



Planning Commission

Draft General Plan 2040 Overview

September 26, 2023



Tonight's Agenda Discussion

- » **Presentation**
- » **Clarifying Questions**
- » **Public Comment**
- » **Planning Commission Discussion**



General Plan Team

» City of San Mateo

- Zachary Dahl, Interim 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



Objectives for Tonight

- » **Provide overview of Draft General Plan 2040**
- » **Receive public comments**
- » **Planning Commission discussion and recommendations to the City Council**
 - Are there any changes or revisions that should be incorporated into the Draft 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

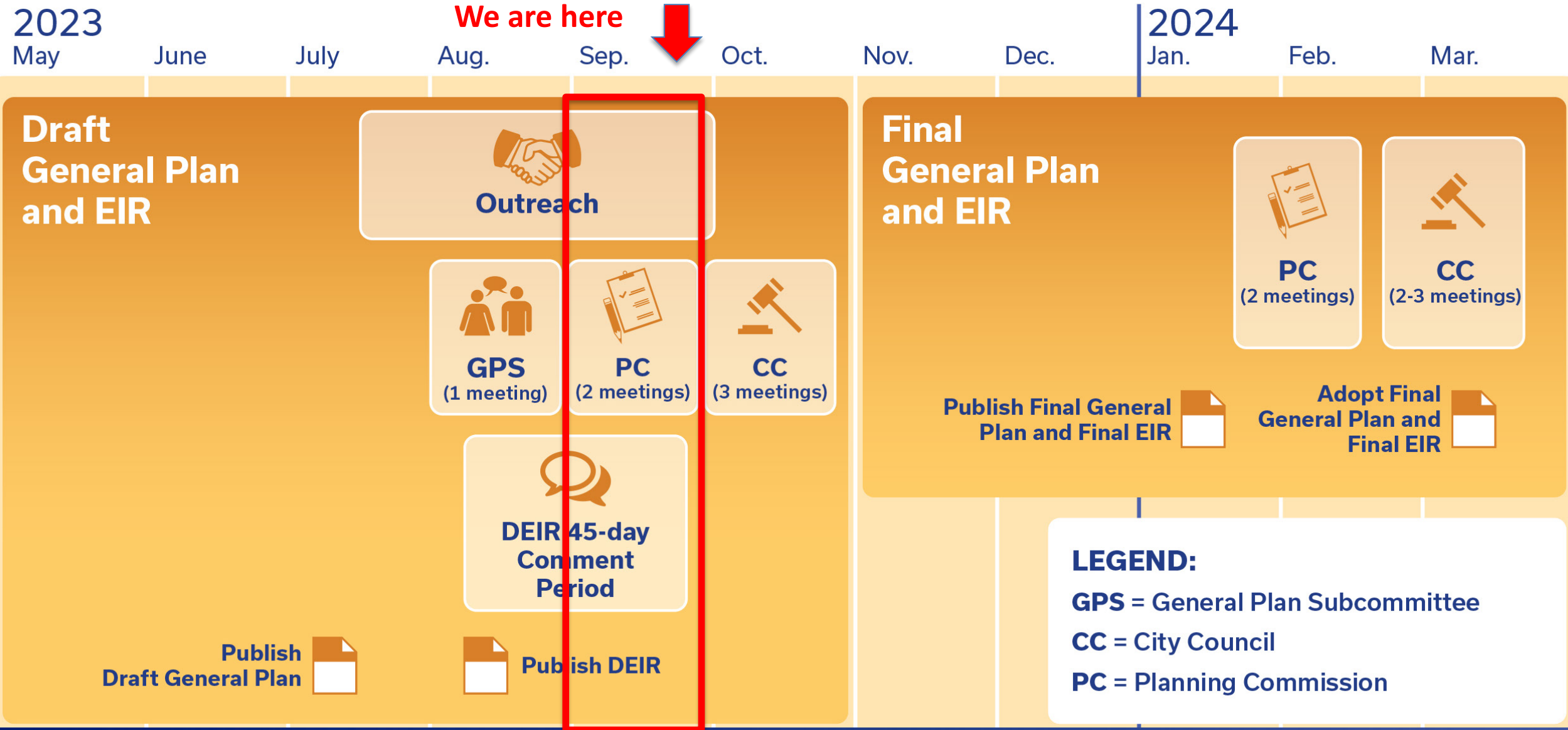
Prosperity

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

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

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.

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

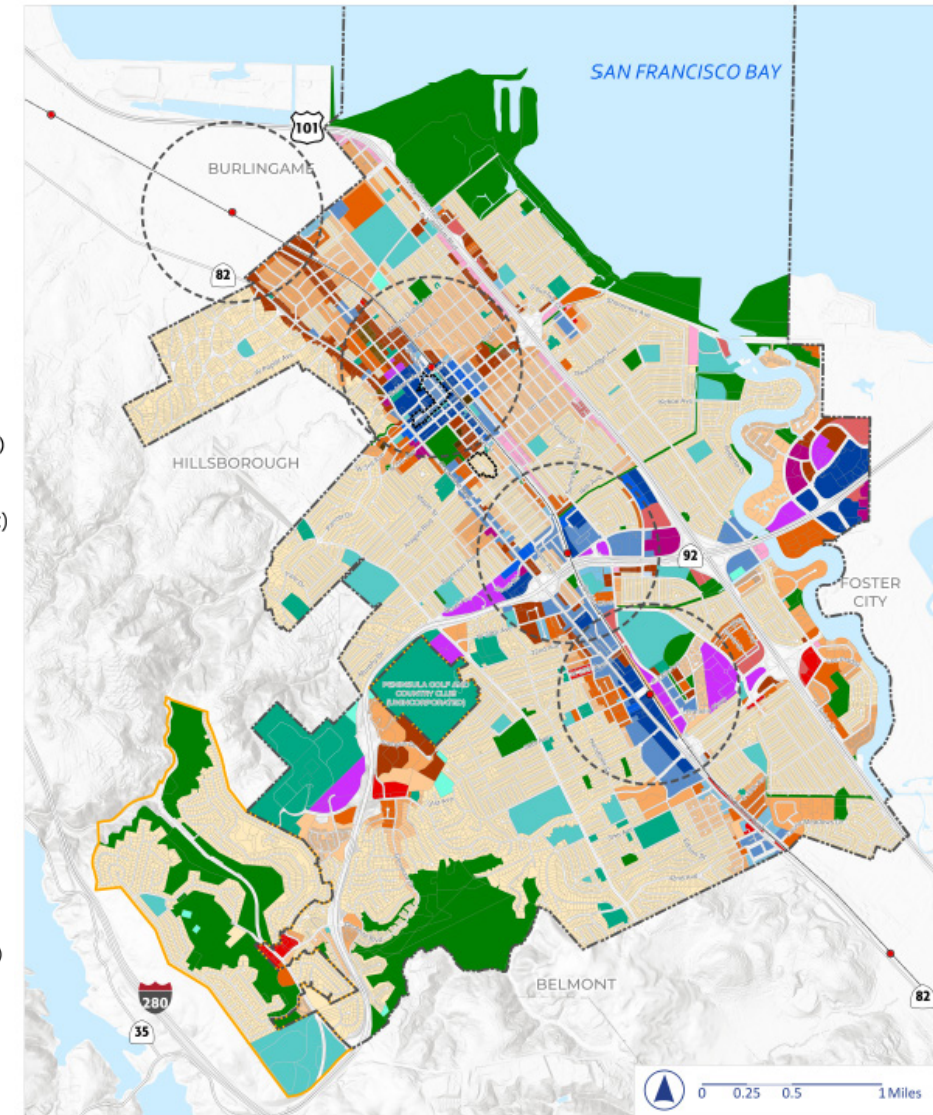
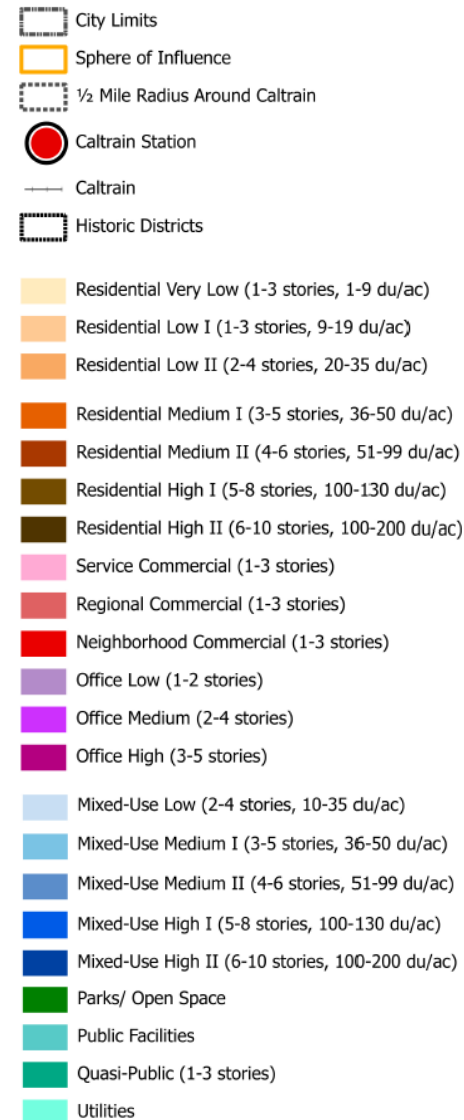
Land Use Element

- » **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**



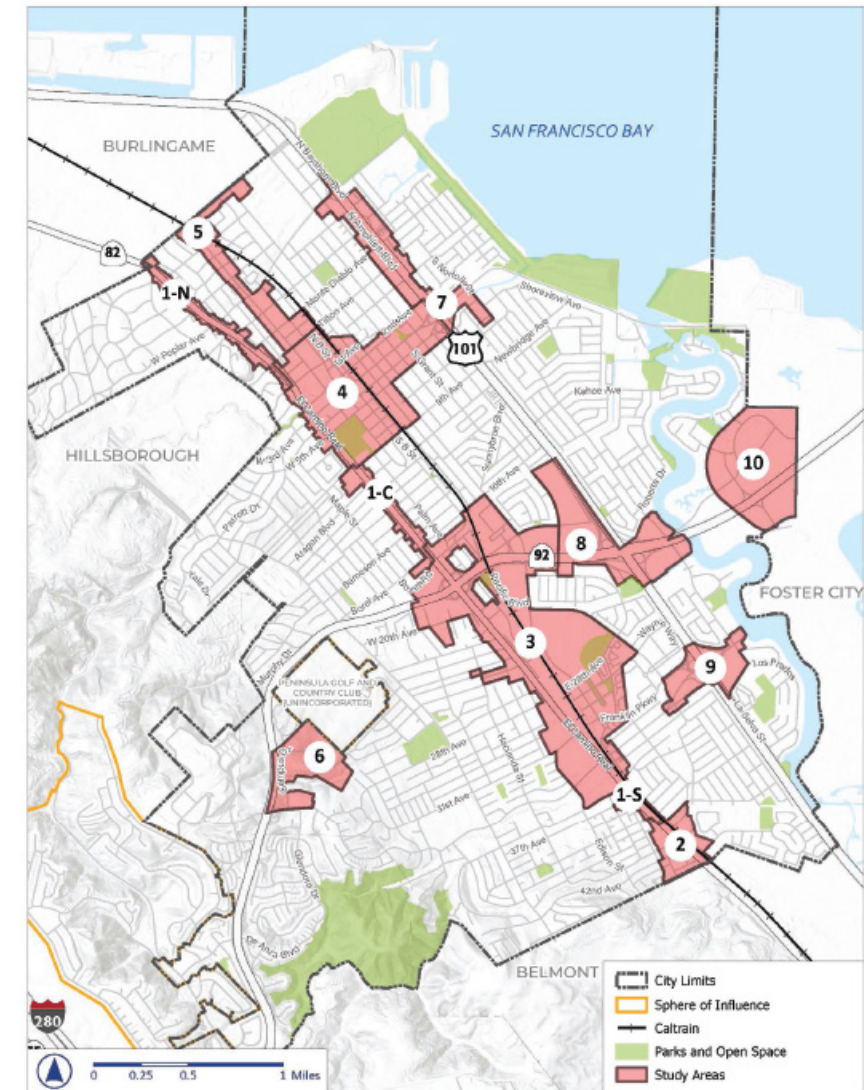
Draft General Plan 2040 Land Use Map

- » 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.

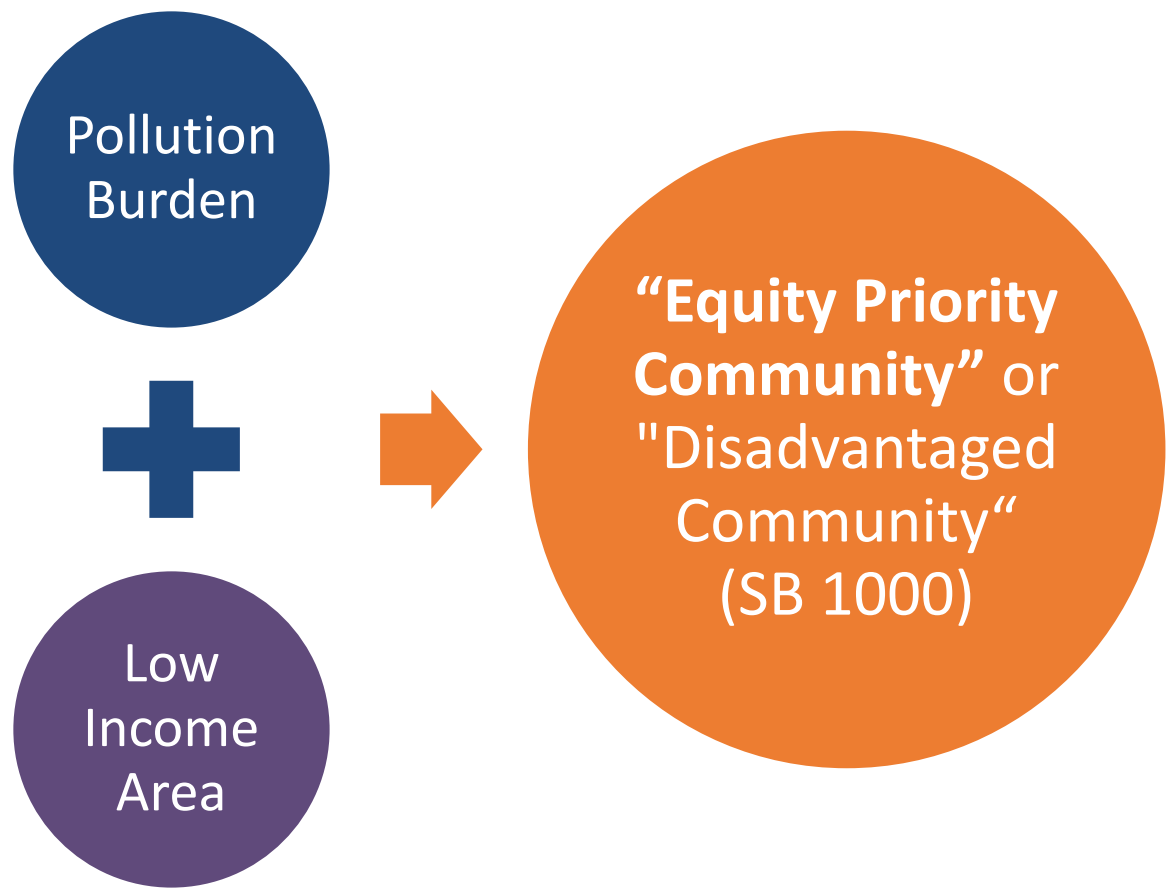


10 Study Areas from Land Use Alternatives

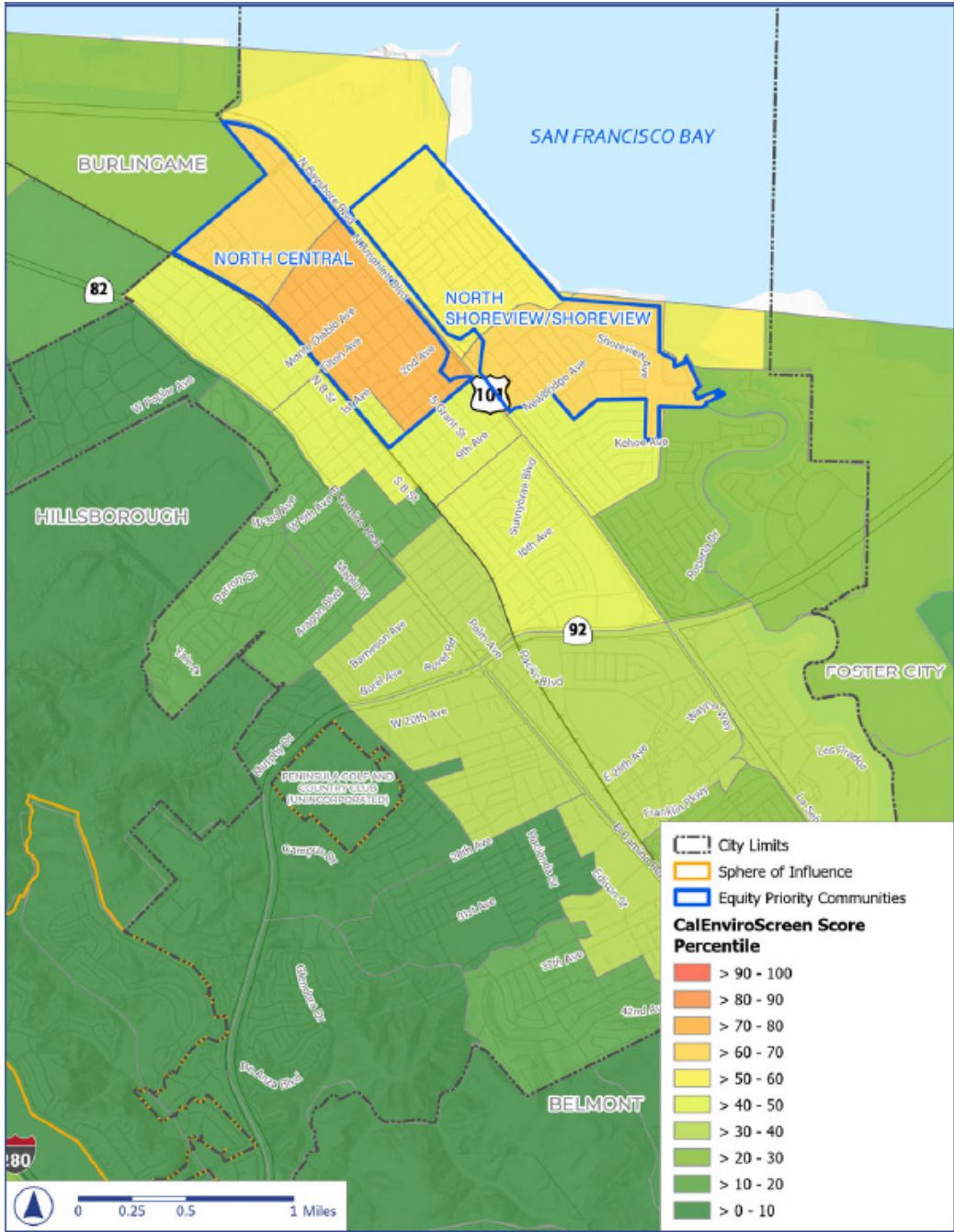
- » Greatest potential to experience and to accommodate land use changes over the next 20 years
- » Areas near transit, services, and jobs
- » Areas where current buildings are aging, vacant, or not maintained
- » Areas where property owners have expressed interest in considering redevelopment



Equity Priority Communities



Map: Cal Enviro Screen 4.0



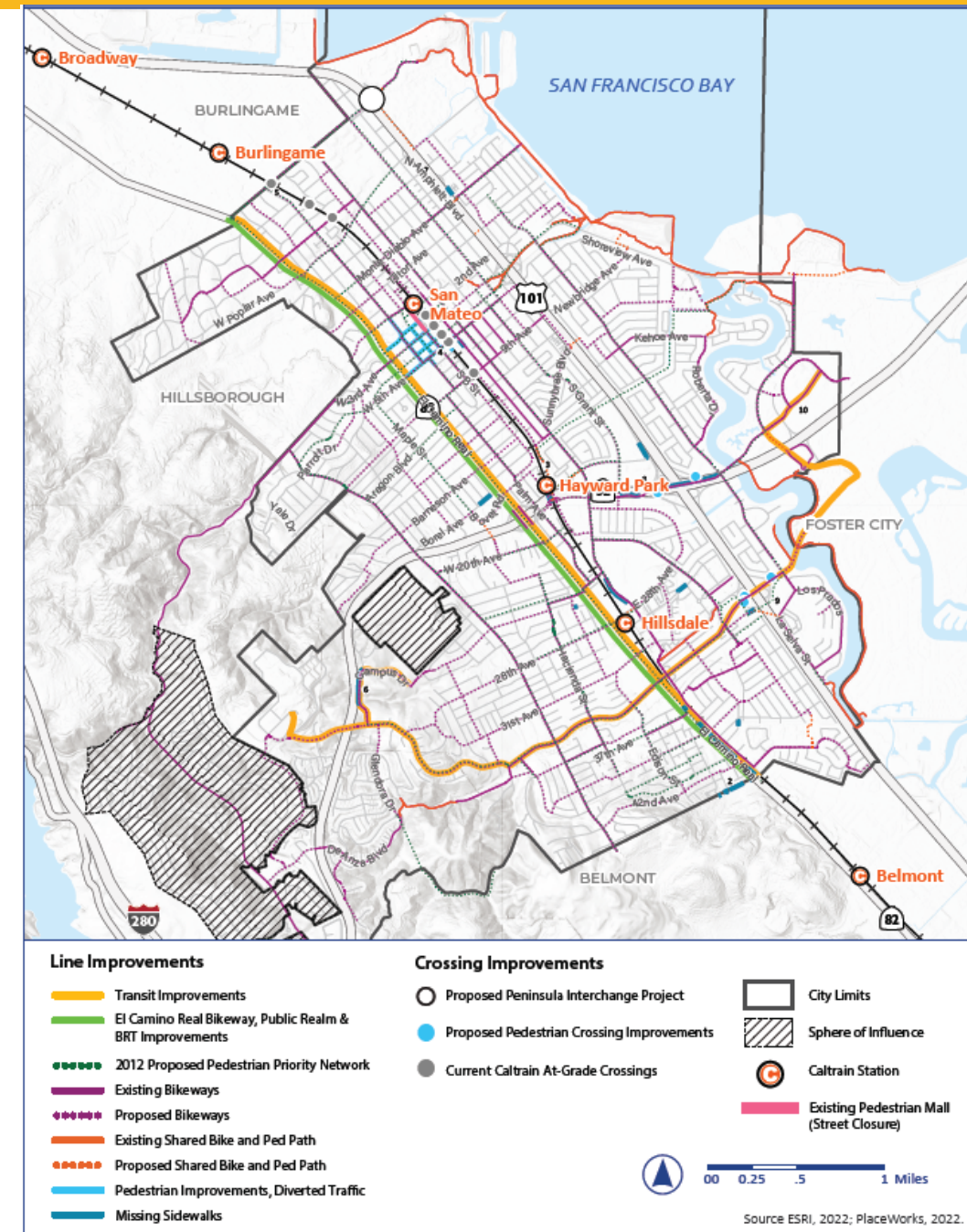
Circulation Element

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



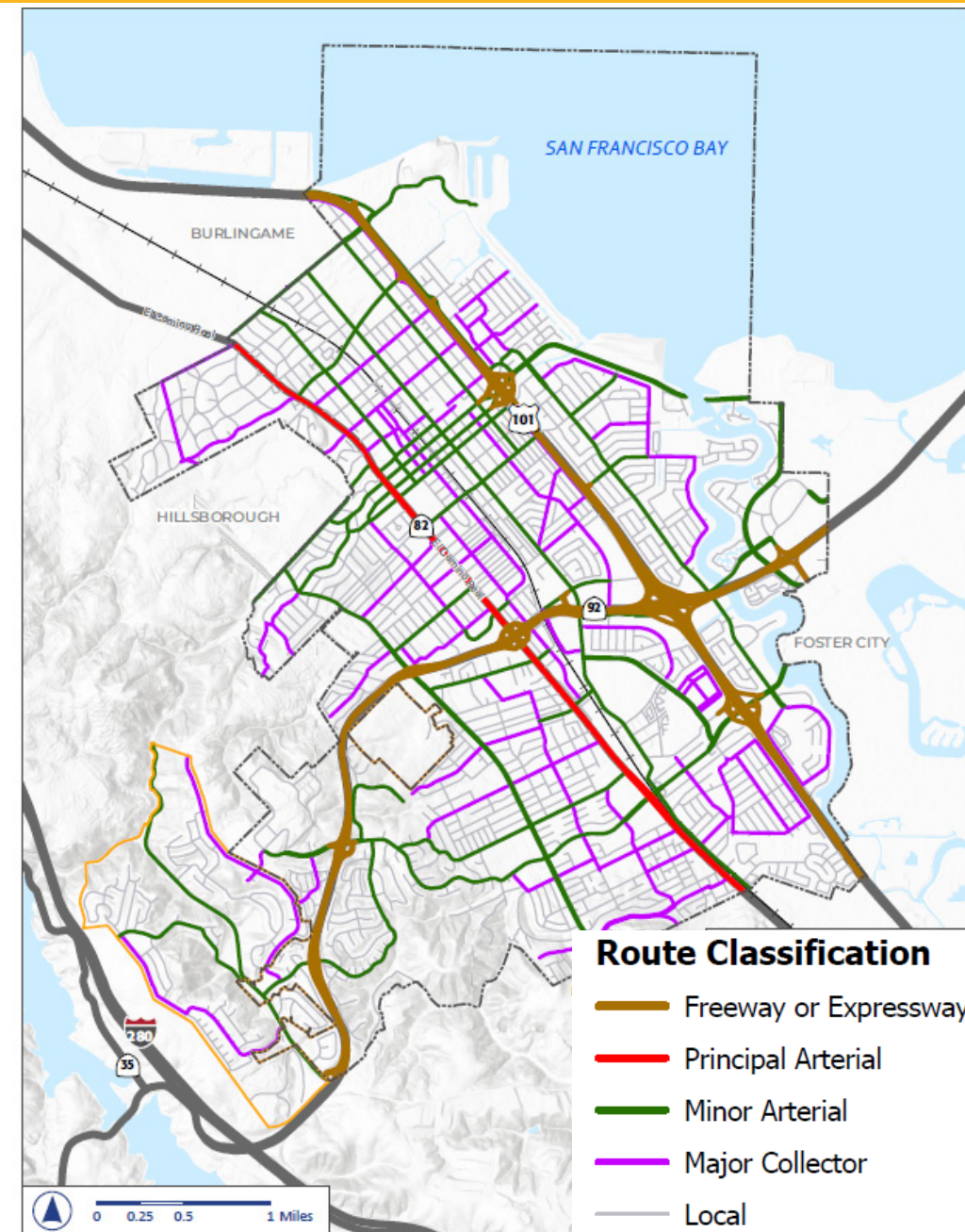
Circulation Map

- » 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



Roadway Classifications

- » **Caltrans Functional Classification data is basis of Road Classification Map**
- » **Functional classification based on existing conditions:**
 - Average daily traffic
 - Number of access points
 - Speed limits
 - Number of travel lanes
- » **Changing a Caltrans roadway classification:**
 - Would not change the amount of traffic
 - Could result in reduced maintenance funds Caltrans allocates to the City



Source: ESRI, 2022; CalTrans, 2022; PlaceWorks, 2023

Circulation Safety

- » **Circulation Element includes a goal along with 14 policies and actions that address safety**
- » **In response to community input about circulation system safety, City proposes:**
 - Adding more background information about safety issues and opportunities
 - Enhancing how the General Plan articulates safety policy guidance
 - Identifying places where safety policy guidance could be further strengthened

Circulation Safety Policies and Actions

- » **Policy C 1-3 Vision Zero.** Use a safe systems approach for transportation planning, street design, operations, emergency response, and maintenance that proactively identifies opportunities to improve **safety** where conflicts between users exist to eliminate traffic fatalities and serious injuries in our roadways.
- » **Policy C 1-4 Prioritize Pedestrian and Bicycle Mobility Needs.** Prioritize local pedestrian and bicycle projects that enhance mobility, connectivity, and **safety** when designing roadway and intersection improvements.
- » **Policy C 1-5 El Camino Real.** Facilitate efficient travel and pedestrian **safety** along El Camino Real.
- » **Action C 1-18 Safety Education.** Pursue **safety** education to increase awareness for all street users.
- » **Action C 2-6 Travel to Schools.** Reduce school-related VMT and support student health by collaborating with private and public partners to increase the number of students walking or bicycling to school through expanded implementation of Safe Routes to School, including educating students and the community about the benefits of walking and bicycling and making physical improvements to streets and neighborhoods that make walking and bicycling safer. Prioritize school travel **safety** improvements in equity priority communities.
- » **Action C 3-4 Implement Pedestrian Improvements.** Prioritize implementation of goals, programs, and projects in the City's adopted plans that improve the comfort, **safety**, and connectivity of the pedestrian network.
- » **Policy C 4-4 Bicycle-Related Technology.** Explore ways to use technology to improve bicycle **safety** and connectivity.

Circulation Safety Policies and Actions (cont.)

- » **Policy C 4-5 Bicycle and Shared Mobility-Related Technology.** Explore ways to use technology to improve bicycle and shared mobility **safety** and connectivity.
- » **Policy C 5-4 Safety at At-Grade Rail Crossings.** Eliminate existing at-grade rail crossings to improve **safety** and local multimodal circulation.
- » **Policy C 5-6 Transit Safety.** Prioritize improvements to increase **safety**, access, and comfort at transit centers and bus stops in equity priority communities, along commercial corridors, and in dense, mixed-use neighborhoods.
- » **Action C 5-10 Transit Experience Improvements.** Prioritize installing new transit shelters and benches or other seating and an energy-efficient street lighting program at transit stops in equity priority communities and areas that improve transit access, **safety**, and experience.
- » **Goal C-6** Achieve a transportation system that prioritizes user **safety**, accommodates future growth, reduces VMT per capita, and maintains efficient and **safe** operations for all modes and all residents.
- » **Action C 6-10 Prioritization and Timing of Roadway Improvements.** Revise the Capital Improvement Program (CIP) prioritization system to include additional criteria, such as: potential to reduce vehicle miles traveled (VMT) per capita; proximity to high-injury locations identified in the Local Roads **Safety** Plan; eligibility and availability of grant or other funding source; benefit or harm to equity priority communities; and correlation with the distribution and pace of development, reflecting the degree of need for mitigation.
- » **Policy C 7-5 Curbside Management.** Manage the supply and use of the curb to maintain an optimal balance between mobility, storage, placemaking, and loading uses allowing for flexibility for adaptive re-use, **safety** improvements, and activation of curb space whenever possible.
- » **Action C 8-8 Intelligent Transportation Systems.** Evaluate and deploy Intelligent Transportation Systems (ITS) measures to efficiently manage traffic operations and incident response, enhance transit service efficiency, and better detect and prioritize the travel and **safety** of people walking and biking.

Community Design & Historic Resources 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**



Historic Resource Policy Recommendations

» **New policy under Goal CD-5**

- **CD 5.1 - Comprehensive Approach to Historic Preservation.** Implement a comprehensive approach to historic preservation based on community input and best practices from State and federal agencies, to find the right balancing between preservation with other important priorities such as providing new housing and supporting local businesses.

» **Combine Policies CD 5.1 and 5.2**

- **CD 5.2 - Historic Preservation.** Actively identify and preserve historic resources and concentrations of historic resources which convey the flavor of local historical periods, are culturally significant, or provide an atmosphere of exceptional architectural interest or integrity, when they meet national, State, or local criteria. Historic resources include individual properties, districts, and sites that maintain San Mateo's sense of place and special identity, and enrich our understanding of the city's history and continuity with the past.

Community Design Recommendations

» Update Policy CD 8.3

- ~~Respect Existing Scale and Rhythm.~~ Context Sensitive Design. ~~Encourage n~~ New mixed-use and commercial development should incorporate architectural styles and elements that relate to respect the scale and design rhythm of surrounding buildings, including by providing breaks in the building face at spacings common to buildings in the area and by stepping back upper floors.

» Update Action CD 8.6

- **Objective Design Standards.** Develop and adopt objective design standards for new mixed-use and commercial development to provide a clear understanding of the City's expectation for new project design, including context appropriate architectural styles and pedestrian-friendly design.

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**



Public Services and Facilities Recommendations

- » **Add a new Goal with policies/action focused on supporting seniors and aging**
 - Support implementation of the Age Friendly Action Plan
 - Identify policies and actions that specifically reference seniors and aging in other elements (i.e. Circulation, Conservation, Open Space, and Recreation).
- » **Update policies and actions related to storm drainage to align with current community objectives related to stormwater and flooding**

Safety Element

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



Noise Element

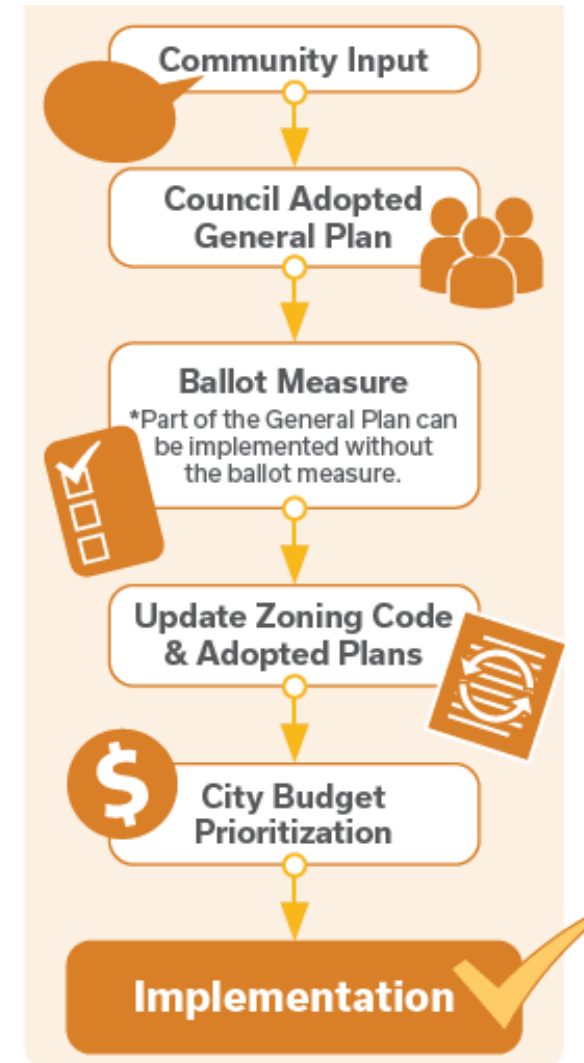
- » **Exterior Noise Standards**
- » **Interior Noise Standards**
- » **Measuring and Regulating Noise**
- » **Reducing and Mitigating Noise**



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



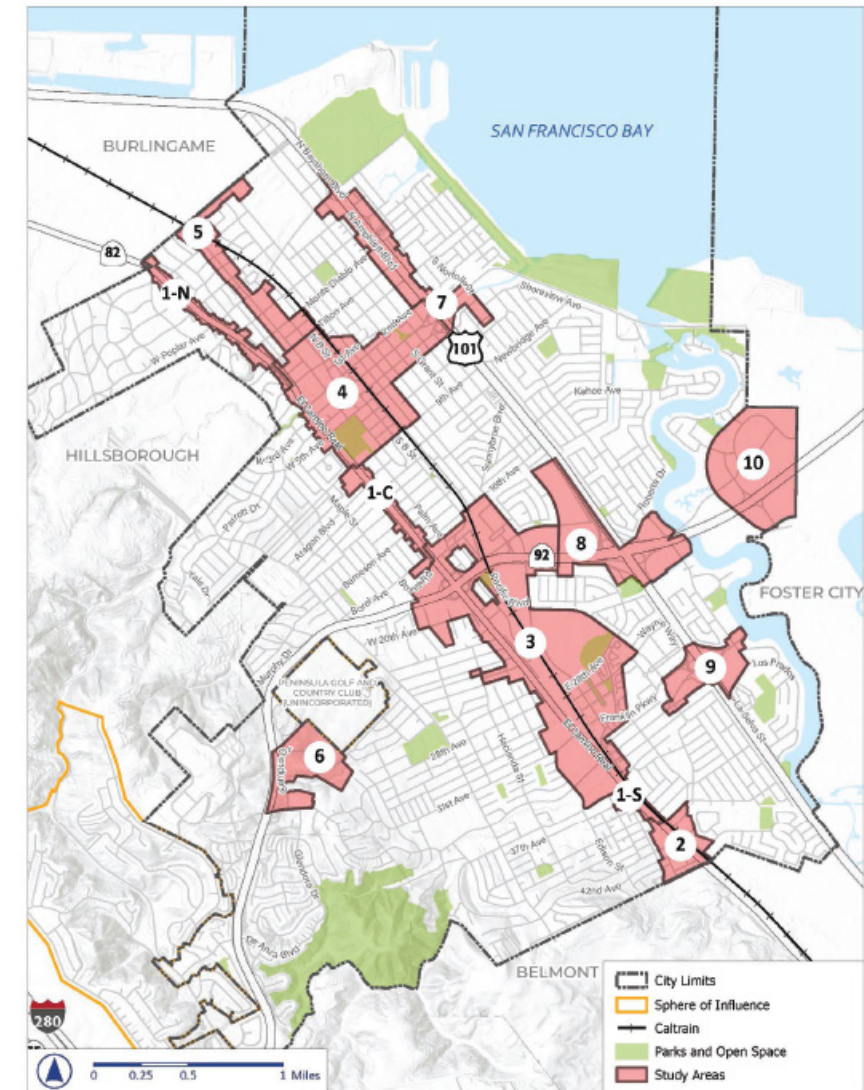
General Plan Implementation + City Budget Prioritization

- » **General Plan Implementation Plan will identify general timeframe for implementation of each action**
- » **Process to fund General Plan actions:**
 - Each City Department recommends a list of actions and estimated budget for each action for Council consideration to fund prior to start of each fiscal year
 - Many of the recommendations originate from the General Plan
 - City Council prioritizes what initiatives will be funded based on available budget

Draft General Plan 2040 & Measure Y

Draft General Plan 2040 and Measure Y

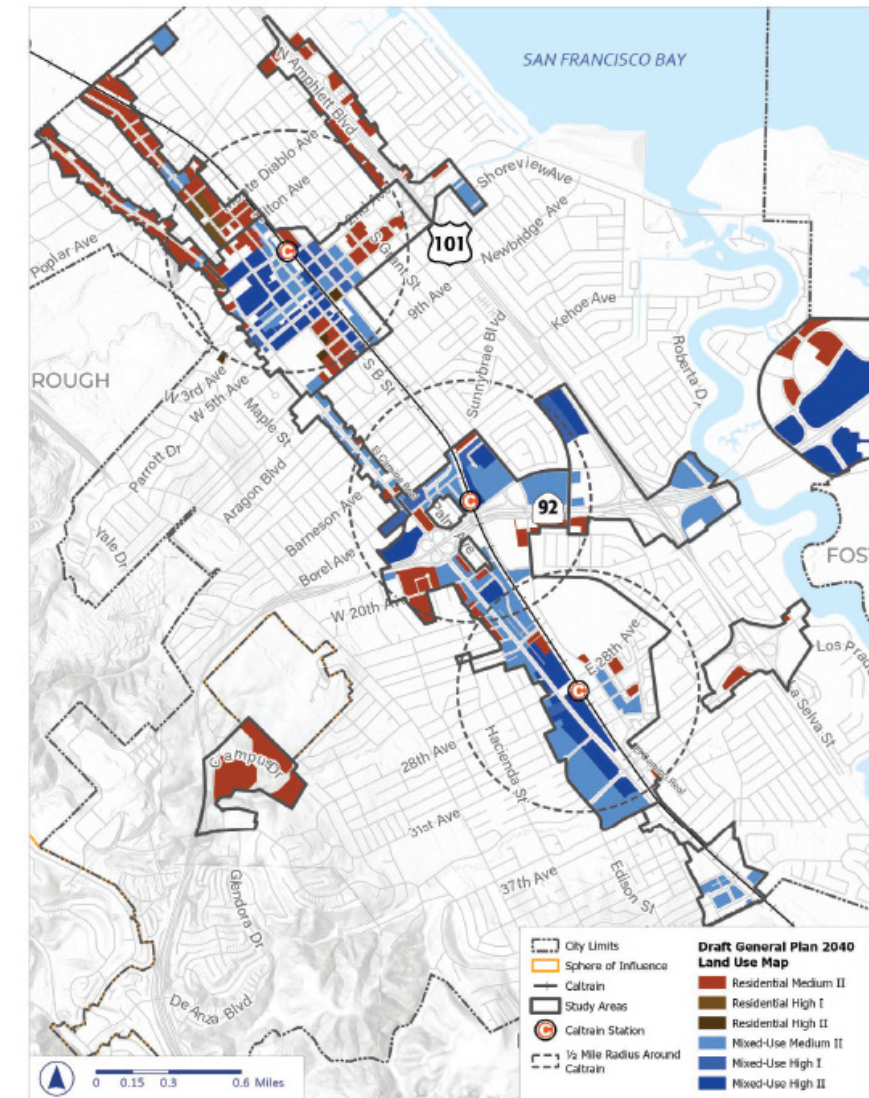
- » San Mateo voters approved Measure Y in November 2020, which set limits on new building heights and densities.
- » In 2019 and 2020, community input guided the establishment of ten General Plan study areas to accommodate future housing and jobs.
- » Draft General Plan 2040 only proposes heights and 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**

- 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

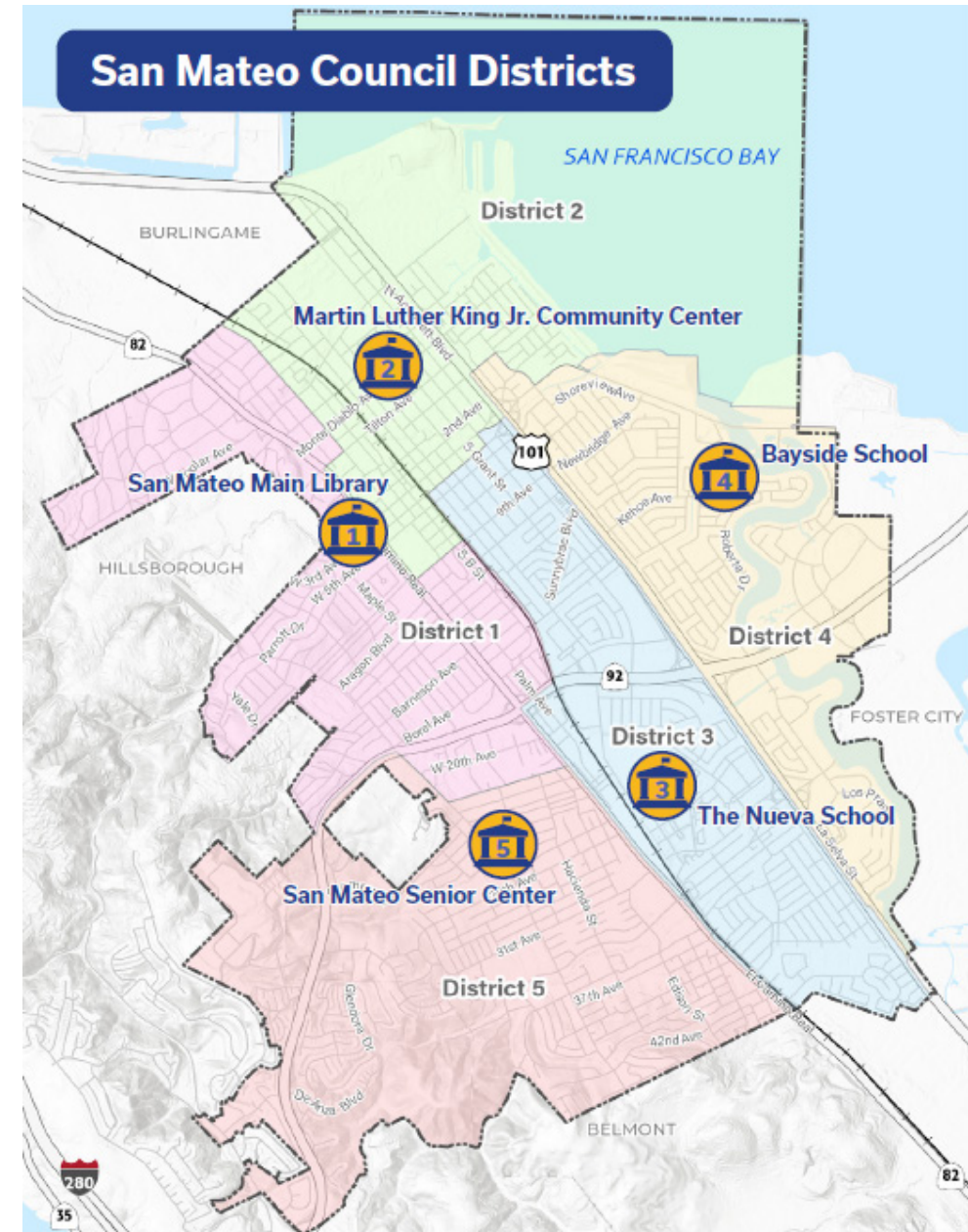
» Direct Engagement

- 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

- 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 (**tonight**)

» 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 in the beginning of 2024.

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
- Maintain and support local businesses
- Ensure San Mateo's unique urban fabric is maintained and improved as the city grows
- Expand urban forest and street trees
- Maintain quality of life, such as public safety, City services and park facilities, with new growth and development
- Demonstrate that future growth would not compromise the fiscal sustainability of the City of San Mateo
- Protect historic resources
- More focus and detailed attention to storm and flood preparedness
- Improve roadway/sidewalk safety, reduce congestion, and ensure adequate parking

General Plan Subcommittee Input Themes

- » **Add an executive summary at the start of each element**
- » **Add more actions to enhance placemaking in San Mateo**
- » **Support local businesses and highlight the positive impacts local business has on the community**
- » **Outside of the General Plan, examine fees and policies that could be an obstacle to housing production**
- » **Support for all initial staff recommendations**
- » **All input summarized in Attachment 2 of Agenda Report**

Initial Staff Recommendations on General Plan

» Land Use Map Updates

- Update site designations – when identified - to align with existing uses
- Study Area 3 boundary modification – Remove the church parking lot site on Hacienda

» Additional policy guidance seniors/aging

- Add a focused section in Public Services and Facilities Element

» Update flooding/stormwater policies to align with community priorities

» Additional focus on safety in Circulation Element

» Revisions to Historic Resource and Community Design policies (noted above)

Next Steps

» **July to October 2023**

- Draft General Plan Community Outreach

» **August 11 to September 25**

- DEIR Public Review Period

» **City Council Meetings**

- October 2 – CD and HP; COS and R; and Noise
- October 16 – Circulation, PSF and Safety
- October 30 – Land Use

» **January 2024**

- Publish General Plan 2040 and Final EIR

» **February and March 2024**

- General Plan 2040 Adoption Hearings

Planning Commission Discussion

» Discussion process:

- Provide comments by Element grouping:
 - Community Design and Historic Preservation; Conservation, Open Space, and Parks; and Noise
 - Circulation; Public Services and Facilities; and Safety
 - Land Use

» 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?

Clarifying Questions?

Public Comment

Planning Commission Discussion

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