

# GPU Town Hall Meeting Notes – District 3

Thursday, September 28, 2023

- Q1. There are a lot of small cell towers being installed in the city, can the GP request that those be placed not where people or schools are, only in commercial areas?
- *Response:* We have small cell ordinances that allow it in the public right of way
- Q2. If we make suggestions now is it too late to make changes?
- *Response:* This is a draft so we are still taking input throughout the process
- Q3. What is residential context design sensitivity noted in the slides?
- *Response:* It's about being sensitive to the context of the city neighborhoods and being mindful of under-utilized sites in the city
- Q4. What is the justification for these massive structures coming up in the plan and single family neighborhoods - GP is including 4 story plans in my single family home neighborhood?
- *Response:* GP provides framework for future growth, site development is up to the property owners
- Q5. This is the plan now but it can change again in 5 years or with Caltrans plans making some road crossings heavier and more dangerous, my request is that the neighborhoods and roads be preserved into the future as well?
- *Response:* We as a city have an interest in re-evaluating some of Caltrans plans but we do need our plan to align with them to qualify for certain funding
- Q6. We (the neighborhood) have concerns about what is going on at 5th and 9th, the arterial roads will lose the neighborhood feeling and never get it back.
- *Response:* The GP does not designate the roadway classifications, that is at the state level
- Q7. With the recent flooding, is there anything that talks about infrastructure changes to make things safer like extending culverts? The city is growing faster than the city can keep up.
- *Response:* Yes, in the policies - we will address more in the next part of the presentation
- Q8. Housing - what amount of this is based off of RHNA requirements vs the community projected growth - the reasoning behind the growth with all these companies and people leaving CA?
- *Response:* We are accommodating RHNA and the for the next 2.5 RHNA cycles that would be adding to that.
- Q9. An arterial can have up to 10,000 cars a day - on 5th, how is that compatible with what we were told in the past is a bicycle Blvd.?
- *Response:* The roadway classification do not have anything to do with the arterial plans. Where we have higher volumes we recommend more protective facilities for bikes and we think the 5th Ave traffic is over estimated and we are trying to re-classify those back down

- Q10. Hillsdale - it used to be lower density and what's now planned, at Saratoga, is it now planned for higher density, why?
- *Response:* Our studies show it is an under-utilized site
- Q11. Process - GP discussion have been over 5 years. Reclassifying streets as arterials is being done at the last minute which seems like to wrong process - short term decision with long term implication that people have not had a chance to look at. That degrades public trust of the process.
- *Response:* These classifications are not something GP is creating - that is Caltrans and DOT. GP is a large document and has a lot of info - sometimes we may not have everything in there, which is why it is a draft and we keep coming back to the community and informing all stakeholders - it changes based on feedback and other requirements.
- Q12. Downtown plan (study area 4) - do people come here for the quality of the downtown? People want a quaint downtown without massive structures. These study plans for huge buildings in SF is in contrast what most are drawn to in San Mateo. Can we keep downtown quaint and build up in other areas of the city if it is not mandated growth.
- *Response:* Downtown also has a historic district and that has considerations
- Q13. Concerned about small cell towers in neighborhoods popping up a lot with no reason and has health concerns when it is near schools
- *Response:* We will reach out to Public works teams to discuss that
- Q14. Are we looking at flexible accommodation for people being able to expand to duplexes and ADUs? How is that being factored in to the needed housing for 21,000 people?
- *Response:* Yes, that is already allowed under state law but can't fill the capacity the the RHNA is requiring of us.
- Q15. Mixed use - there already are some that can't make businesses thrive, like Station Park Green and Montara so why are we planning for more of that? Also, no place to park near them with delivery people parking in the red or blocking the street. Police station didn't have enough parking so they are parking in the Fiesta Gardens neighborhoods, let's not repeat these mistakes
- *Response:*
- Q16. Redevelopment is a problem - Hillsdale mall will no longer be. What's replacing it will not be sufficient. Other places disappearing, like the Fish Market. I heard a rumor that Borel Square will be redeveloped and Bridgepointe - do you know anything about that?
- *Response:* There are no development proposals for those sites but it is on our housing elements sites inventories
- Q17. We are building but not adding parks - trees are additive. Where are the parks going to be?
- *Response:* We do have a parks conservation element - with more open space and we are looking at the open space standards in the zoning code soon.
- Q18. I appreciate that the look in the plan is to keep the downtown historic architecture but the new developments going up are all glass. Are you concerned about the developments with

so much commercial space - workers are working at home more and more, concern that the high rises going in are vacant? Commercial space is not as in demand as pre-pandemic. Parking and traffic - all the workers in the high rises, is it realistic that they will actually take transportation?

- *Response:* We have an objective design standards project going to PC 10/24. City has not seen low vacancies in offices that are being seen in SF, we are still seeing the demand. We want to promote more walkable transit oriented communities and have policies that promote trip reduction but we recognize the inadequacies of some public transit and are considering options to address that.

Q19. The arterial road proposal, in what way do we have a voice in that and how is it tied to funding, what does that mean?

- *Response:* Those are existing designations - there are requirements to align with those to get some state and federal funding - we are aligning to what is already established but our current complete streets plan is looking at prioritization for different uses and roadways and getting some of these redesignated so that is where we can welcome your feedback

Q20. The need for more protections for the neighborhoods in the GP - under noise 10,200 for 10th Ave and 9,200 for 9th Ave. Can we take a more moderate approach to help with re-classification as tied to traffic pollution, noise, and air quality? Large trucks in Sunnybrae bring a lot of pollution all day and sometimes night - need an industrial park where that would be more appropriate and 5 ton load limit in Sunnybrae for less damage and less need to resurface often. Also, need feasibility and funding for sound wall and vegetation in North Central, and Sunnybrae.

- *Response:* Thank you for your feedback.

Q21. The flood - concerned about more flooding again. The creeks and the culverts can't be taken care of for several years and involve interaction with Caltrans to enlarge the ones under the freeway. Cleaning out the drains is all we can count on for the city taking care of it but public works said they don't have enough staff. Flood prevention is in this plan but we need staffing to clean out and maintain the storm drains.

- *Response:* Thank you for your feedback.

Q22. I live in Bay Meadows area - it's great and all new. It's a lot better than 10 years ago - we are hopeful that things will just get better even more with this plan. It's very difficult to buy a single family home and many people even in tech can't do it so we need more housing like town homes and new apartment buildings to encourage young people and families to be here.

- *Response:* Thank you for your feedback.