

# GPU Town Hall Meeting Notes – District 5

Thursday, August 31, 2023

- Q1. As you look at equity and dense housing, how do you reconcile mass transit agencies that are going bankrupt?
- *Response:* It's a critical need; and in order to successfully grow, we need those to work.
- Q2. Is the plan to push everything forward then solve things later?
- *Response:* Move forward concurrently, balancing growth, the General Plan (GP) is looking at multiple facets, move all aspects forward together to meet the needs of residents.
- Q3. I live in Sugarloaf, has residue from traffic on 92, want something to protect traffic in their neighborhood from 92, a lot of carbon on their windows.
- *Response:* It's a challenge, not an easy solution and some aspects such as a sound wall cannot protect against air flow.
- Q4. Where is the water going to come from? How do you start something and find yourself short of water?
- *Response:* Water supply is looked at in the EIR. In new developments with higher efficiency equipment, we're seeing new developments are more efficient in terms of water usage compared to similar types of older developments.
- Q5. What is the projected population in 2040?
- *Response:* GP is planning 21,000 new housing units.
- Q6. Is there a cap on the number of housing units?
- *Response:* There is no cap; but there are other issues that will guide/limit development such as water supply.
- Q7. Along with water, there is also demand on the sewer system. And as we move away from gas, have you done studies on where the electricity will come from?
- *Response:* The City is building a new Wastewater Treatment Plant to serve the City and surrounding communities. PG&E is the electrical service provider, they have assured the City that they are planning infrastructure, and as new development comes online, they are building to ensure there is power to address the need.
- Q8. What about police, fire, emergency services? Will there be more schools? ECR is not part of City. Is there anything that addresses these?
- *Response:* Economic analysis looked at services that would be impacted. New development generates new revenues which is used to increase services. Infrastructure and schools – new development pays impact fees for infrastructure and school impact fees to support upgrades. More information is available in the EIR.

- Q9. ECR what are some of the challenges in making it easier to cross from Caltrain station on 28<sup>th</sup> Ave? Are there jurisdictional issues? Overcoming these challenges will be important in getting people out of cars. Is that part of Complete Streets?
- *Response:* We have transit oriented plan and complete streets, and we are looking at ways to make access more feasible and making pedestrian experience safer.
- Q10. Regarding the upgrade of BelMateo, what are you speaking to? Does it include Rite Aid?
- *Response:* GP is a high level plan: ultimately, it's up to property owners to decide what to do with the property. If we did a master/specific plan, it would have more specific information; but at GP level we do not have the details. Through the GP, we set the framework; but it's up to property owners to start the process for determining what that future project would look like. Concar Passage is entitled, approved for redevelopment with a range of uses.
- Q11. What are you going to do about property owners who have gotten permission to demolish buildings but cannot get money to build the rest of development. You should make sure the developer has money before issuing a permit to tear down.
- *Response:* Unfortunately, things arise that are out of our control such as larger economic issues that affect financing for developments; but we use the tools that we have to work with applicants.
- Q12. How is the Housing Element (HE) impacting this?
- *Response:* Submitted HE to state.
- Q13. Will HE impact Measure Y?
- *Response:* HE has identified a path to meet RHNA within Measure Y. HE is an 8-year plan (by 2031), while this GP is beyond that to 2030, GP is looking at 2 or 2.5 HE cycles. GP is a plan that provides a path get more units in developments on fewer parcels. If we don't get the developments shown in the GP, we may need to look at harder choices in 2030 or the next HE cycle.
- Q14. 25<sup>th</sup> Ave, west of ECR – what is the height for the area?
- *Response:* The portion shown as Neighborhood Commercial has a range of 1-3 stories, the block closer to ECR may be up to 5 stories; but would require developers to aggregate properties to get to that height.
- Q15. Call out more beauty in the City.
- *Response:* We've heard something similar at other meetings regarding the need to add charm. That's important to address as we move forward. Looking at opportunities to do that including through the ODS project. Let's get beautiful developments.
- Q16. Is there a way for projects to work smarter? Powerlines were not touched.
- *Response:* We want to look at that and the GP has a "dig one" policy so that we can plan better going forward.
- Q17. There is a rumor that Trader Joes would go away when mall is redeveloped.
- *Response:* This is important, and the City works with applicants on construction staging and construction management to minimize disruption. We look at trying to maintain/retain grocery stores, while we cannot control them, we definitely work with them to try to retain.

- Q18. Do developers have to pay impact fees to Caltrain?
- *Response:* No, not here. The nexus that you see in other countries with transit is a long term strategy, we don't have that here.
- Q19. Parking lot on 25<sup>th</sup>/Hacienda?
- *Response:* There was previous interest; but there are no proposals at this time.
- Q20. Bathroom in Indian Springs Park closed since May, what's the status?
- *Response:* We'll look into it.
- Q21. Of the 21,000 new housing units, how many would be in District 5?
- *Response:* Some are anticipated at Hillsdale Mall; but we don't have it by district at this time; we do have numbers by Study Area.
- Q22. Study Area 3 – Bay Meadows still an opportunity for more affordable housing, more dense housing? Is Bay Meadows not affected by this plan?
- *Response:* Bay Meadows under the Bay Meadows Specific Plan and development is moving forward under its current entitlement of around 1,100 units.
- Q23. What about Builders Remedy vs. Measure Y?
- *Response:* We feel we have a certified housing element; we're working with HCD. GP provisions that are above Measure Y would go to voters.
- Q24. Last 10 years, produced around 2,000 housing units built vs next 10 years, you're expecting 8,000 units? Why is that?
- *Response:* In the beginning of the last 10 years, we were coming out of the great recession. There were multiple years where we saw no housing entitled. Ripple effect from the recession pushed into middle of the last decade. Then, there was COVID, financial and global challenges. These national and global factors affect housing production. The City can plan for the capacity and create the framework so that they are in place when development comes in; but there is no guarantee that it will happen due to external factors that are beyond our control.
- Q25. Do you feel that this will address the affordability of housing?
- *Response by Council Member Adam Loraine:* Part of the prices we see are coming from a lack of available housing, this is an opportunity to rebalance that so that market-rate housing isn't as high. There is also Below Market Rate units, so each development increases BMR units in the City. Appreciate this is seeking growth where we can absorb the impacts of that growth; but also trying to protect neighborhoods. Housing is a complex and layered challenge, real estate, etc. We work on where we can in setting the framework. This is a long term challenge; but we have to try to do things, we cannot sit back and do nothing because the need for housing has gotten to a critical point.
- Q26. Study Area 3 – what is the projected office development?
- *Response:* Mixed use zoning designation allows a mix of uses. Oftentimes to get residential development, you need to have office to help pay for it, which is why you see those often paired in new developments.
- Q27. HCD did not certify the majority of cities.

- *Response:* We've seen demographic projection numbers; but that's different than the RHNA allocation numbers and doesn't affect what we need to plan for now.

Q28. Who are we building housing for? Affordable housing vs low income housing – what's the difference?

- *Response:* Very low – less than 50%. Low – less than 80%. Moderate – 80 – 120 %. These breakdowns are in the HE.

Q29. I've Lived here for 60 years, do not see the electricity, water conservation falling on others; but on residents' shoulders. Want development to pay for more services. Want to see new developments that enhance residents' life in SM. How has PD has not grown?

- *Response:* This is factored in, and new developments are required to pay impact fees which are used for infrastructure improvements, and they must meet current regulations for conservation. The City cannot do nothing, we need to factor these in and find a balance to move forward.