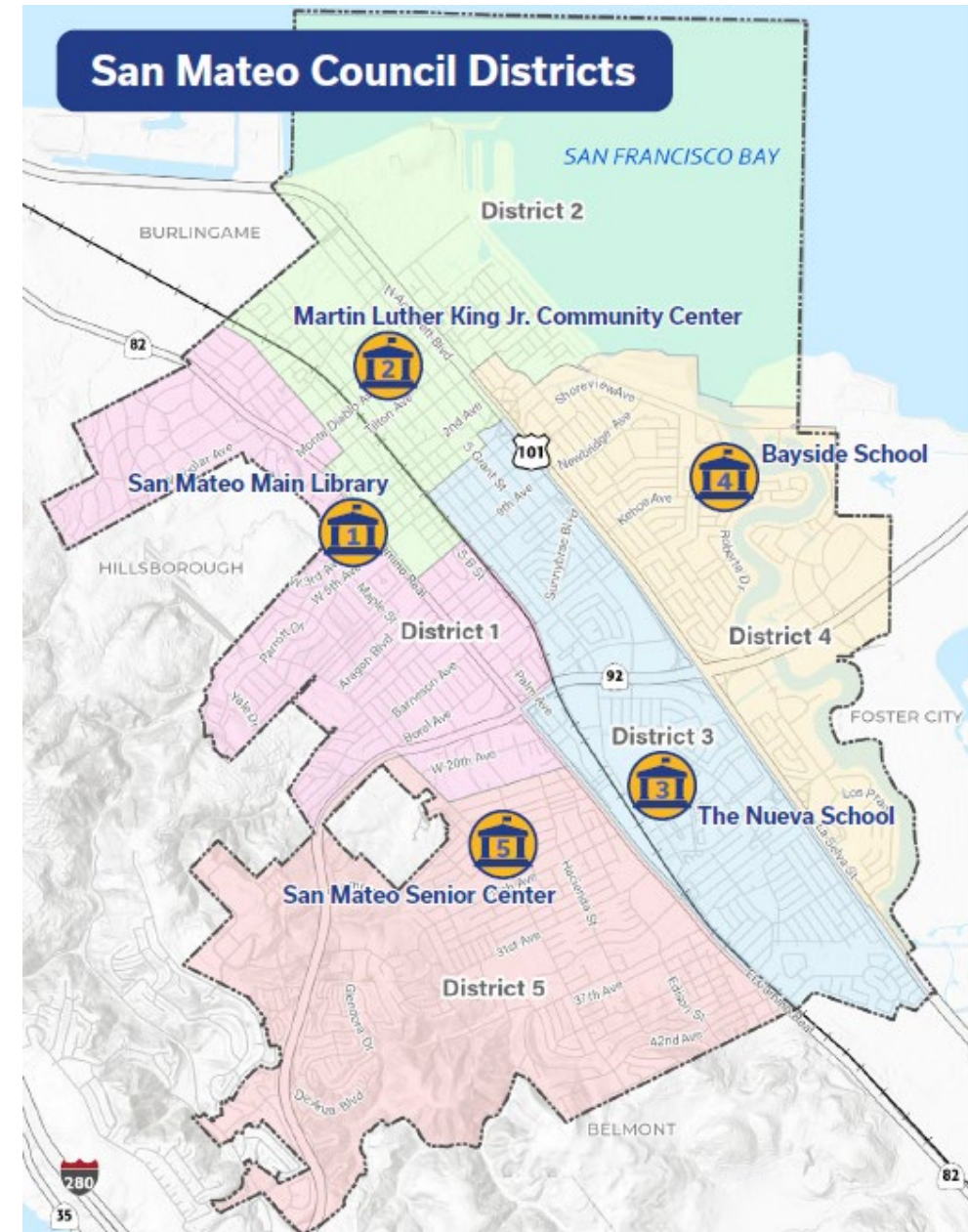
## » Direct Engagement

- Citywide newsletter, mailed July 2023
- 1 Virtual Workshop held on August 16
- 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 \*tonight**  
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 Amourance 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

- 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.



# Emerging 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

# Updates

- **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
- **Flooding and Stormwater Sections**
  - Updating applicable goals, policies and actions to align with current community priorities

# Other City Initiatives

# Community Flood & Storm Protection Initiative



**Safer Today,  
Stronger Tomorrow**

## San Mateo's Protection From Flood & Storms



Remember the tough floods & storms last winter? The City's stormwater infrastructure was **over capacity**.



## San Mateo's Aging Stormwater Infrastructure is Overwhelmed

The Community Flood & Storm Protection Initiative is a **mailed ballot measure** that would provide funding to expand the capacity of the **aging** stormwater system.

A more reliable storm water system **protects** the community from floods & storms

## San Mateo's Stormwater System Protects Our Community From Flooding

- 130 Miles of Storm Drains
- 20 Miles of Creeks & Drainage Channels
- 10 Pump Stations
- 3-Mile Bayfront Levee
- 1 Flood Control Lagoon





# SAN MATEO COMPLETE STREETS PLAN

The citywide Complete Streets Plan will serve as a roadmap for developing a safe, accessible transportation network designed for all travel modes. The final Plan is anticipated to be adopted in Spring 2024.

## What is a Complete Street?

A complete street is a safe, accessible road designed for all travelers, including pedestrians, bicyclists, drivers, and public transit users.



## GOALS

Transportation  
Options

Safe and Comfortable  
Travel

Equitable Mobility  
and Access

Inclusive Engagement

## OUTCOMES

### Prioritized Project List

Identify and prioritize future infrastructure and non-infrastructure improvements

### Design Manual

Develop design standards and guidelines for transportation improvements rooted in safety and equity for all modes

### Conceptual Designs

Preliminary design plans for the highest priority projects

# Sustainability Initiatives

## » Climate Action Plan (CAP) 2023 Technical Update

- The City's CAP is a comprehensive roadmap to reducing communitywide greenhouse gas (GHG) emissions.
- The CAP was updated to align with the General Plan 2040 update and to be consistent with state laws.

## » Sustainable Buildings Strategy

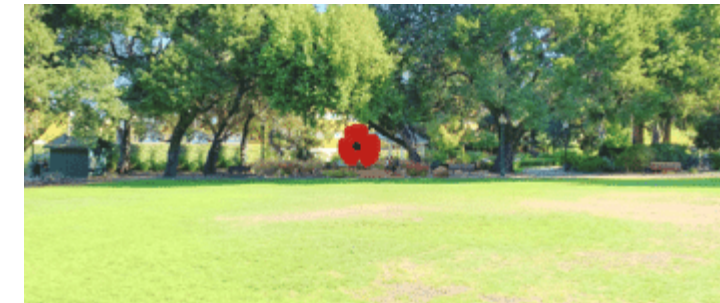
- The City is developing a strategy to upgrade existing buildings from natural gas to carbon-free electricity.
- This transition is expected to provide long-term health, safety, and economic benefits to the community and is critical in achieving our climate goals.



# Central Park Master Plan Implementation



Central Park Playground



Fallen Heroes Memorial

# 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](mailto:generalplan@cityofsanmateo.org)**



# 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

# Questions, Comments and Discussion