



# City Council

## Draft General Plan 2040 - Meeting 1 of 3

October 2, 2023



# 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



# Tonight's Agenda Discussion

- » **Presentation**
- » **Clarifying Questions**
- » **Public Comment**
- » **City Council Discussion and Direction**
  - Community Design and Historic Resources Element
  - Conservation, Open Space, and Recreation Element
  - Noise Element



# 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**

# 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"><li>• Developed with an awareness of Measures P and Y</li><li>• Study areas did not include any Single-Family Residential areas and excluded most of the Equity Priority Communities</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 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 Community Outreach



# Community Engagement

## » Direct Engagement

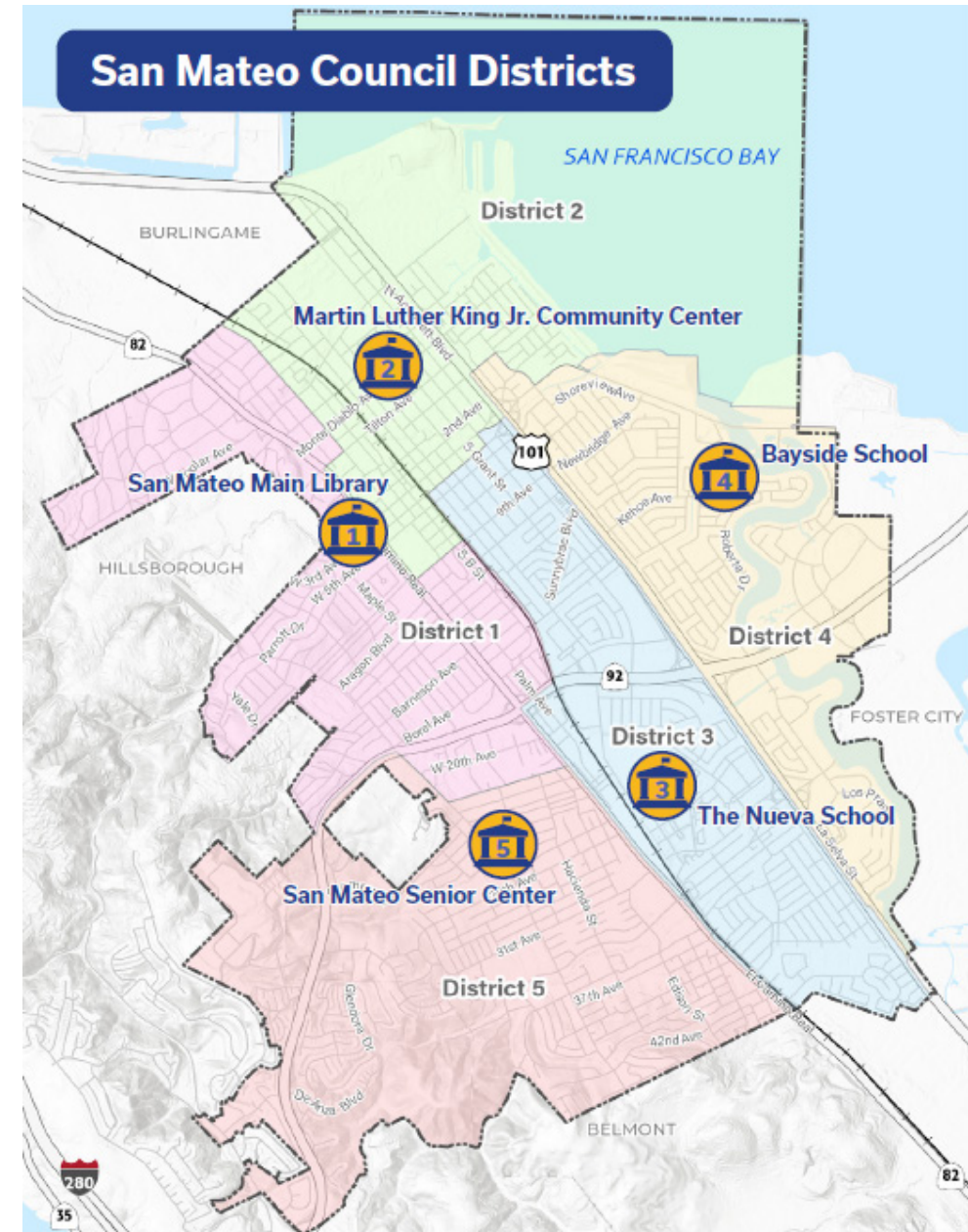
- Citywide mailers
  - Newsletter, mailed mid July
  - Town Hall Meeting Notice, mailed mid Aug
- 1 Virtual Workshop (August 16<sup>th</sup>)
- 5 District Town Hall Meetings
- Presentations to community groups
- Self-guided Open Houses at City facilities
- Pop-up events throughout the City





# Town Hall Meetings

- » **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 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 (**tonight**)
- 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

# Planning Commission Input Themes

- » Concern that “Explore” is too vague a term
- » Address outdoor air pollution for development adjacent to HWYs
- » Plan for continued street tree maintenance
- » Update historic resource definition to improve local control
- » Improve park access
- » Support for augmenting policy direction on seniors/aging
- » Plan for flood protection
- » Support local businesses
- » Increase new publicly accessible plazas and park spaces

# Draft General Plan 2040 Overview



# 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

# 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.

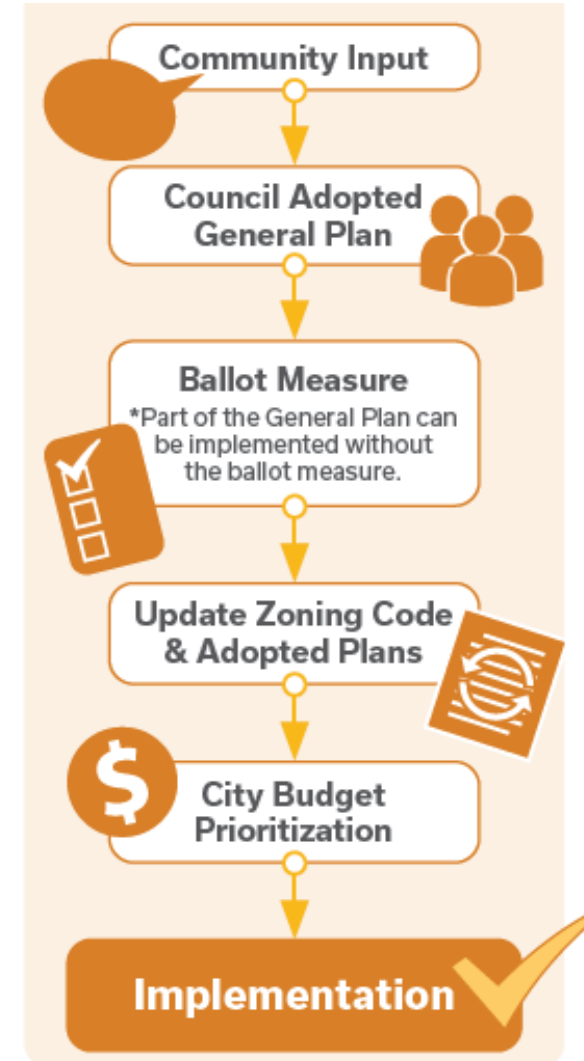
### POLICIES



**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.

# 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





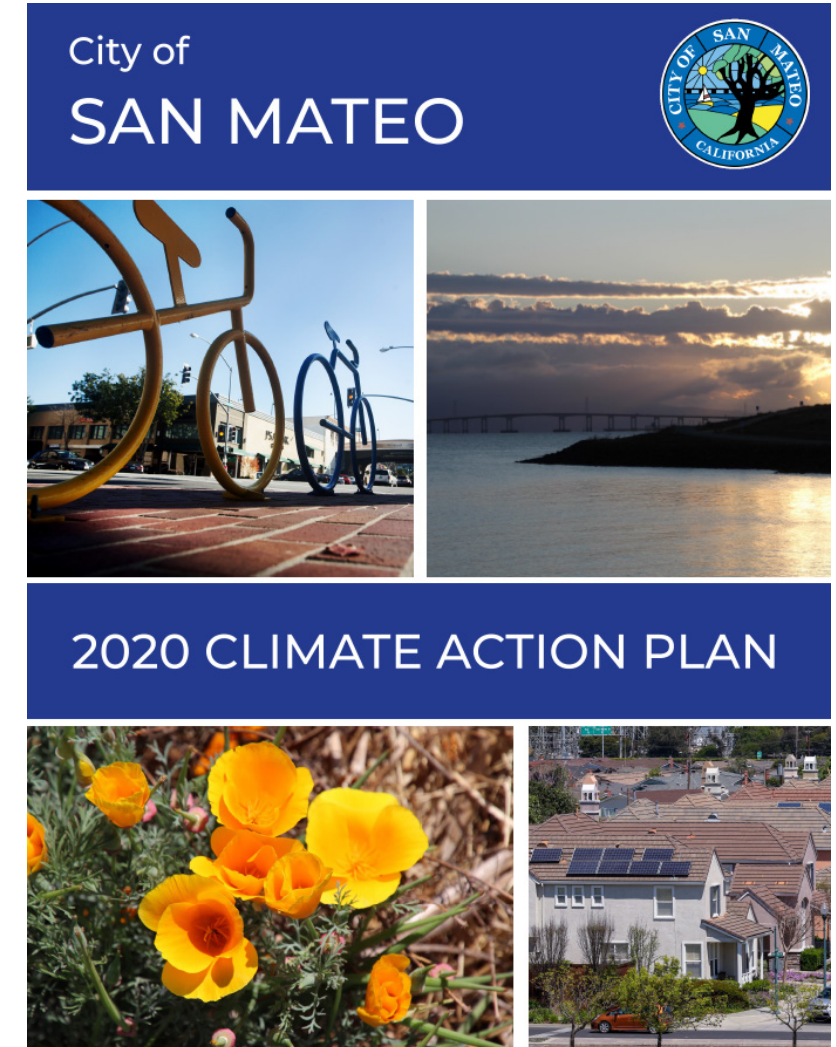
# General Plan Implementation + City Budget Prioritization

- » **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

# Climate Action Plan Technical Update

# San Mateo Climate Action Plan Technical Update

- » City's comprehensive strategy to reduce GHG emissions.
  - Implementation program of the 2030 General Plan.
- » First prepared in 2015, based on earlier plans from 2007-2010.
- » Updated in 2020.
- » Serves as a "CEQA Qualified" GHG Reduction Strategy.



# **Draft Environmental Impact Report**

# EIR Project Description

**The Project Description consists of two main project components:**

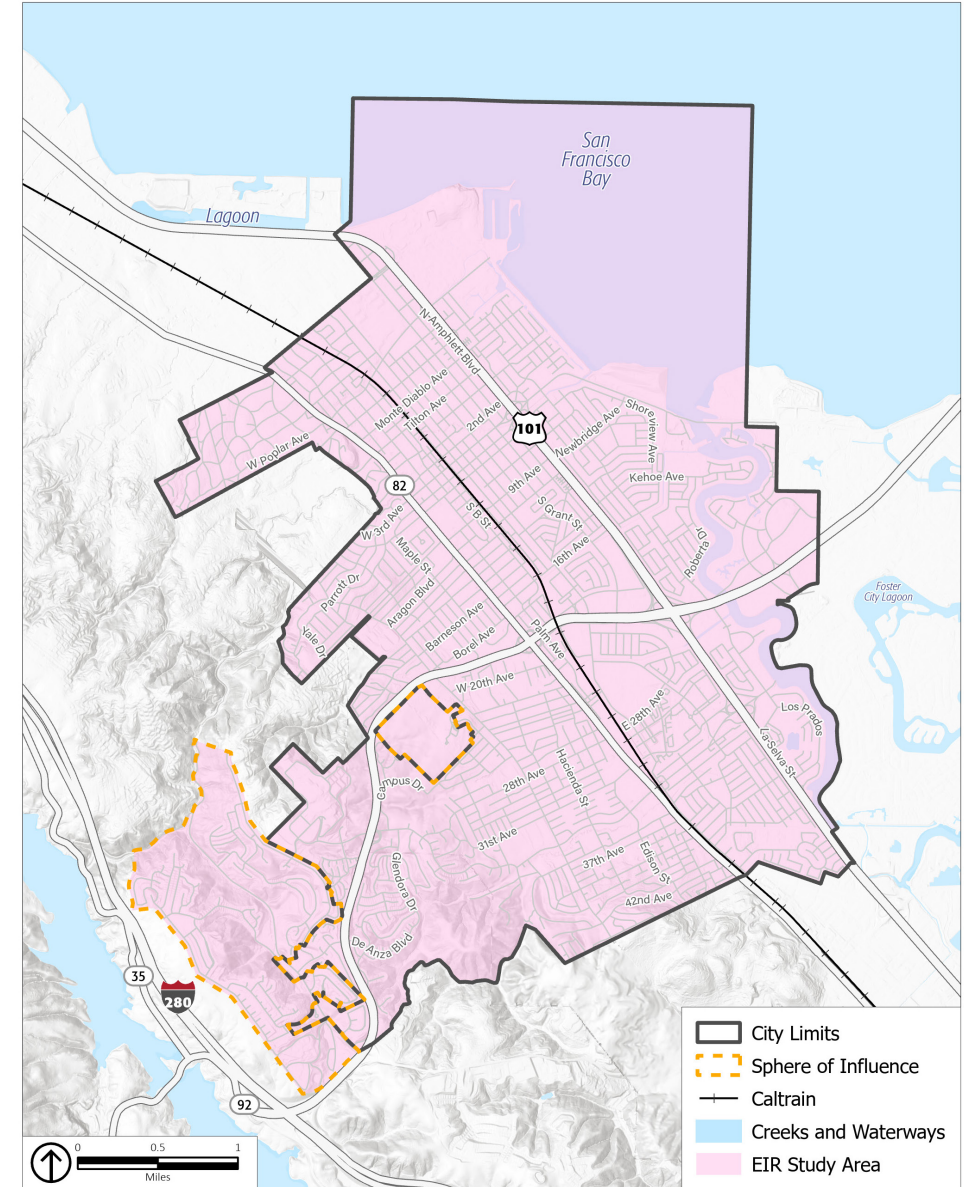
» **General Plan 2040**

- Land use map
- Projected buildout
- Goals, policies, and actions

» **Technical update to the Climate Action Plan**

# EIR Study Area

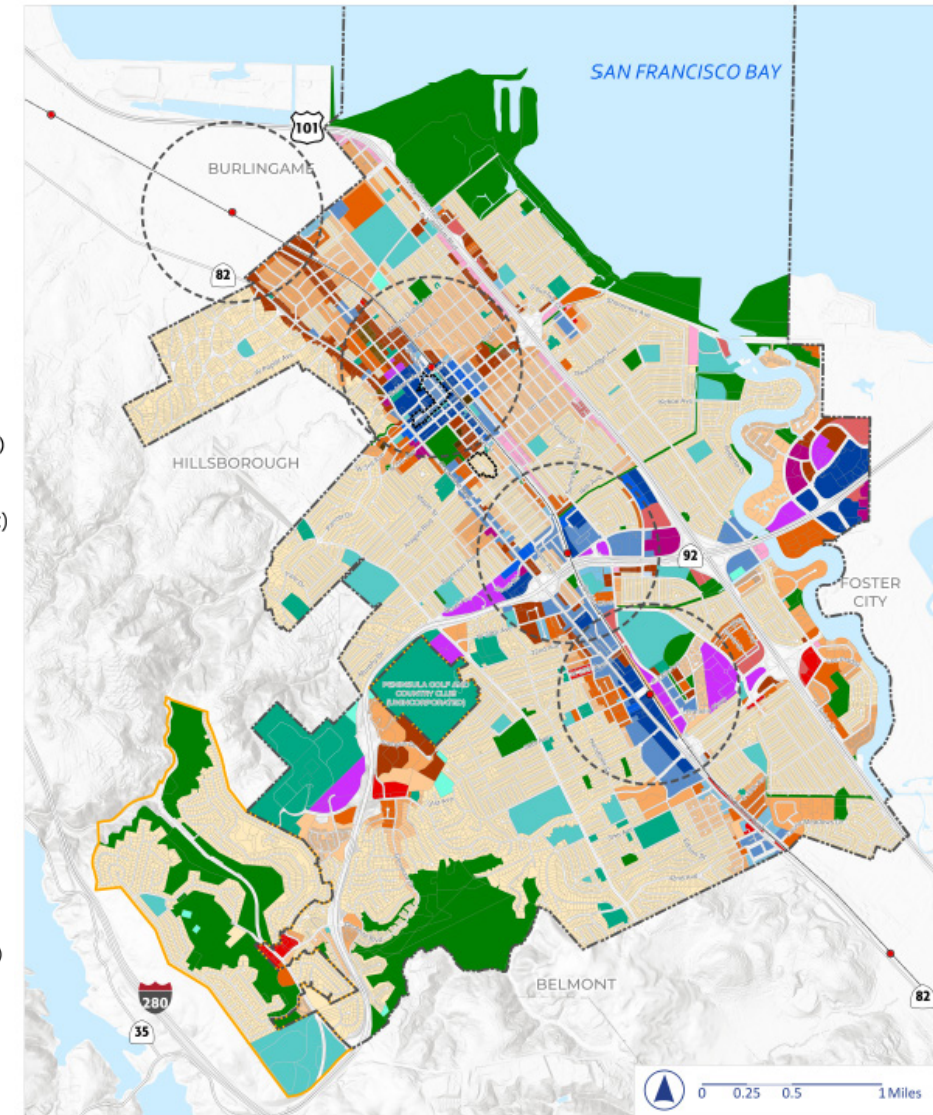
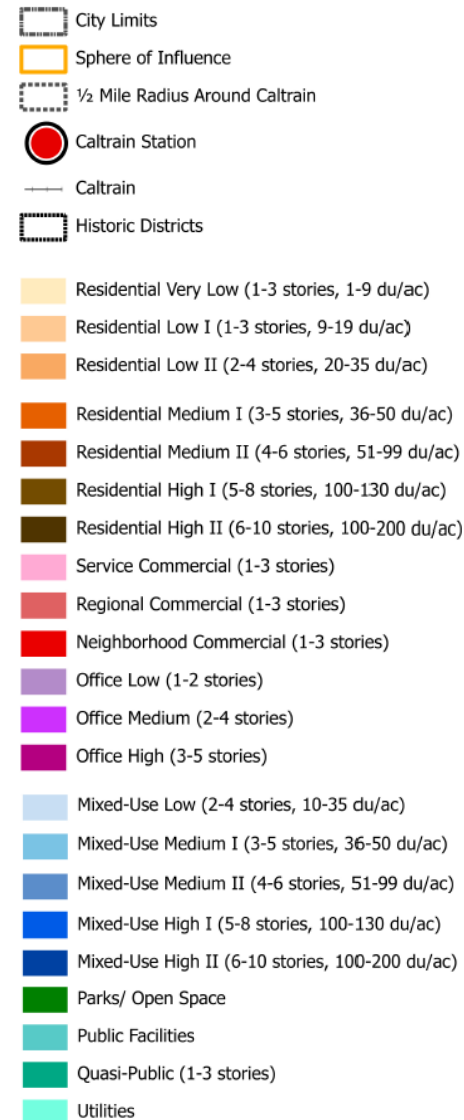
- » The study area for the EIR includes both the City Limits and the Sphere of Influence.
- » Analyses in the EIR require two types of data inputs.
  - Some require **spatial** inputs only.
  - Some require **both spatial and quantitative** inputs.





# Draft General Plan 2040 Land Use Map

- » Spatial analyses are based on all areas where development would be allowed by the General Plan land use map.
- » This is the same boundary as the EIR Study Area.



# Project Buildout

Quantitative analyses are based on the potential for growth citywide between 2019 and 2040, which represents an approximate 20-year buildout horizon.

PROPOSED GENERAL PLAN 2040 BUILDOUT PROJECTIONS IN THE EIR STUDY AREA					
Category	Existing Conditions (2019)	Projected Net Change by Area (2019-2040)		Total Net Change (2019–2040)	Total Buildout (2040)
		City	Unincorporated		
Households	41,060	20,070	10	20,080	61,140
Housing Units	43,770	21,400	10	21,410	65,180
Total Population	108,020	51,990	30	52,020	160,040
Jobs	62,440	16,530	390	16,920	79,360

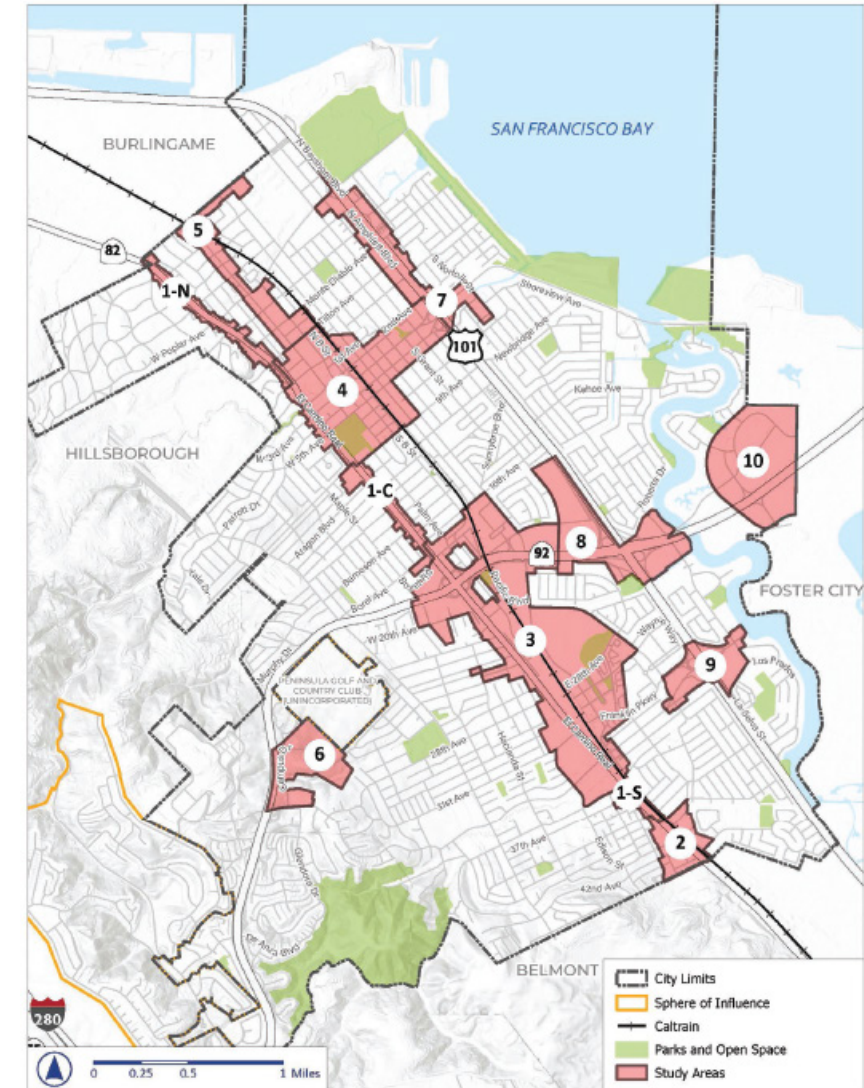
# Future development is focused in 10 Study Areas

## Study Area characteristics:

- » 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

## Study Area capacity for change:

- 92% of new housing
- 89% of new jobs



# CEQA Overview

- » The California Environmental Quality Act (CEQA) is the State's primary environmental protection law.
- » An Environmental Impact Report (EIR) is an informational document:
  - Discloses the potential physical environmental impacts of projects
  - Identifies mitigation measures
  - Describes feasible project alternatives
- » The EIR is the highest-level environmental review document under CEQA.
- » CEQA does not dictate project approval or denial.

# Program-Level EIR

"Program-level" EIRs are appropriate when a project consists of a series of actions related to issuing rules, regulations, and plans.

- » Does not evaluate site-specific impacts of future projects that are consistent with the General Plan.
- » Allows future project-level environmental review to "tier off" the program EIR.
- » Streamlines future environmental review procedures.



# Environmental Topics Evaluated in the EIR

- Aesthetics \*
- **Air Quality**
- Biological Resources \*
- Cultural Resources \*
- Energy \*
- Geology and Soils \*
- Greenhouse Gas Emissions \*
- Hazards and Hazardous Materials \*
- Hydrology and Water Quality \*
- Land Use and Planning \*

- **Noise**
- Parks and Recreation \*
- Population and Housing \*
- Public Services \*
- Transportation \*
- Tribal Cultural Resources \*
- Utilities and Service Systems \*
- **Wildfire**

*\* Impacts found to be less than significant because General Plan policies avoid or lessen.*



# Significant and Unavoidable Impacts

## » Air Quality

- **AQ-2:** Construction of development projects that could occur from implementation of the proposed project would generate emissions that would exceed the Bay Area Air Quality Management District's regional significance thresholds and cumulatively contribute to the nonattainment designations of the San Francisco Bay Area Air Basin.
- **AQ-3:** Operation of development projects under the proposed project would generate operational emissions that would exceed the Bay Area Air Quality Management District's regional significance thresholds for volatile organic compounds (VOC) and nitrogen oxides (NO<sub>x</sub>).
- **AQ-4:** Construction emissions associated with development under the proposed project could expose air quality-sensitive receptors to substantial toxic air contaminant concentrations and exceed the Bay Area Air Quality Management District's project-level and cumulative significance thresholds.
- **AQ-6:** Implementation of the proposed project would generate a substantial increase in emissions that exceeds the Bay Area Air Quality Management District's significance thresholds and would cumulatively contribute to the nonattainment designations and health risk in the San Francisco Bay Area Air Basin.

# Significant and Unavoidable Impacts

## » Noise

- **NOISE-1:** Buildout under the proposed project is anticipated to result in unacceptable traffic noise with an increase of more than 5.0 dBA  $L_{dn}$  over existing conditions along one roadway segment (1<sup>st</sup> Avenue west of B Street) within the EIR Study Area.
- **NOISE-6:** Buildout under the proposed project is anticipated to result in unacceptable cumulative traffic noise within the EIR Study Area.

## » Wildfire

- **WILD-2:** Development under the proposed project would increase population, buildings, and infrastructure in wildfire-prone areas, thereby exacerbating wildfire risks.
- **WILD-5:** Potential development under the proposed project could, in combination with other surrounding and future projects in the State Responsibility Areas, Very High Fire Hazard Severity Zones, or Wildland Urban Interface, result in cumulative impacts associated with the exposure of project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire due to slope, prevailing winds, or other factors.

# Cumulative Impact Findings

- » Cumulative impacts account for development under the proposed project, in addition to other surrounding development, that could cumulatively cause an impact on the physical environment.
- » The General Plan EIR is evaluated in the context of citywide cumulative impacts.
- » The Draft EIR finds that cumulatively considerable impacts could result from:
  - Air Quality
  - Noise
  - Wildfire

# Alternatives Analysis

- » CEQA requires an EIR to describe a range of reasonable alternatives to the project that would attain most of the project objectives but would avoid or substantially lessen any of the project's significant effects.
- » One of the alternatives must be a “no project alternative.”
- » The Draft EIR evaluates two alternatives:
  - No Project Alternative
  - Reduced Traffic Noise Alternative

# Statement of Overriding Considerations

The City may approve the project with significant and unavoidable impacts by issuing a “Statement of Overriding Considerations”

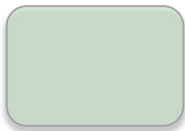
- » Identifies how the project's benefits outweigh the potential impacts
  - Examples: providing affordable housing, reducing per capita VMT, supporting local businesses
- » Must be included in the record of project approval

# EIR Process

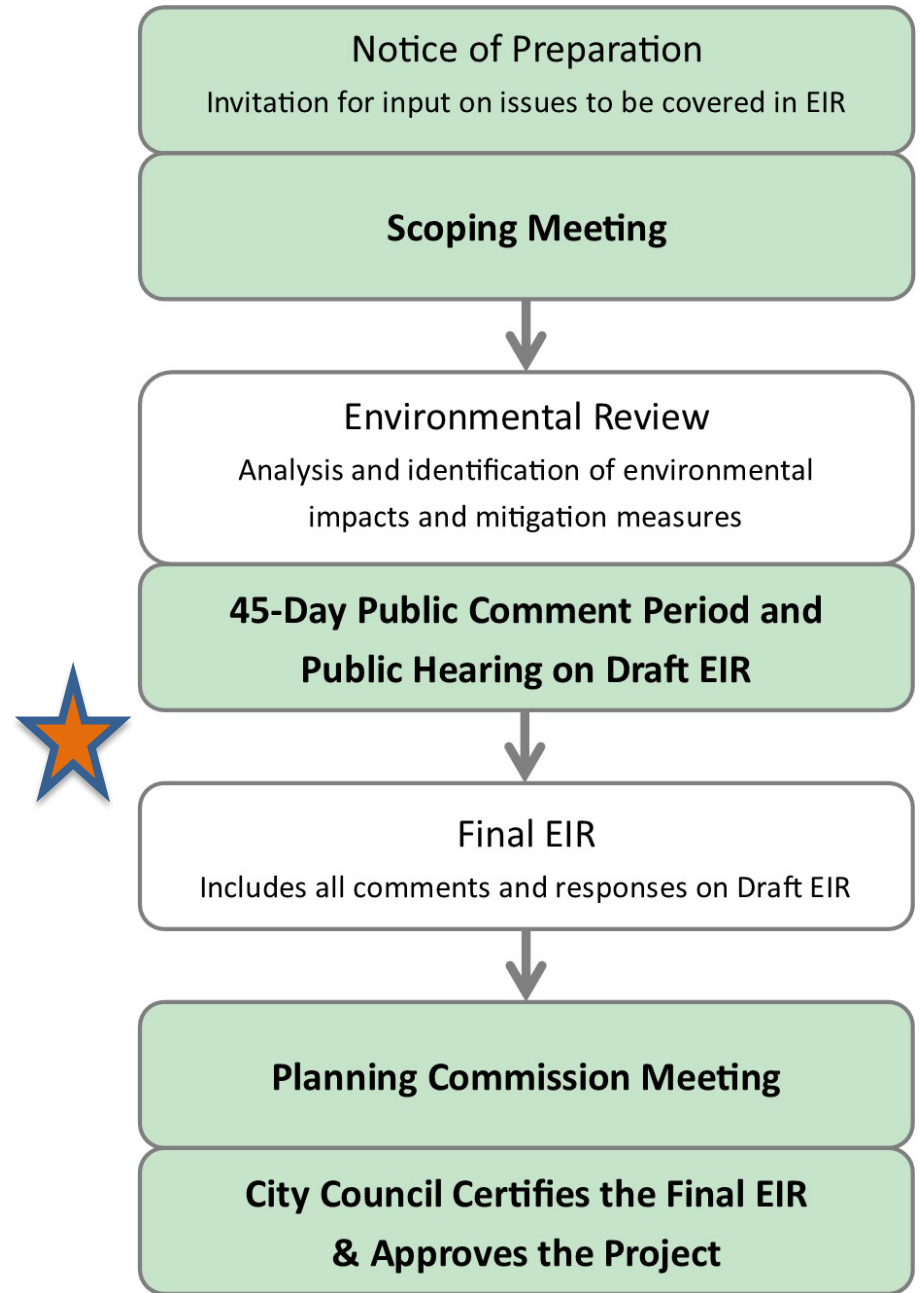
- » This chart summarizes the EIR process mandated by State Law
- » Comment period on the EIR was August 11 to September 25, 2023
- » Publication of Final EIR anticipated in January 2024



= current phase



= opportunities for public input





# Community Design & Historic Resources Element

# 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**



# Community Input

- » **Maintain San Mateo's unique character.**
- » **Improve gateways into San Mateo.**
- » **Expand street trees and require regular maintenance.**
- » **Both support and opposition to designating new historic resources and establishing new historic districts.**
- » **Establish a process for historic district designation that requires approval by the affected property owners.**
- » **Update the historic resources survey.**

# General Plan Subcommittee Feedback

- » **Revise Policy CD 1.3 (Scenic Corridors) as follows:**
  - **Policy CD 1.3 Scenic Corridors.** Require new development adjacent to designated scenic corridors within San Mateo County's General Plan to protect and enhance the visual character of these corridors to the extent feasible
- » **Update Action CD 3.11 (Tree Support for Low-Income Homeowners) to ensure there are funding sources for low-income homeowners to pay for the replacement of trees.**
- » **Update Policy CD 5.4 (Public Awareness) to ensure that property owners are aware if their property is being considered for designation as a historic resource or district.**
- » **Ensure the City understands all the implications of defining a historic resource as being eligible for listing on National and California registers.**
- » **Remove or Update Policy CD 8.3 (Respect Existing Scale and Rhythm) because it is too prescriptive and does not align with objective design standards.**

# Planning Commission Recommendations

- » **Add support for the establishment and maintenance of trees, especially in equity priority communities, under Goal CD-3.**
- » **Remove eligible as part of the definition of Historic Resources in Policy CD 5.3 Historic Resources Definition.**
- » **In addition to the staff-recommended changes to Policy CD 8.3, remove the reference to stepping back upper floors at the end of the policy.**

# Staff Recommended Changes

- » Policy CD 1.3 Scenic Corridors
- » Policy CD 3.7 Street Tree Equity
- » Action CD 3.11 Tree Support for Low Income Homeowners
- » New action to fund City-owned tree maintenance
- » New “Comprehensive Approach to Historic Preservation” policy
- » Merge Policies CD 5.1 and 5.2
- » Reorganize hierarchy of Historic Resources actions to align with stated approach
- » Policy CD 8.3 Respect Existing Scale and Rhythm
- » Action CD 8.6 Objective Design Standards

*A separate process to begin updating the City's historic preservation policies will be initiated in early 2024.*



# Conservation, Open Space and Recreation Element

# Conservation, Open Space and Recreation Element

- » **Natural Resources Protection**
- » **Access to Nature**
- » **Open Space Preservation**
- » **Creeks and Riparian Areas**
- » **Air Quality**
- » **Parks and Recreation**



# Community Input

- » **Protect Marina Lagoon from the impacts of new development.**
- » **Improve and restore San Mateo waterways.**
- » **Protect groundwater resources.**
- » **Phase out the use of gas-powered maintenance equipment.**
- » **Expand access to Coyote Point.**
- » **Ensure sufficient park and open space as the city grows.**

# General Plan Subcommittee Feedback

- » **Add policies and/or actions to support the expansion of cultural and entertainment resources in San Mateo.**
  - Goal COS-9 Provide stable and adequate operational and capital funding for the parks and recreation system.

# Planning Commission Recommendations

- » **Add a new Action under Goal COS-4 to mitigate outdoor air quality in areas adjacent to pollution sources (highways):**
  - **Outdoor Air Quality Mitigation.** Explore the feasibility of funding and installing pollutant screening solutions such as walls and vegetation to address outdoor air quality in residential areas close to pollutant sources such as highways.
- » **Add a new Action under Goal COS-6 to address park access east of El Camino and east of 101:**
  - **Comprehensive Access Analysis.** Conduct a comprehensive accessibility gap analysis to address equitable park access, with an emphasis on neighborhoods east of El Camino Real and east of US 101.

# Staff Recommended Changes

- » **Policy COS 1.4 Avoidance of Nesting Birds**
- » **Policy COS 1.5 Surveys for Sensitive Natural Communities**
- » **Policy COS 1.6 Surveys for Regulated Waters**
- » **Policy COS 3.1 Aesthetic and Habitat Values – Public Creeks**
- » **Policy COS 3.2 Aesthetic and Habitat Values – Private Creeks**
- » **New action to mitigate outdoor air quality near pollution sources**
- » **Policy COS 5.6 Child and Youth Development**
- » **Action COS 5.12 Coordination with Education Providers**
- » **New action to improve park access east of El Camino Real and US 101**



# Noise Element

# Noise Element

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



# Community Input

- » **Address the impacts of construction noise and monitor noise levels while construction is in progress.**
- » **Address the impacts of traffic noise.**
- » **Fix contradictions in Policies N 1.3 and N1.4.**

# General Plan Subcommittee and Planning Commission Feedback

- » **No recommendations from the GPS or Planning Commission on the Noise Element.**

# Staff Recommended Changes

- » **Policy N 1.3 Exterior Noise Level Standard for Residential Uses**
- » **Adjust Table N-1**

# Next Steps

## » **July to October 2023**

- Draft General Plan Community Outreach

## » **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

# City Council Discussion and Direction

## » Discussion process:

- Provide comments by Element:
  - Community Design and Historic Resources Element
  - Conservation, Open Space and Parks Element
  - Noise Element

## » Discussion questions:

- Do you support the staff recommended revisions for each element?
- Are there any other changes or updates that should be made to the Draft General Plan?



## ATTACHMENT 3 - COMMUNITY DESIGN AND HISTORIC RESOURCES ELEMENT – RECOMMENDED REVISIONS

Change ID	Policy/ Action Number	Comment Source	Original Comment	Recommended Change(s)
1	Policy CD 1.3 Scenic Corridors	General Plan Subcommittee	Add “to the extent feasible” to policy.	<b>Policy CD 1.3 Scenic Corridors.</b> Require new development adjacent to designated scenic corridors within San Mateo County’s General Plan to protect and enhance the visual character of these corridors <u>to the extent feasible</u> .
2	Policy CD 3.7 Street Tree Equity	Online Tool	If the City is going to plant trees or give them to citizens to plant, make sure there is a requirement to take care of the tree. They have be watered, particularly during the first year. If not, you are wasting taxpayer money.	<b>Policy CD 3.7 Street Tree Equity.</b> Plant new street trees to increase the tree canopy throughout the city, especially in gateway areas and in tree-deficient neighborhoods; encourage neighborhood participation in tree planting programs; <u>and incorporate programs for long-term care and maintenance of the new street trees</u> .
3	Action CD 3.11 Tree Support for Low-Income Homeowners	Planning Commission	Revise Action CD 3.11 to add City support for the establishment and maintenance of trees in addition to planting.	<b>Action CD 3.11 Tree Support for Low-Income Homeowners.</b> Explore funding sources and other forms of City support for low-income homeowners to plant, <u>maintain</u> , and/or replace trees on their property.
4	New Action under Goal CD-3	Planning Commission	Add an action to support the establishment of newly planted City-owned street trees.	<b>Tree Establishment.</b> Develop a program and identify funding to support the early establishment and ongoing maintenance of City-owned street trees.
5	New Policy	City Staff recommended change.	Add new policy to clearly support the City’s comprehensive approach to historic preservation.	Add new first policy under Goal CD-5 and renumber subsequent policies and actions: <b>Comprehensive Approach to Historic Preservation.</b> 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 homes and supporting local businesses.
6	Policy CD 5.1 Historic Preservation  Policy CD 5.2 Historic Resources Preservation	City Staff recommended change.	Combine 2040 Draft General Plan Policies CD 5.1 and 5.2 to reduce redundancy.	<b>Historic Preservation.</b> 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.

Change ID	Policy/ Action Number	Comment Source	Original Comment	Recommended Change(s)
7	Policy CD 8.3 Respect Existing Scale and Rhythm	General Plan Subcommittee  Planning Commission	Update or Remove policy because it is too prescriptive and would fit better in the objective design standards.  Remove the reference to stepping back upper floors.	<b>Policy CD 8.3 <del>Respect Existing Scale and Rhythm</del>. Context Sensitive Design.</b> Encourage 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 <del>and by stepping back upper floors.</del>
8	Action CD 8.6 Objective Design Standards	City Staff recommended change		<b>Action CD 8.6 Objective Design Standards.</b> 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 <u>context appropriate architectural styles</u> and pedestrian-friendly design.

## ATTACHMENT 4 – CONSERVATION, OPEN SPACE AND RECREATION ELEMENT – RECOMMENDED REVISIONS

Change ID	Policy/ Action Number	Comment Source	Original Comment	Recommended Change(s)
1	Policy COS 1.4 Avoidance of Nesting Birds	Online Tool	Not "should be avoided" it has to be "must be avoided" Make it a requirement.	<b>Policy COS 1.4 Avoidance of Nesting Birds.</b> Native bird nests in active use <del>shall</del> <u>should</u> be avoided <del>when required by in compliance with</del> State and federal regulations. For new development sites where nesting birds may be present, vegetation clearing and construction should be initiated outside the bird nesting season (March 1 through August 31) or preconstruction surveys should be conducted by a qualified biologist in advance of any disturbance. If active nests are encountered, appropriate buffer zones should be established based on recommendations by the qualified biologist and remain in place until any young birds have successfully left the nest.
2	Policy COS 1.5 Surveys for Sensitive Natural Communities	Online Tool	"Must be conducted" not "should be conducted."	<b>Policy COS 1.5 Surveys for Sensitive Natural Communities.</b> Require that sites with suitable natural habitat, including creek corridors through urbanized areas, be surveyed for the presence or absence of sensitive natural communities prior to development approval. Such surveys <del>shall</del> <u>should</u> be conducted by a qualified biologist and occur prior to development-related vegetation removal or other habitat modifications.
3	Policy COS 1.6 Surveys for Regulated Waters	Online Tool	"Must be conducted" not "should be conducted." If you are going to protect our natural resources, quit using all the weasel words that people can get around...unless that is the intent?	<b>Policy COS 1.6 Surveys for Regulated Waters.</b> Require that sites with suitable natural habitat, including creek corridors through urbanized areas, be surveyed for the presence or absence of regulated waters prior to development approval. Such surveys <del>shall</del> <u>should</u> be conducted by a qualified wetland specialist and occur prior to development-related vegetation removal or other habitat modifications.
4	Policy COS 3.1 Aesthetic and Habitat Values – Public Creeks.	Public Comment	"Policy COS 3.1 Aesthetic and Habitat Values – Public Creeks. Preserve and enhance the aesthetic and habitat values of creeks, such as San Mateo, Laurel, and Beresford Creeks, and other City owned channels in all activities affecting these creeks, including revegetation, rewilding, erosion control, and adequate setbacks for structures. <u>Prioritize restoration of creeks and their riparian setback as part of any new developments impacting the creeks.</u> "	<b>Policy COS 3.1 Aesthetic and Habitat Values – Public Creeks.</b> Preserve and enhance the aesthetic and habitat values of creeks, such as San Mateo, Laurel, and Beresford Creeks, and other City owned channels in all activities affecting these creeks, including revegetation, rewilding, erosion control, and adequate setbacks for structures. <u>Prioritize restoration of creeks and their riparian setback as part of any new developments impacting the creeks.</u>

Change ID	Policy/ Action Number	Comment Source	Original Comment	Recommended Change(s)
5	Policy COS 3.2 Aesthetic and Habitat Values – Private Creeks.	Public Comment	“Policy COS 3.2 Aesthetic and Habitat Values – Private Creeks. Encourage preservation and enhance the aesthetic and habitat values of privately owned sections of all other creeks and channels, shown in Figure COS-3. <u>Prioritize restoration of creeks and their riparian setback as part of any new developments impacting the creeks.</u> ”	<b>Policy COS 3.2 Aesthetic and Habitat Values – Private Creeks.</b> Encourage preservation and enhance the aesthetic and habitat values of privately owned sections of all other creeks and channels, shown in Figure COS-3. <u>Prioritize restoration of creeks and their riparian setback as part of any new developments impacting the creeks.</u>
6	New Action Under Goal COS-4	Planning Commission	Mitigate outdoor air quality in polluted areas.	<b>Outdoor Air Quality Mitigation.</b> Explore the feasibility of funding and installing pollutant screening solutions such as walls and vegetation to address outdoor air quality in residential areas close to pollutant sources such as highways.
7	Policy COS 5.6 Child and Youth Development	Public Comment	Interested in programs for keeping teenagers busy: worried about the drug/fentanyl use in the county and the amount of teenagers that are dying because of it.	<b>Policy COS 5.6 Child and Youth Development.</b> Provide preschool through teenage youth with a variety of experiences that nurture individuality, spark imagination, <u>promote health, increase safety,</u> encourage active recreation, and build the skills needed to ensure success in the next stage of development.
8	Action COS 5.12 Coordination with Education Providers	Public Comment	“What does this even mean?” Staff reviewed, including P&R Director, and determined that intent of action is unclear and that it was not needed in order to implement the policies under Goal COS-5.	<del><b>Action COS 5.12 Coordination with Education Providers.</b> Coordinate with education providers, including local school districts, the College of San Mateo, and the San Mateo Public Library, to identify appropriate service targets and provide activities within those identified targets.</del>
9	New Action under Goal COS-6	Planning Commission	Address park access east of El Camino Real and east of US 101.	<b>Comprehensive Access Analysis.</b> Conduct a comprehensive accessibility gap analysis to address equitable park access, with an emphasis on neighborhoods east of El Camino Real and east of US 101.
10	Background Text	Public Comments	Multiple public comments noted that the senior issues and implementation of the City’s Age Friendly Action Plan needed to be more clearly addressed and supported in the General Plan.	Recommend to add a new Goal dedicated to seniors in the Public Services and Facilities Element, in addition to the policies and actions that already specifically reference seniors and aging in the Circulation, Conservation, Open Space, and Recreation, and Public Services and Facilities Elements. Add reference to the new senior section in the Public Services and Facilities Element in this element.

## ATTACHMENT 5 – NOISE ELEMENT – RECOMMENDED REVISIONS

Change ID	Policy/ Action Number	Comment Source	Original Comment	Recommended Change(s)
1	Policy N 1.3 Exterior Noise Level Standard for Residential Uses  Policy N 1.4 Exterior Noise Level Standard for Parks and Playgrounds.	Public Comment	Policies N1.3 and N1.4 seem to contradict. N1.3 says public parks shouldn't exceed 65 dBA LDN, and N1.4 says public parks require a feasibility study above 70 dBA LDN. Table N-1 confers with N1.4. I think that the final sentence of N1.3 is in error.	<p><b>Policy N 1.3 Exterior Noise Level Standard for Residential Uses.</b> Require an acoustical analysis for new multifamily common open space for residents that have an exterior noise level of 60 dBA (Ldn) or above, as shown on Figure N-2. Incorporate necessary mitigation measures into residential project design to minimize common open space noise levels. Maximum exterior noise should not exceed 65 dBA (Ldn) for residential uses <del>and should not exceed 65 dBA (Ldn) for public park uses.</del></p> <p>Adjust Table N-1 to reflect ambient noise levels over 70 dBA for proposed parks being "Conditionally Acceptable", instead of "Normally Unacceptable."</p>