



# City Council

## Draft General Plan 2040 - Meeting 3 of 3

October 30, 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**
  - Introduction and Glossary
  - Land Use Element
  - Other Recommended Changes



# 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!



# Growth Projections and the General Plan

- » **Growth projections were necessary for the Alternatives Evaluation and the Environmental Impact Report (EIR).**
  - Compare possible outcomes, establish a conservative envelope for quantitative modeling.
- » **The General Plan includes a policy to ensure growth does not exceed the envelope analyzed in the Draft EIR without further study.**
- » **The General Plan allows growth, but it does not mandate or regulate a certain amount or pace of growth.**
- » **The City “sets the table,” then growth is driven by market influences and private property owner decisions.**

# Draft General Plan 2040 Overview



# 10 Big Ideas

## » Carries forward existing General Plan

- Balancing Growth
- Neighborhood Fabric
- Nature Preservation
- Supporting Local Economy
- Historic Preservation

## » Reflects new policy direction in this iteration of the General Plan

- All Ways to Travel
- Community Outreach
- Equity
- Sea Level Rise Strategy
- Safety

## » 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.



# Maintaining Continuity, Improving Transparency

## Urban Design Element

safer neighborhoods by keeping ‘eyes on the street’ and by providing opportunities for socializing with neighbors.

### ELEMENTS OF DESIGN

The architectural elements of a house can affect its apparent mass, architectural character, and the visual quality of the neighborhood. The placement of architectural elements can also impact the privacy of neighbors. Along with the building footprint, the scale of buildings in the neighborhood should be observed and respected when designing an addition or a new dwelling.

A common way to add on to a house in San Mateo is by constructing a second-story addition. A second-story addition should be designed to be compatible with neighboring houses. Stepping back second-story additions from the side and rear property lines increases available light into neighboring properties and helps protect privacy between neighbors. The location of the second story addition over the house and the roof design will also affect the appearance of a dwelling and the neighborhood.

The location of the second-story on the property may affect privacy by creating sight lines into adjacent homes. Additions should respect adjacent neighbor privacy through careful planning of window locations, balconies and second-story decks, use of landscaping, and other architectural solutions. In addition, it is important to recognize established views from the primary living areas of neighboring houses and to design additions to minimize blockage of those views.

### DUPLEX DWELLINGS

In addition to the Single-Family Dwelling Design Guidelines, the City Council adopted Duplex Design Guidelines in 2004. Duplex zoned areas are typically located near single family neighborhoods and provide a transition to higher density neighborhoods. The Guidelines address how a building’s size, architectural character, and relationship to the street and nearby structures contribute to successful neighborhoods. Many of the issues and guidelines are similar to those contained in the Single-Family Dwelling Design Guidelines.

In duplex neighborhoods, parcels are often 40 to 60 feet wide which can lead to buildings that are long and narrow and appear out of scale with established neighborhoods. Many elements can affect how a building can appear compatible with its neighborhood such as building mass and envelope, scale of the structure, architectural style, roof forms, materials, and detailing. Architectural features such as bay windows, entries and chimneys can be used to visually divide a building into smaller sections. Buildings can also achieve the architectural proportions common to these neighborhoods by dividing walls and roofs into smaller sections. Many neighborhoods have roof patterns that are distinctive and repeatable.

Front walkways, doors and porches that face the street are common in residential neighborhoods. Visible front entries and porches improve street security and create a ‘human scaled’ appearance to a building.

II-13

*Adopted by the City Council on October 18, 2010, Resolution No. 134-2010  
Amended by the City Council on April 18, 2011, Resolution No. 42 (2011)  
Amended by the City Council on April 6, 2015, Resolution No. 36 (2015)*

## Chapter 5

## Community Design and Historic Resources Element

### ELEMENTS OF DESIGN

Site design and the architectural style of buildings contribute to the look and feel of a city. The orientation of buildings, the massing and scale of the building, and other design elements can improve the visual aesthetic of an area. Buildings can be oriented to take advantage of surroundings such as fronting sidewalks in commercial districts, capturing scenic views, and/or minimizing environmental impacts such as flooding, wind, shadows, etc. Massing refers to the height, width, and shape of a building. Scale is the relative size of the building overall as well as the elements that make up the façade. Building materials, lighting, landscaping, and outdoor spaces also contribute to the overall appearance and experience of a site. The design choices for buildings vary depending on the area. For example, the design elements for an active mixed-use downtown, auto-oriented shopping center, office park, or residential neighborhood will be different.

Outside of this General Plan, other City regulations and plans also influence the design and architecture of new development. The Zoning Code adds more detail on allowed uses of land and buildings, the density of development and population, the height and bulk of structures, parking provisions, open space requirements, landscaping standards, and other design requirements. The Multifamily and Mixed-Use Objective Design Standards (ODS) provide clear and specific requirements for everything larger than a single-family home. Specific Plans guide infill development in several areas, including Bay Meadows and near the Hayward Park and Hillsdale Caltrain stations, and tend to allow greater flexibility in design than in areas not covered by Specific Plans. Throughout the city, projects that require a higher level of review must submit a Planning Application to ensure consistency with the General Plan and any applicable community or specific plans.

Streetscaping and other public landscaping also shapes the look and feel of San Mateo. The City’s Department of Public Works has detailed engineering standards that work in combination with the Municipal Code and adopted plans to establish objective design standards within the public right-of-way.

### Residential Neighborhoods

Each neighborhood in San Mateo is a reminder of the unique blend of architectural styles, building materials, scale, and street patterns that were typical at the time of its development. The shape of a house, its placement on the lot, its arrangement of doors and windows, its roof style, and its architectural style all make up the character of a building and contribute to the collective appearance of the neighborhood. In every community, residential neighborhoods grow and evolve while balancing the continuity and consistency of existing physical characteristics through the appropriate design of new development.

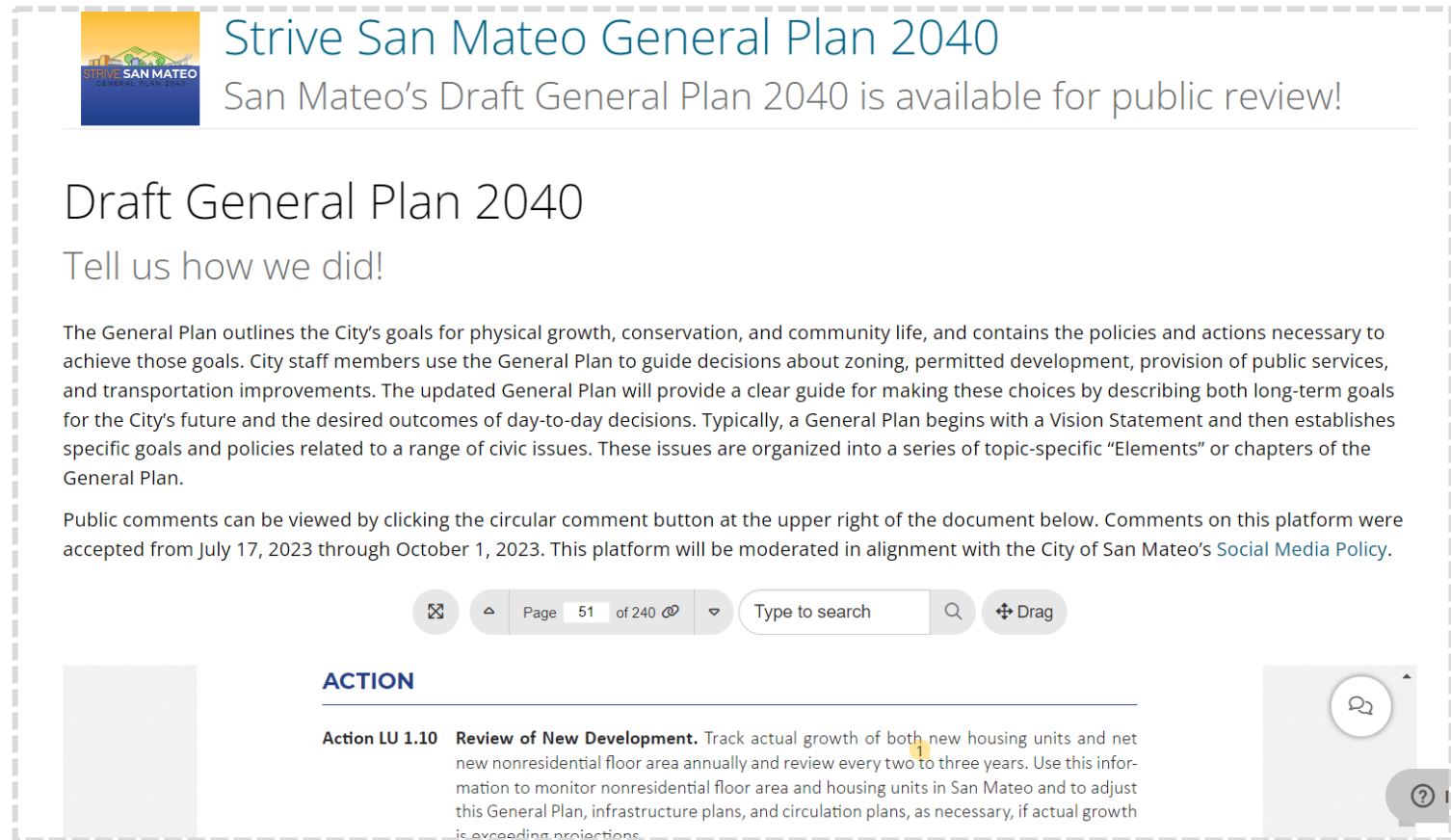




# Draft General Plan Community Outreach Summary

# Public Input Channels

- » **Draft General Plan Online Comment Tool**
- » **Pop-Up Events**
- » **Virtual Workshop**
- » **Town Hall Meetings**
- » **Staff Presentations**
- » **Written Comments**



The screenshot shows the 'Strive San Mateo General Plan 2040' public review page. At the top, there is a header with the Strive San Mateo logo and the title 'Strive San Mateo General Plan 2040'. Below the header, a message states: 'San Mateo's Draft General Plan 2040 is available for public review!'. The main content area is titled 'Draft General Plan 2040' and includes the text 'Tell us how we did!'. A paragraph describes the General Plan's purpose: 'The General Plan outlines the City's goals for physical growth, conservation, and community life, and contains the policies and actions necessary to achieve those goals. City staff members use the General Plan to guide decisions about zoning, permitted development, provision of public services, and transportation improvements. The updated General Plan will provide a clear guide for making these choices by describing both long-term goals for the City's future and the desired outcomes of day-to-day decisions. Typically, a General Plan begins with a Vision Statement and then establishes specific goals and policies related to a range of civic issues. These issues are organized into a series of topic-specific "Elements" or chapters of the General Plan.' Below this, a notice states: 'Public comments can be viewed by clicking the circular comment button at the upper right of the document below. Comments on this platform were accepted from July 17, 2023 through October 1, 2023. This platform will be moderated in alignment with the City of San Mateo's Social Media Policy.' At the bottom, there is a navigation bar with a search box, a page indicator 'Page 51 of 240', and a 'Drag' button. The main content area is divided into sections, with the 'ACTION' section visible. Under 'ACTION', there is a list item 'Action LU 1.10 Review of New Development' with a description: 'Track actual growth of both new housing units and net new nonresidential floor area annually and review every two to three years. Use this information to monitor nonresidential floor area and housing units in San Mateo and to adjust this General Plan, infrastructure plans, and circulation plans, as necessary, if actual growth is exceeding projections.'

**Strive San Mateo General Plan 2040**  
San Mateo's Draft General Plan 2040 is available for public review!

## Draft General Plan 2040

Tell us how we did!

The General Plan outlines the City's goals for physical growth, conservation, and community life, and contains the policies and actions necessary to achieve those goals. City staff members use the General Plan to guide decisions about zoning, permitted development, provision of public services, and transportation improvements. The updated General Plan will provide a clear guide for making these choices by describing both long-term goals for the City's future and the desired outcomes of day-to-day decisions. Typically, a General Plan begins with a Vision Statement and then establishes specific goals and policies related to a range of civic issues. These issues are organized into a series of topic-specific "Elements" or chapters of the General Plan.

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### ACTION

**Action LU 1.10 Review of New Development.** Track actual growth of both new housing units and net new nonresidential floor area annually and review every two to three years. Use this information to monitor nonresidential floor area and housing units in San Mateo and to adjust this General Plan, infrastructure plans, and circulation plans, as necessary, if actual growth is exceeding projections.

# Getting the Word Out

- » Project Website
- » Self-Guided Open House
- » Social Media
- » Citywide Newsletter
- » Town Hall Postcard
- » Sidewalk Decals
- » Earned Media
- » Eblasts
- » Print Advertisements
- » Canvassing and Flyer Distribution
- » Draft General Plan User Guide
- » Ten Big Ideas in San Mateo's General Plan





**STRIVE SAN MATEO**  
GENERAL PLAN 2040

Volume 4

**Draft General Plan 2040 Available for Review!**

The Draft General Plan 2040 for San Mateo is available for public review! The General Plan lays out the community's vision for how our City will look, feel, and change over the next 20 years. Since 2018, we've been gathering community input that is the foundation of the Draft General Plan. Tell us how we did! This summer and fall we want to hear your input on the Draft General Plan. How well does it reflect your ideas? What policies and actions should be a top priority for the City?

**Tell Us What You Think!**

Visit [StriveSanMateo.org](https://StriveSanMateo.org) to review the Draft General Plan 2040, share your feedback, and learn about upcoming community events.



StriveSanMateo.org has helpful resources to provide feedback on the Draft General Plan 2040, including an interactive land use map and a tool where you can add your comments directly in the Draft General Plan 2040.





请使用此二维码查看中文简报, 并了解即将举行的相关活动及信息!



¡Por favor utilice este código QR para ver este boletín en español!

[www.StriveSanMateo.org](https://www.StriveSanMateo.org)

City of San Mateo • July 2023

# Outreach to Equity Priority Communities

- » **PCRC and Good City outreach**
- » **Distributed approximately 1,400 flyers**
- » **Visited 5 religious' institutions**
- » **Visited the Adult School of San Mateo**
- » **Distributed flyers at approximately 35 businesses**
- » **Attended North B Fiesta and two food distribution events**
- » **Canvassed at Martin Luther King Jr Park**
- » **Pop-up event and tabling event on North B Street**

# Community Outreach Events

Date	Outreach Event	# of Participants
Friday, July 17, 2023 to Sunday, October 1, 2023	Draft General Plan Online Comment Tool	236 Comments
Friday, July 17, 2023 to Monday, October 9, 2023	Written Public Comments	52 Comments
Monday, June 12, 2023	Meeting with Neighborhood Group (25th Ave Speaks)	4
Wednesday, July 26, 2023	Sierra Club Land Use Subcommittee Staff Presentation	6
Tuesday, August 15, 2023	Video Loco (North B St) Pop-up	20
Tuesday, August 15, 2023	Canvassing and passing out flyers to local businesses in North B Street	25
Tuesday, August 15, 2023	Distribute flyers at La Huerta Market & El Ranchito Market	n/a
Tuesday, August 15, 2023	Beresford Hillsdale Neighborhood Association Meeting Staff Presentation	34
Wednesday, August 16, 2023	Virtual Workshop	30
Wednesday, August 16, 2023	Canvassing at Idaho & Poplar Neighborhoods	6
Wednesday, August 18, 2023	Flyers were left at local businesses at Kingston Street in North Shoreview	n/a
Tuesday, August 22, 2023	Canvassing at Tilton/Delaware Food Distribution	20
Friday, August 25, 2023	Canvassing at Norfolk and 3rd Ave Shopping Center	10
Saturday, August 26, 2023	Firefighter's Chili Cook-Off Pop-Up	85
Sunday, August 27, 2023	North B Street Fiesta Pop-up	115
Monday, August 28, 2023	Canvassing Rogell Street Food Distribution	35
Tuesday, August 29, 2023	Canvassing at North Shoreview Shopping Center	30
Thursday, August 31, 2023	District 5 Town Hall Meeting	125
Wednesday, September 6, 2023	Canvassing at Hacienda Market and commercial center on North Amphlett	40

# Community Outreach Events – Cont.

Date	Outreach Event	# of Participants
Wednesday, September 6, 2023	Canvassing at La Raza Family Market	40
Wednesday, September 6, 2023	District 1 Town Hall Meeting	120
Thursday, September 7, 2023	Canvassing at King Center/Soccer Fields	60
Thursday, September 7, 2023	September Nights on B Pop-Up	100
Friday, September 8, 2023	Movies in the Park Pop-Up	50
Wednesday, September 13, 2023	District 2 Town Hall Meeting	40
Thursday, September 14, 2023	September Nights on B Pop-Up	100
Friday, September 15, 2023	Movies in the Park Pop-Up	75
Sunday, September 17, 2023	Canvassing at Iglesia Pentecostal de San Mateo, Second Baptist Church, Sturge Presbyterian Church, Shoreview United Methodist Church, St. Timothy Catholic Church	8 individuals + 300 total fliers left with church staff
Tuesday, September 19, 2023	Canvassing at Chavez Market, North Shoreview Shopping Center and along Cary Avenue	30
Tuesday, September 19, 2023	Phone call and email reminders to religious institutions and businesses	5
Wednesday, September 20, 2023	District 4 Town Hall Meeting	30
Thursday, September 21, 2023	Home Association of North Central San Mateo (HANCSM) Meeting Staff Presentation	25
Friday, September 22, 2023	Movies in the Park Pop-Up	75
Friday, September 23, 2023	Autumn Moon Festival Pop-Up (materials provided in simplified Chinese with bilingual staff)	75
Thursday, September 28, 2023	District 3 Town Hall Meeting	50
Saturday, September 30, 2023	Chamber of Commerce Downtown Festival Pop-Up	100



# Outreach Audience Characteristics

- » **44% of the workshop participants were new.**
- » **56% had participated in a previous General Plan meeting.**
- » **43% of participants heard about event through email/social media.**
- » **75% of participants were homeowners; 25% were renters.**
- » **Outreach audience had more representation from white, higher income, and over 41 years old groups compared to City population.**

# Introduction and Glossary

# Introduction and Glossary

## » Introduction Overview

- What is a General Plan?
- Planning context setting
- Overview of Draft General Plan 2040
- Equity Priority Communities
- Implementing the General Plan

## » Glossary Overview

- Explains the technical terms used in this General Plan

# Community Input

- » **Discuss how the Draft 2040 General Plan differs from the existing General Plan.**
- » **Increase outreach to bilingual households.**
- » **Need to better define sustainability.**
- » **Define criteria for what is considered transit accessible.**
- » **Define what community means.**

# Staff Recommended Changes

## » Introduction

- Update Big Ideas text
- Update Equity Priority Communities text
- Add more narrative about how current General Plan themes have been incorporated into General Plan 2040

## » Glossary

- Define “Story”
- **Story.** *The term to define building height in the General Plan. The General Plan assumes each story is an average of 11 feet, provided that the applicable overall height limit shall not be exceeded.*
- Define “Active Transportation”
- **Active Transportation.** *Biking, walking, and other human-powered ways of getting around.*
- Remove “disability” because this term is not used in the General Plan

# Land Use Element



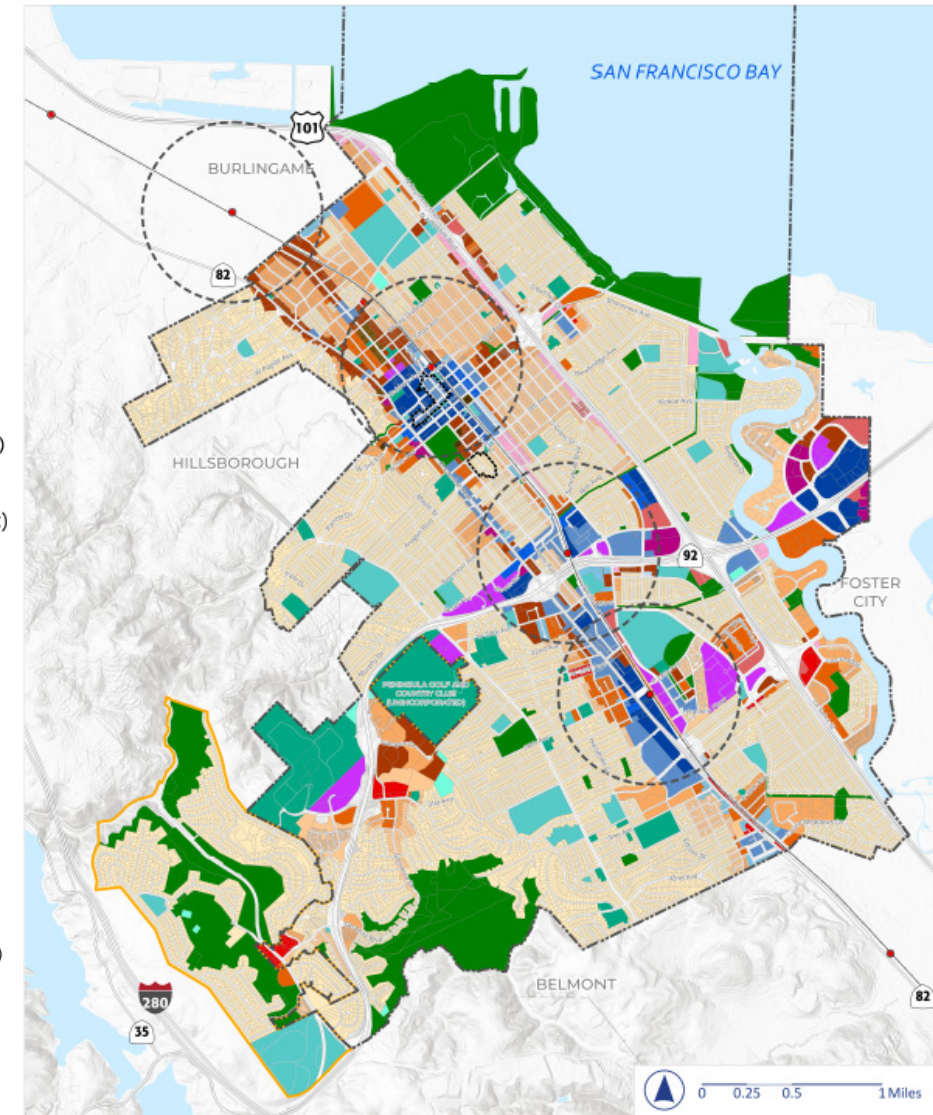
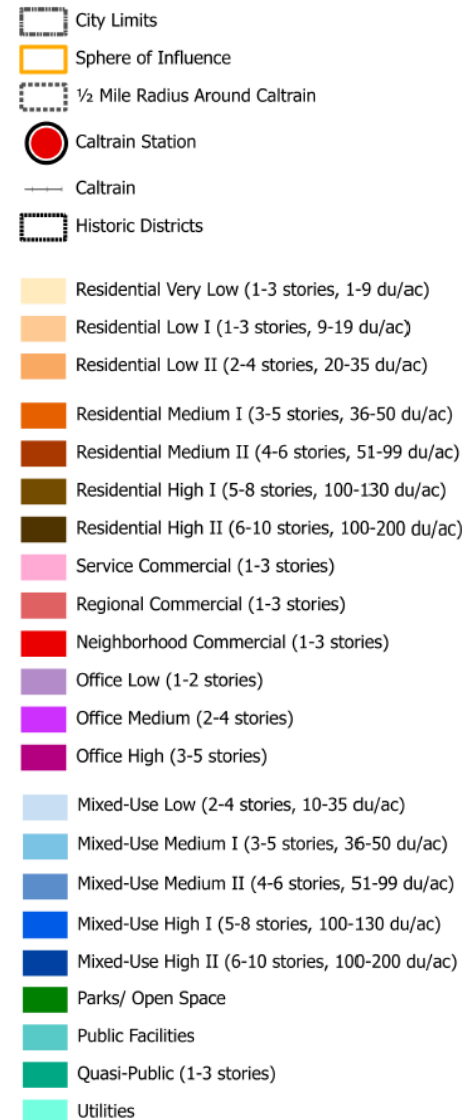
# Land Use Element

- » **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

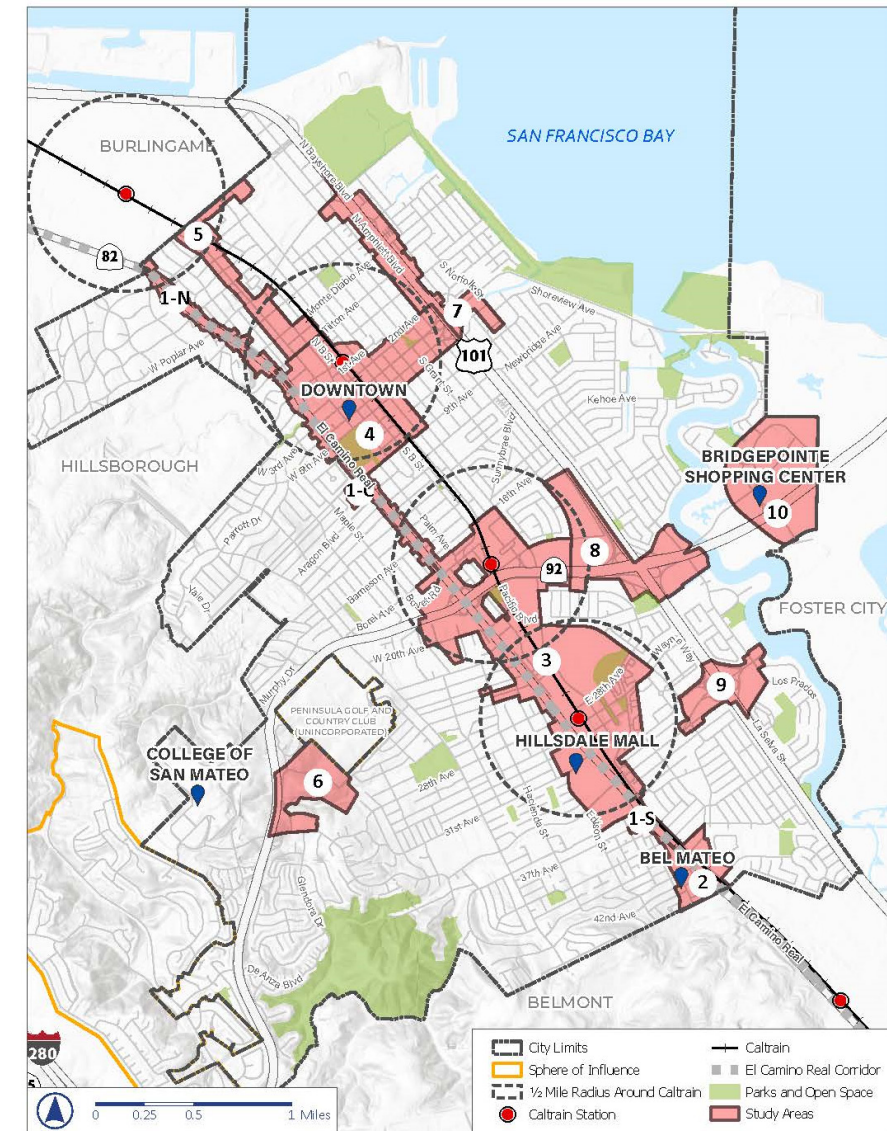
- » Designations identify where specific types of land uses may occur.
- » Allowed uses are broad enough to give the City flexibility, but also provide clear enough direction to achieve the General Plan Vision.



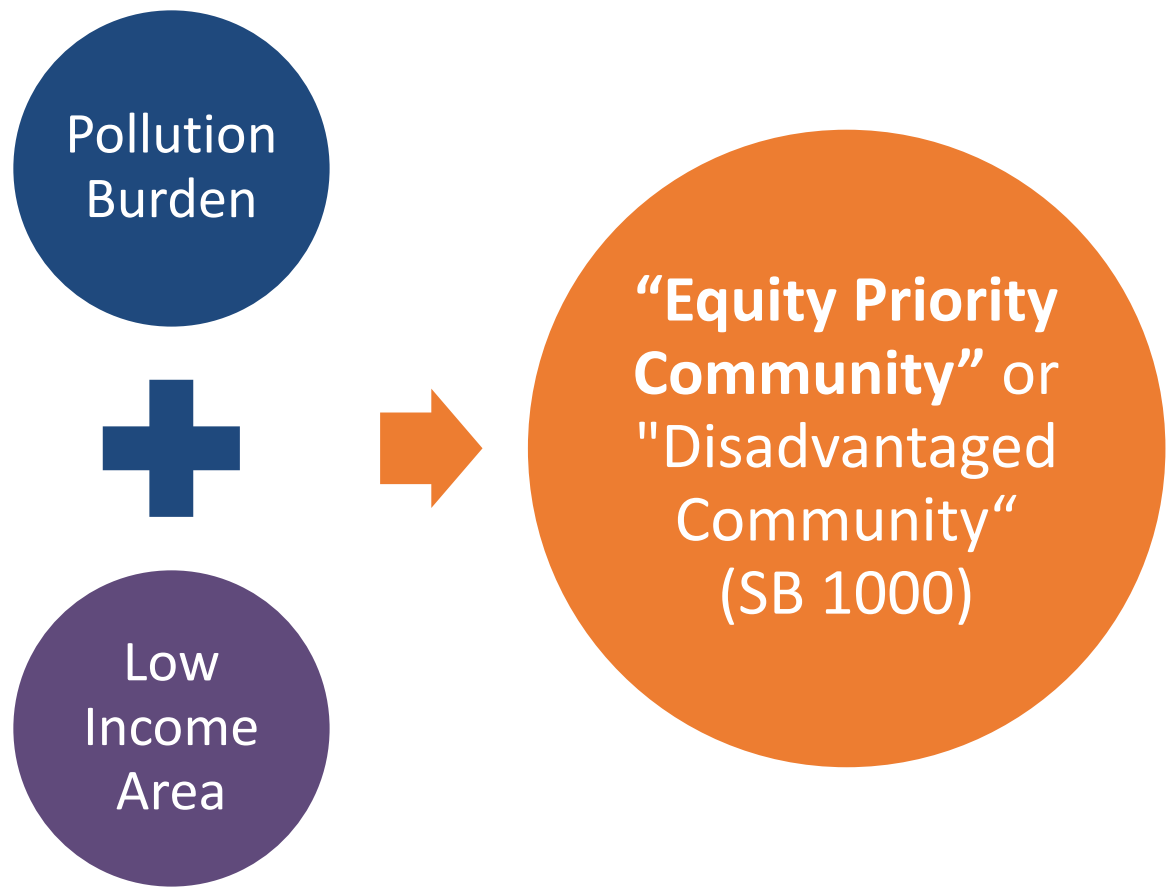


# 10 Study Areas from Land Use Alternatives

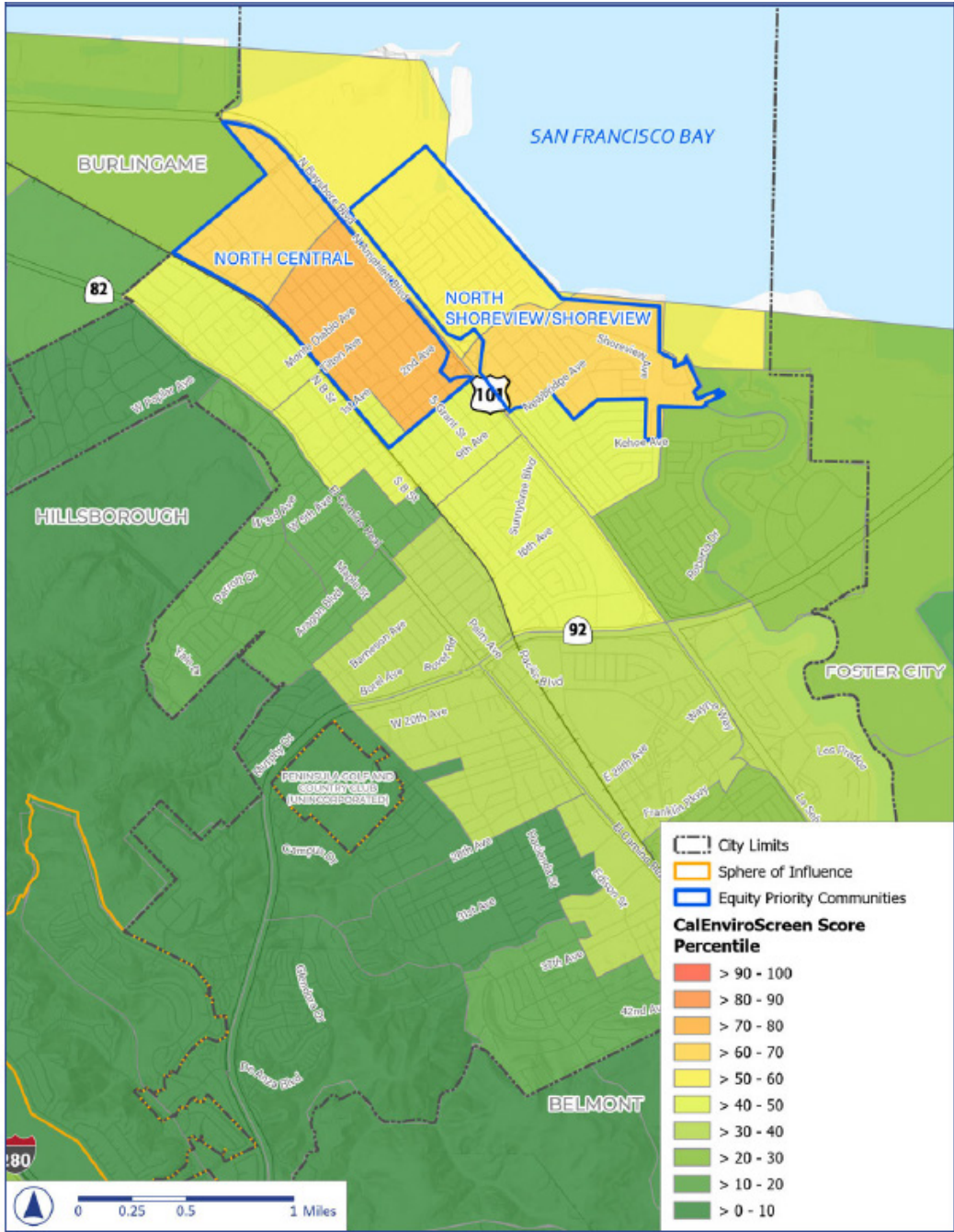
- » Greatest potential to experience and to accommodate land use changes over the next 20 years
- » Areas near transit, services, and jobs
- » Areas where current buildings are aging, vacant, or not maintained
- » Areas where property owners have expressed interest in considering redevelopment



# Equity Priority Communities



Map: Cal Enviro Screen 4.0



# Community Input

- » **Support and maintain local businesses.**
- » **Ensure there will be sufficient retail and other services available to support future growth.**
- » **Maintain Measure Y height and density limits.**
- » **Increase allowed density in single-family neighborhoods.**
- » **Increase heights and densities to allow for more affordable housing.**
- » **The City should not address climate change.**
- » **Add stronger climate change policies and actions.**
- » **Determine whether there is sufficient demand for the new office and commercial uses being proposed.**
- » **Require developers to provide new parks and open space as part of new development.**

# General Plan Subcommittee Feedback

- » **Some GPS members do not want residential uses within 500 feet of high-volume roadways**
- » **Ensure a single block does not have more than one land use designation**
- » **Policy LU 1.9 Voter Approved Growth Limits**
- » **New action to annually monitor housing and job growth**
- » **Update Action LU 8.4 City Investment**
- » **Add actions to support Policy LU 8.5 Community Preservation and Policy LU 8.6 Safe and Sanitary Homes**
- » **Add policy direction to support accessory commercial units in residential areas**
- » **Add support for future land acquisition by the City**

# Planning Commission Recommendations

- » Explore allowing accessory commercial units
- » Limit residential densities in Study Areas 7 and 8 near the highways.
- » Provide incentives to retain local businesses
- » Incentivize new park and plaza spaces on private property
- » Policy LU 8.6 Safe and Sanitary Homes
- » Action LU 8.12 City Services
- » Action LU 8.13 Neighborhood Beautification
- » Policy LU 9.1 Inclusive Outreach
- » LU 12.13 Fiscal Neutrality



# Staff Recommended Changes

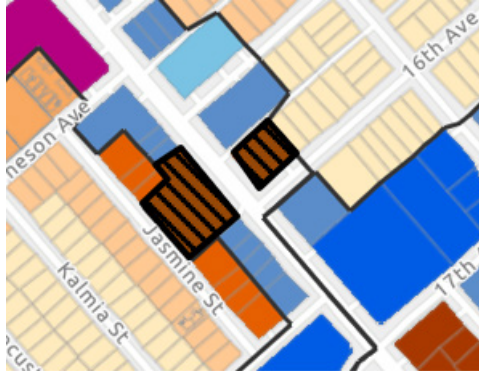
- » Update narrative to better communicate no changes to Measure Y outside of Study Areas
- » Clarify that height limits are defined by stories
- » Figure LU-1 Land Use Map
- » Table LU-1 Land Use Designations
- » Policy LU 3.3 Neighborhood Commercial Preservation
- » Policy LU 3.4 Convenience Retail
- » Policy LU 3.5 Support Service
- Uses
  - » Policy LU 3.10 Service Commercial
  - » Policy LU 3.12 Publicly Accessible Spaces
  - » Action LU 8.4 City Investment
  - » Action LU 8.11 City Services
  - » Action LU 8.12 Neighborhood Beautification
  - » Policy LU 10.1 Effects of Climate Change

# Staff Recommended Changes - Cleanups

## Change:

Res Med II to  
Mixed-Use Med II

- 1515 El Camino Real
- 1528 El Camino Real



## Change:

Res Med I to  
Neighborhood Com

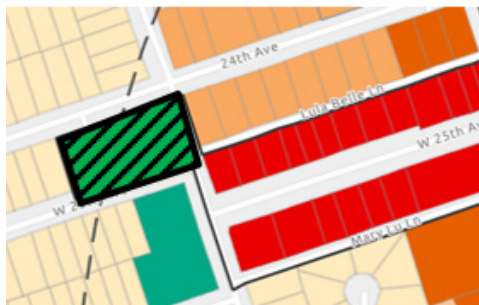
- 221 E. Hillsdale Blvd



## Change:

Remove from Study Area

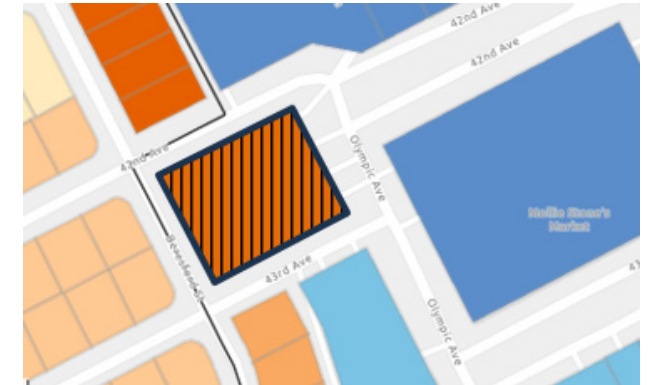
- Waypoint Church  
Parking Lot at 25<sup>th</sup>  
Ave and Hacienda St



## Change:

Res Med I to  
Mixed-Use Med I

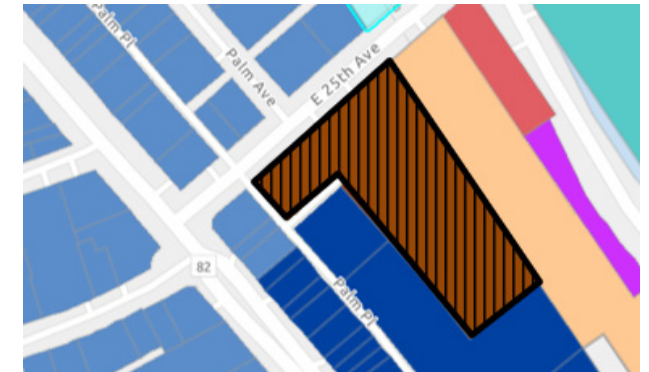
- 4200 Olympic Ave  
Olympic Village  
Shopping Center



## Change:

Res Med II to  
Mixed-Use Med II

- South side of 25<sup>th</sup>  
Ave, between Palm Pl  
and railroad tracks  
(12 parcels)



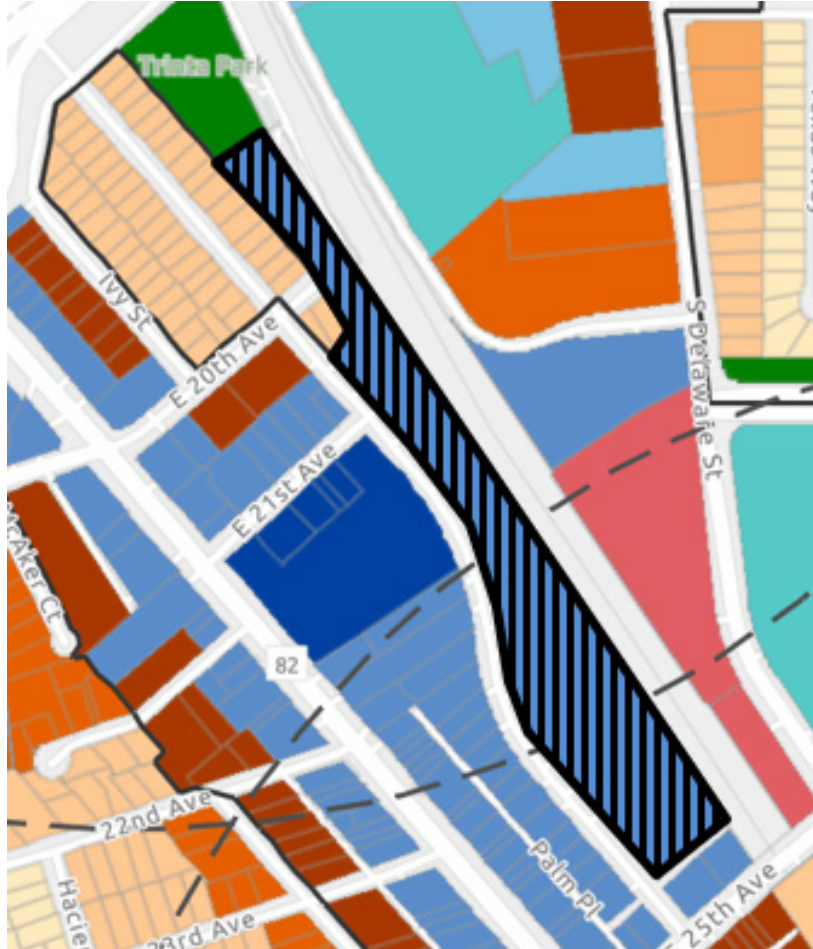


# Staff Recommended Changes – Palm Ave

## Change:

Mixed-Use Med II to  
Service Commercial

- East side of Palm, between Trinta Park and 25th Ave
- **Existing service commercial area**
- **Directly adjacent to rail corridor**
- **Many locally owned and operated businesses**

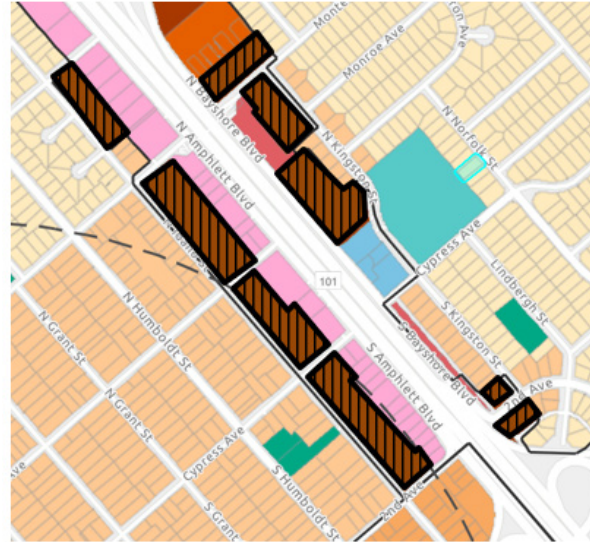


# Staff Recommended Changes – Study Area 7

## Change:

Res Med II (51-99 du/ac) to  
Res Med I (35-50 du/ac)

- East side of Idaho St, between E. Santa Ynez and 2nd (46 parcels)
- West side of N. Kingston St, between Monte Diablo and Cypress (11 parcels)
- 2nd Ave at Bayshore Blvd (5 parcels)



## Change:

Res Med II (51-99 du/ac) to  
Res Med I (35-50 du/ac)

- 470 and 490 Idaho Street (2 parcels)
- Rogell Court, north of and Rogell Ave (15 parcels)
- Dore Ave at N. Bayshore Blvd (5 parcels)

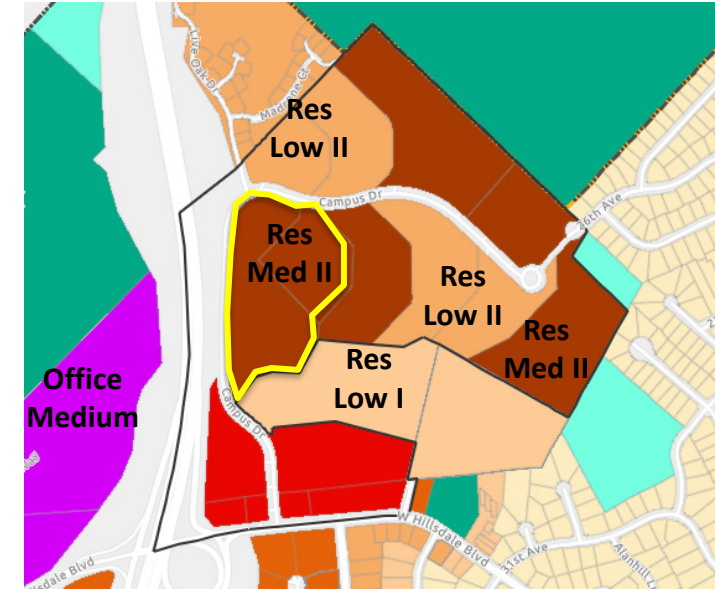


- **Avoid adding density on sites in close proximity to HWY 101 (pollution source) and adjacent to lower density neighborhoods in North Central and North Shoreview**
- **Maintain current density (50 du/ac max)**



# Land Use Map Requests

- » **2929 and 2955 Campus Dr**
  - Requesting Office High instead of Res Med II
  - Residential Medium II allows 4-6 stories and 51-99 du/ac
  - Office High allows 3-5 stories and 51-130 du/ac
  - Office Med allows 2-4 stories and 36-50 du/ac
  - ***Staff recommends redesignating to Office Medium***
- » **Mixed-Use Med I and Office Medium**
  - Requesting reducing density minimum to 15 du/ac
  - Mixed-Use Medium I allows 36-50 du/ac
  - Office Medium allows 36-50 du/ac
  - ***Staff recommends:***
    - ***Mixed-Use Medium I (20-50 du/ac)***
    - ***Office Low and Medium with maximums only***
      - ***Office Low (up to 35 du/ac)***
      - ***Office Medium (up to 50 du/ac)***

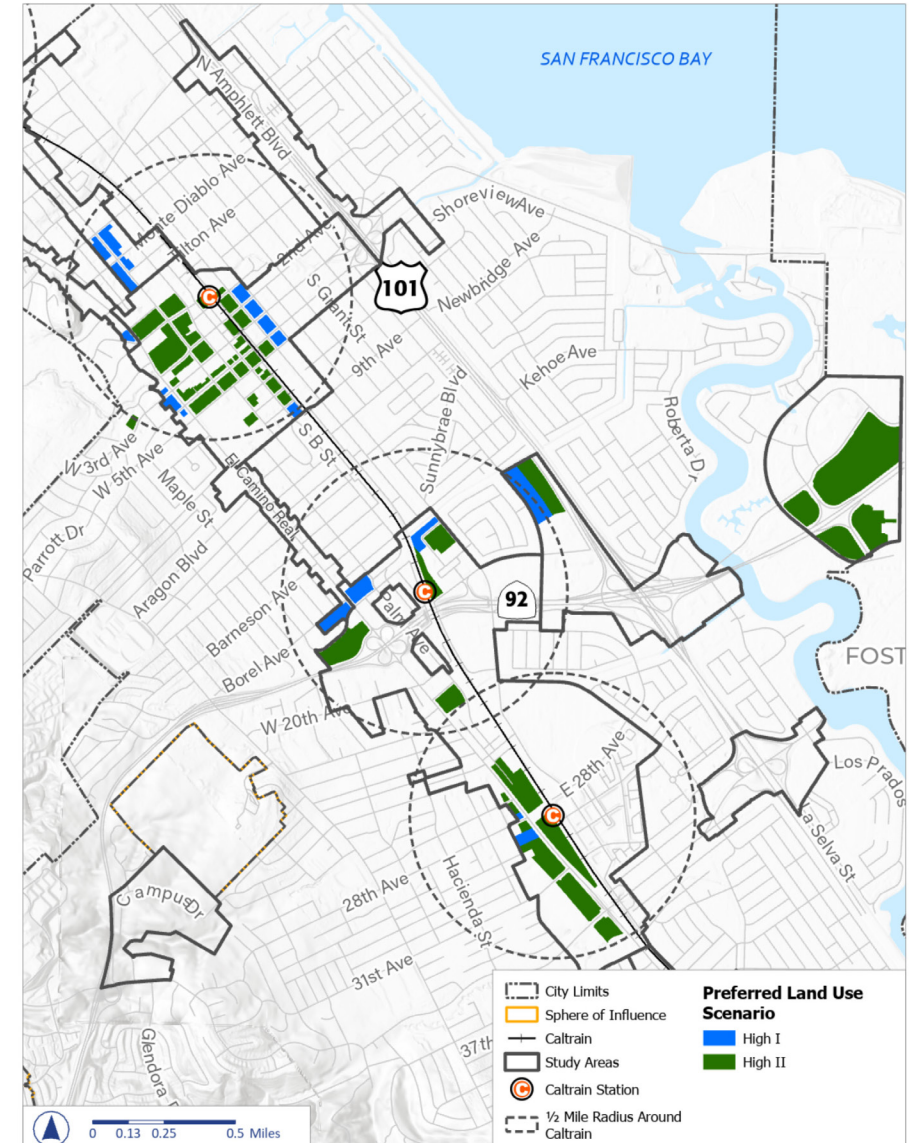


# High I and High II Land Use Designations

Designation	Density	Max FAR	Height Limit	Description
<b>Residential High I</b>	100 to 130 du/ac	n/a	5-8 stories	This designation allows higher-density multifamily residential dwellings, such as condominiums and apartments, in Downtown, in proximity to Caltrain stations and along major streets, such as El Camino Real.
<b>Residential High II</b>	100 to 200 du/ac	n/a	6-10 stories	This designation allows high-density multifamily residential dwellings, such as condominiums and apartments, in Downtown, in proximity to Caltrain stations, and along major streets, such as El Camino Real.
<b>Mixed-Use High I</b>	100 to 130 du/ac	4.5	5-8 stories	This designation allows high-density mixed-use buildings that provide a mix of commercial, office, and/or residential uses within the same site or building. It is intended to allow a mix of uses near major streets, train stations, and shopping centers, and within Downtown.
<b>Mixed-Use High II</b>	100 to 130 du/ac	5.0	6-10 stories	This designation allows high-density mixed-use buildings that provide a mix of commercial, office, and/or residential uses within the same site or building. It is intended to allow a mix of uses near major streets, train stations, and shopping centers, and within Downtown.

# High I and High II Land Use Designations

- » **April 3, 2023 Council Direction:**
  - Study High II designations in the EIR
  - Complete a statistically significant survey to gauge community feedback on High II designations
- » **231 parcels have a High II designation**
  - Over 24,000 parcels citywide
- » **Removing High II would reduce 2040 buildout by approx. 1,000 units**
- » **Land use changes to buffers and transitions at edges of Study Areas would likely reduce 2040 buildout**





# Recent Public Input on Land Use Element

- » **Voters have already expressed support for Measure Y**
  - Maintain current heights and densities (5 stories/55 feet and 50 du/ac)
- » **Housing density bonuses should be reflected in land use designations**
- » **Need to understand fiscal impacts**
- » **Public services and infrastructure cannot support this level of growth**
  - Need to plan for sufficient public services and infrastructure
- » **General Plan projections inconsistent with State demographic projections**

# Responses to Recent Public Input

- » **Voters will have an opportunity to vote on the potential changes to measure Y**
- » **Height ranges were adjusted to factor in potential Density Bonus Height Concessions**
- » **A fiscal impact analysis will be prepared for the Final General Plan**
- » **Statewide demographic projections are different from Bay Area and Peninsula housing needs and growth patterns**
- » **Housing needs on the Peninsula and in San Mateo County are real, and thousands of people need a house and/or are housing insecure.**
- » **Local businesses cannot find the workers they need to operate because workers cannot afford to live here; improving affordability and supply supports local business**
- » **Young people and families are leaving the Bay Area and San Mateo because of the cost of housing and lack of availability**
- » **The General Plan is comprehensive and issues like safety, congestion, services and infrastructure and quality of life are addressed**

# Other Staff Recommendations

# Cultural and Entertainment Recommendations

- » **Update the narrative under Diverse Range of Land Uses:**
  - (first paragraph) Commercial centers and an active Downtown provide a space where people can work, recreate, and build community through cultural and entertainment events while also supporting the city's fiscal health.
  - (second paragraph) It also promotes parks, open space, cultural venues, and recreational facilities, and community gathering spaces for all members of the San Mateo community.
- » **Policy LU 3.7 Visitor Economy.** Collaborate with other Peninsula cities and the San Mateo County/Silicon Valley Convention and Visitors Bureau to support the continued development of the visitor economy of both the city and the region, including lodging, entertainment, cultural, recreation, retail, and local events; encourage uses that attract visitors. Incentivize through fee reduction and visitor perks, sustainable modes of travel to and from the city to reduce both the use of air travel and gas-powered vehicles.
- » **Policy LU 3.13 Cultural Facilities and Public Art.** Recognize cultural facilities, entertainment events, performing arts, and public art as part of a healthy and thriving community. Use funds from the City's art in-lieu fee to enhance existing public art and cultural facilities and encourage new facilities that reflect the character and identity of the surrounding neighborhoods.
- » **Policy LU 4.1 Downtown Land Uses.** Allow and prioritize a wide range of residential, dining, cultural, entertainment, lodging, and other commercial uses downtown, at high intensities and densities, with strong multi-modal connectivity to the San Mateo Caltrain station and other transit.
- » **Action LU 4.4 Downtown Area Plan.** Update the Downtown Area Plan to support and strengthen the Downtown as a vibrant and active commercial, cultural, entertainment, and community gathering district. The updated Downtown Area Plan shall align with the General Plan, integrate recommendations from other concurrent City efforts, focus growth and intensity in proximity to the Caltrain station, encourage superblock concepts or approaches and allow parklets, update parking standards and parking management strategies, allow for increased housing units and density, and support high-quality, pedestrian-oriented design and architecture.
- » **Policy COS 5.2 Creating Community.** Cultivate opportunities to come together as a community, celebrate our heritage, cultures, and milestones, through cultural and entertainment events and have social supports available, which are key to creating a sense of community and building community resilience.
- » **Policy COS 5.3 Creative Outlets.** Provide skill development, cultural, and performance opportunities within each of the major art forms with an emphasis on promoting lifelong enjoyment to nurture creative discovery.

# Circulation Element

## » Add additional support for pedestrian safety improvements along El Camino Real:

- Policy C 1.5 El Camino Real
- Action C 3.7 Pedestrian Connectivity
- Policy C 5.6 Transit Safety

# Air Quality

## » Air Quality contained in the Conservation, Open Space and Recreation Element

## » Current Air Quality Policies and Actions related to New Development

- **Policy COS 4.1 Air Quality Thresholds.** Use thresholds of significance that match or are more stringent than the air quality thresholds of significance identified in the current Bay Area Air Quality Management District (BAAQMD) Air Quality Guidelines when evaluating air quality impacts of projects.
- **Policy COS 4.2 Health Risk Assessment.** Require new development not exempt from CEQA that includes sensitive receptors to prepare Health Risk Assessments. Identify appropriate mitigation, based on the findings of the Health Risk Assessment, to reduce health risks from major sources of toxic air pollution, such as high-volume roadways, stationary sources, permitted sources from BAAQMD, and warehousing.
- **Policy COS 4.6 Toxic Air Contaminants.** Require that when new development that would be a source of toxic air contaminants (TACs) is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of CARB and BAAQMD), or filters or other equipment/solutions shall be provided to reduce the potential exposure to acceptable levels. When new residential or other sensitive receptors are proposed near existing sources of TACs, either adequate buffer distances shall be provided (based on recommendations and requirements of CARB and BAAQMD), or filters or other equipment/solutions shall be provided to the source to reduce the potential exposure to acceptable levels.
- **Action COS 4.10 Air Quality Improvement.** Support and partner with Bay Area Air Quality Management District (BAAQMD) in monitoring, education, permitting, enforcement, grants programs, or other efforts to improve air quality issues and health outcomes for all.

# Air Quality (cont.)

## » Recommended updates to Air Quality policies/actions

- **Policy COS 4.9 Air Pollution Exposure.** For new development that is located within 1,000 feet from US Highway 101 and State Route 92, require installation of enhanced ventilation systems, vegetative barriers and other strategies to protect people from respiratory, heart, and other health effects associated with breathing polluted air indoors and outdoors.
- **(new) Action COS 4.12 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.



# Changes for Council Consideration

- » (New) Policy PSF 5.12 City Property Acquisition. Seek opportunities to purchase or acquire property to meet current or future needs for the expansion of specific City services and facilities or if there is a demonstrated public need.
- » Policy LU 3.12 Publicly Accessible Spaces. Integrate a variety of privately owned and maintained publicly accessible spaces into new development. Spaces should be safe, welcoming, easy to access, and include ~~require~~ signage that clearly identifies these spaces as publicly accessible.

# 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, Introduction and Glossary (tonight)

## » 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:
  - Introduction and Glossary
  - Land Use Element and Land Use Map

## » Discussion questions:

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

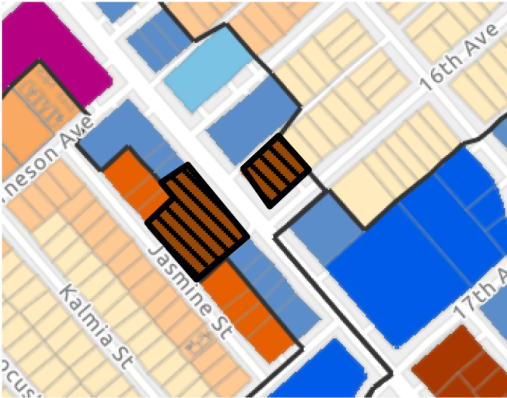
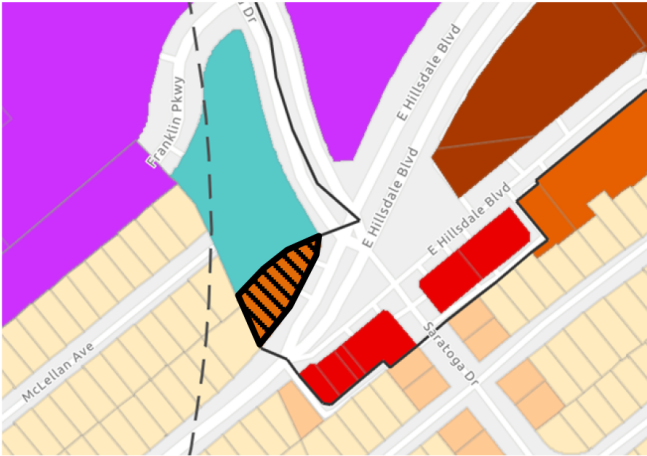
## ATTACHMENT 4 – LAND USE ELEMENT – RECOMMENDED REVISIONS

Change ID	Policy/ Action Number	Comment Source	Comment	Recommended Change(s)
1	General Plan Height and Intensity Standards	General Plan Subcommittee	Communicate more transparently that only the ten Study Areas would be exempt from Measure Y upon voter approval and that other areas of the city would still be regulated by Measure Y requirements.	Staff will update the Measure Y language in the General Plan to ensure it is current and clearly articulates that all areas outside of the Study Areas would still be subject to Measure Y height and density limits, and that the Study Areas would be subject to amended limits upon voter approval.
2	General Plan Land Use Designations and Land Use Map text box	Public Comment	Clarify the land use designation identify height limits by stories rather than building height.	Revise the explanatory text in the blue text box as follows: “Residential densities for the land use designations are expressed in terms of dwelling units per acre (du/ac). Building heights are expressed by the number of stories. <u>The General Plan assumes each story is an average of 11 feet, provided that the applicable overall height limit shall not be exceeded.</u> ”
3	Figure LU-1 Land Use Map	Public Comment	Move the Highway 101 label on the map so it does not obscure the designations shown.	Reduce the size of the Highway 101 label on the map and move to ensure that all land use designations are visible.
4	Table LU-1 Land Use Designations	City Staff	Update the title of the Service Commercial land use designation to recognize that both service commercial and light industrial uses exist and are anticipated on properties with this designation.	Update Service Commercial Service designation to be “Service Commercial/ <u>Light Industrial.</u> ”
5	Policy LU 3.3 Neighborhood Commercial Preservation  Policy LU 3.4 Convenience Retail	City Staff Recommended Change	Combine Policy LU 3.3 and LU 3.4 since these two policies overlap. Draft new Policy LU 3.4 that focuses on preserving ground floor retail and commercial uses in new developments.	<b>Policy LU 3.3 Neighborhood Commercial and Service Uses. Preservation.</b> Encourage the preservation of local-serving commercial retail and service uses in neighborhood shopping districts <u>and adjacent to residential neighborhoods, including as part of new mixed-use development.</u>  <b>Policy LU 3.4 Neighborhood Commercial Preservation Convenience Retail.</b> <u>Support neighborhood serving shopping area vibrancy and maintain commercial concentrations by encouraging new development to retain existing ground floor retail and commercial uses, to continue to meet the needs of the surrounding neighborhoods. Encourage and preserve convenience stores and neighborhood retail uses adjacent to residential neighborhoods, including as part of new mixed-use development.</u>
6	Policy LU 3.5 Support Service Uses	Public Comment  Build Up San Mateo County	Would like to see hardware stores added to Policy LU 3.5 Support Service Uses.  Update child care language in General Plan draft.	<b>Policy LU 3.5 Support Service Uses.</b> Encourage businesses that provide a variety of services, such as restaurants, <u>child care day care</u> facilities, medical clinics, gyms, pharmacies, <u>hardware stores</u> , and grocery stores in locations that serve residential neighborhoods and commercial/office uses. Prioritize the development of these services in equity priority communities in the city.

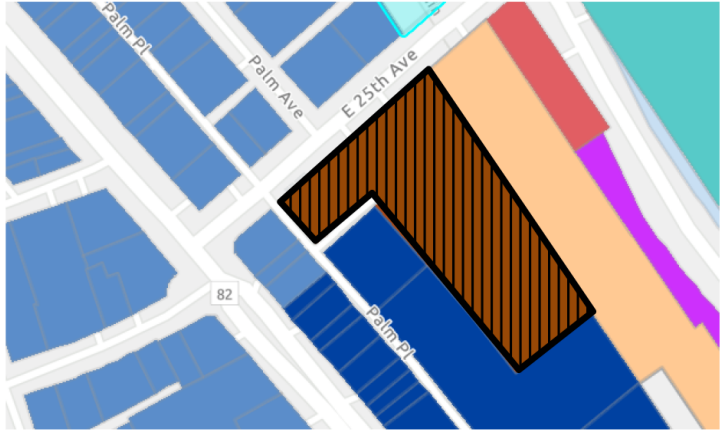
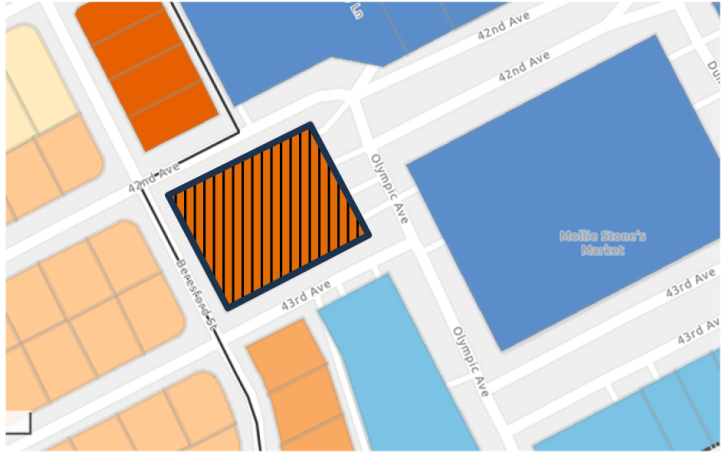
Change ID	Policy/ Action Number	Comment Source	Comment	Recommended Change(s)
7	Policy LU 3.10 Service Commercial	City Staff Recommended Change	Move Policy LU 3.10 above Policy 3.6 to better flow with commercial policies and update title to align with Land Use Designation Table.	<b>Policy LU 3.6</b> <del>10 Service Commercial/Light Industrial</del> . Retain service commercial and light industrial uses in San Mateo to support local businesses and to meet the needs of residents locally. Preserve properties that are zoned for service commercial uses and discourage uses that are allowed elsewhere in the city from locating in service commercial <u>and light industrial</u> areas.
8	Policy LU 3.12 Publicly Accessible Spaces	Public Comment	Public spaces need to be welcoming and safe.	<b>Policy LU 3.12 Publicly Accessible Spaces</b> . Integrate a variety of privately owned and maintained publicly accessible spaces into new development. <u>Spaces should be safe, welcoming and include</u> <del>require</del> signage that clearly identifies these spaces as publicly accessible.
9	Action LU 8.4 City Investment	General Plan Subcommittee	Update Action LU 8.4 City Investment as follows: “Use funds collected by the park impact fee <u>and other additional resources</u> to invest in programs and public improvements that connect residents with opportunities to increase their physical activity and improve their physical and mental health, especially in equity priority communities with higher risk of negative public health outcomes. Identify new funding sources for programs and public improvements, if needed.”	<b>Action LU 8.4 City Investment</b> . Use funds <u>from</u> <del>collected by</del> the park impact fee <u>and other sources</u> to invest in programs and public improvements that connect residents with opportunities to increase their physical activity and improve their physical and mental health, especially in equity priority communities with higher risk of negative public health outcomes. Identify new funding sources for programs and public improvements, if needed.
10	Action LU 8.11 City Services	Planning Commission	Change Action LU 8.11 City Services, “ <u>Improve services provided by the City and other partners in order to achieve full neighborhood level parity in areas of safety, security and sanitation in equity priority communities.</u> ”	<b>Action LU 8.11 City Services</b> . Work with residents in equity priority communities to <del>identify improve services that provided by</del> the City or other partners <del>could provide to improve</del> <u>related to</u> safety, sanitation, and security in these neighborhoods.
11	Action LU 8.12 Neighborhood Beautification	Planning Commission	Modify Action LU 8.12 Neighborhood Beautification. “Support and promote neighborhood clean-up and beautification initiatives in equity priority communities, <u>such as planting and maintenance of street trees to support neighborhood beautification,</u> including in partnership with neighborhood organizations.”	<b>Action LU 8.12 Neighborhood Beautification</b> . Support and promote neighborhood clean-up and beautification initiatives in equity priority communities, including <del>in</del> <u>planting and maintenance of street trees,</u> <u>and</u> partnership with neighborhood organizations.

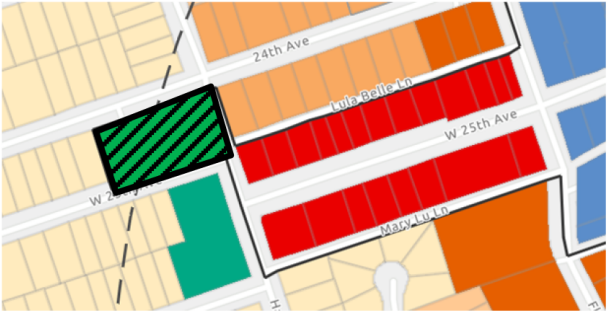
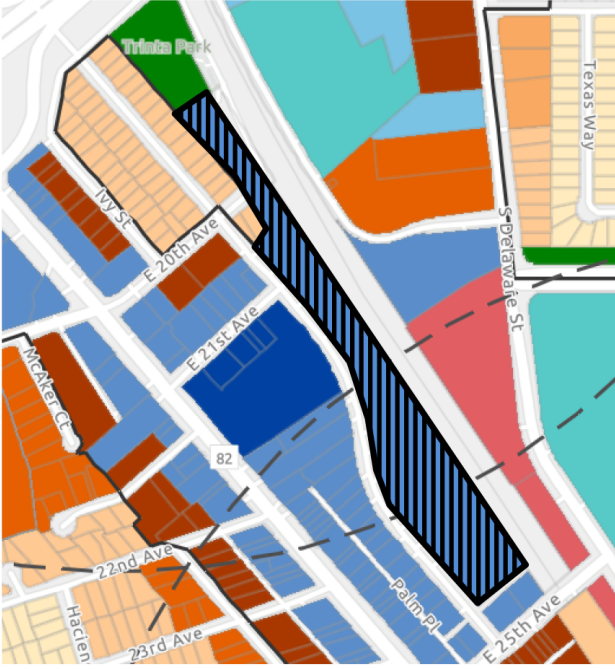
Change ID	Policy/ Action Number	Comment Source	Comment	Recommended Change(s)
12	Policy LU 10.1 Effects of Climate Change	Online Tool	Replace the word “consider”.	<b>Policy LU 10.1 Effects of Climate Change.</b> <del>Consider</del> <u>As feasible, account for</u> the effects of climate change in updating or amending the General Plan, disaster planning, City projects, infrastructure planning, future policies, and long-term strategies. Recognize potential climate change consequences, such as sea level rise, flooding, higher groundwater, less availability of drinking water, hotter temperatures, increased wildfire risk, and changing air quality. Prioritize protecting equity priority communities from the disproportionate burden of climate hazards, including against risks of displacement and challenges in rebuilding after major incidents.

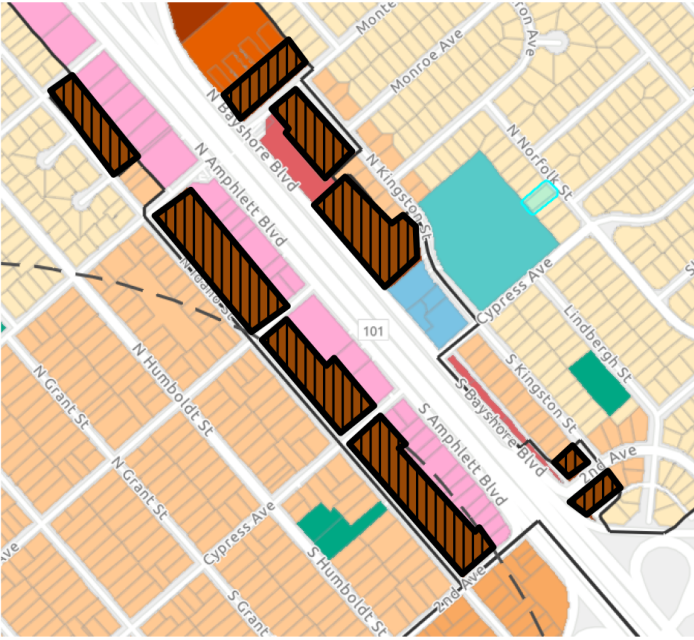
ATTACHMENT 5 – DRAFT 2040 LAND USE MAP – RECOMMENDED REVISIONS

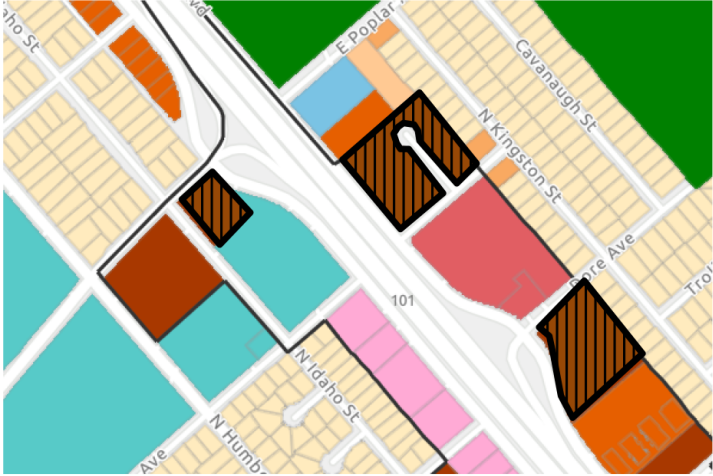
Change ID	Location/Address	Comment Source	Current Land Use	Recommended Land Use	Notes
1	1515 El Camino Real 1528 El Camino Real	City Staff	Residential Medium II	Mixed-Use Medium II	Change to align with adjacent mixed-use designations; and to recognize existing uses on these two sites are mixed-use (commercial, office & residential). 
2	221 E. Hillsdale Blvd	City Staff	Residential Medium I	Neighborhood Commercial	Change to align with existing gas station use; and to maintain existing Neighborhood Commercial in current General Plan 2030. 



Change ID	Location/Address	Comment Source	Current Land Use	Recommended Land Use	Notes
3	South side of 25 <sup>th</sup> Ave, between Palm Pl and railroad tracks (12 parcels)	City Staff	Residential Medium II	Mixed-Use Medium II	Change to acknowledge and support existing commercial uses on these parcels. 
4	4200 Olympic Ave Olympic Village Shopping Center	City Staff	Residential Medium I	Mixed-Use Medium I	Change the Olympic Village Shopping Center site to Mixed-Use to align with existing commercial uses. 

Change ID	Location/Address	Comment Source	Current Land Use	Recommended Land Use	Notes
5	Waypoint Church Parking Lot at 25 <sup>th</sup> Ave and Hacienda St	Public Comments and City Staff	Site located within Study Area 3	Site moved outside Study Area 3	Change Study Area 3 boundary to remove the Waypoint Church parking lot site; site is designated Quasi Public. 
6	East side of Palm Ave and adjacent to the Caltrain corridor, between Trinta Park and 25 <sup>th</sup> Ave (18 parcels)	City Staff	Mixed-Use Medium II	Service Commercial	Change to support and maintain the existing service commercial uses on this block; area is designated Service Commercial in current General Plan 2030 and adjacent to the rail corridor, so not ideal for residential uses. 

Change ID	Location/Address	Comment Source	Current Land Use	Recommended Land Use	Notes
7	<p>East side of Idaho St, between E. Santa Ynez Ave and 2<sup>nd</sup> Ave (46 parcels)</p> <p>West side of N. Kingston St, between Monte Diablo Ave and Cypress Ave (11 parcels)</p> <p>2<sup>nd</sup> Ave at Bayshore Blvd (5 parcels)</p>	<p>Planning Commission and City Staff</p>	Residential Medium II	Residential Medium I	<p>Change to align with existing land use (Medium Density Multi-Family) to avoid increasing residential density on parcels within one block of HWY 101 in Study Area 7; and to better align with adjacent residential neighborhoods.</p> 

Change ID	Location/Address	Comment Source	Current Land Use	Recommended Land Use	Notes
8	470 and 490 Idaho Street (2 parcels)  Rogell Court, north of and Rogell Ave (15 parcels)  Dore Ave at N. Bayshore Blvd (5 parcels)	Planning Commission and City Staff	Residential Medium II	Residential Medium I	Change to align with existing land use (Medium Density Multi-Family) to avoid increasing residential density on parcels within one block of HWY 101 in Study Area 7; and to better align with adjacent residential neighborhoods. 

## ATTACHMENT 6 – INTRODUCTION, GLOSSARY AND OTHER GENERAL PLAN SECTIONS – RECOMMENDED REVISIONS

### INTRODUCTION

Change ID	Policy/ Action Number	Comment Source	Comment	Recommended Change(s)
1	Big Ideas in Strive San Mateo's General Plan 2045	Online Tool	Update text to broaden reference to low density residential design instead of just focusing on single-family design.	<b>Enhance San Mateo's Neighborhood Fabric and Quality of Life.</b> Strive San Mateo General Plan 2040 promotes context sensitive <u>low density residential</u> <del>single-family</del> design, supports neighborhood shopping areas, improves neighborhood walkability and traffic congestion, protects homes, schools, and libraries from excessive noise levels, and provides for a comprehensive network of parks and recreational facilities for all to enjoy.
2	Big Ideas in Strive San Mateo's General Plan 2045	Build Up San Mateo County	Update child care language in General Plan draft.	<b>Support the Local Economy.</b> Strive San Mateo General Plan 2040 focuses on ways to keep jobs and dollars in San Mateo by supporting local shops, businesses, and services. It encourages new businesses that residents need and enjoy, such as restaurants, <u>child care facilities</u> <del>daycares</del> , medical clinics, gyms, pharmacies, and grocery stores, in convenient locations throughout the community
3	Big Ideas in Strive San Mateo's General Plan 2045	Online Tool	Expand the reference to potential hazards to refer to other topics such as pandemics. It would be nice to see some information on outbreak policies	<b>Improve Community Safety Planning and Awareness.</b> Strive San Mateo General Plan 2040 establishes clear actions to protect the community from <u>emergencies and extreme weather events</u> such as flooding, wildfires, earthquakes and <u>pandemics</u> , by reinforcing the City's emergency readiness and response capabilities, increasing power system resilience, maintaining a state-of-the art emergency notification system, providing community training programs, and planning ahead for disaster recovery.
4	Equity Priority Communities Section	Public Comment	Reference to the Department of Toxic Substances Control's active case at the College Park Elementary School may become outdated for the General Plan. Community members can refer to the Department of Toxic Substances Control for active cases in the city.	Hazardous waste materials, sites, or facilities that could emit toxins into the air, water, and soil that are harmful to people are present in North Central, <u>such as existing or former dry cleaners, gas stations, and buildings with lead and asbestos</u> . <del>California's Department of Toxic Substances Control tracks hazardous waste facilities and sites. As of January 23, 2023, the Department of Toxic Substances Control's data management system shows there is an active case at the College Park Elementary School that could pose a threat to public health.</del>
5	Equity Priority Communities Section	Public Comment	The census tract numbers mentioned on Pages 30-31 are not complete.	The census tracts numbers mentioned in the Equity Priority Communities section, including the text and figures, will be updated to include the entire census tract number.

CIRCULATION ELEMENT

Change ID	Policy/ Action Number	Comment Source	Comment	Recommended Change(s)
6	Policy C 1.5 El Camino Real	Online Tool	Pedestrian improvements are needed along El Camino Real to minimize noise and improve safety.	<b>Policy C 1.5 El Camino Real.</b> Facilitate efficient travel and pedestrian safety along El Camino Real <u>by supporting improvements that enhance pedestrian connectivity, such as improved pedestrian crossings.</u>
7	Action C 3.7 Pedestrian Connectivity	Online Tool	Pedestrian improvements are needed along El Camino Real to minimize noise and improve safety.	<b>Action C 3.7 Pedestrian Connectivity.</b> Incorporate design for pedestrian connectivity across intersections in transportation projects, <u>including the El Camino Real corridor,</u> to improve visibility at crosswalks for pedestrians and provide safe interaction with other modes. Design improvements should focus on increasing sight lines and removing conflicts at crosswalks.
8	Policy C 5.6 Transit Safety	Online Tool	Pedestrian improvements are needed along El Camino Real to minimize noise and improve safety.	<b>Policy C 5.6 Transit Safety.</b> Prioritize improvements <u>that enhance pedestrian connectivity to transit and</u> <del>to</del> increase safety, access, and comfort at transit centers and bus stops in equity priority communities, along commercial corridors, and in dense, mixed-use neighborhoods.



## CULTURAL AND ENTERTAINMENT RECOMMENDED REVISIONS

Change ID	Policy/ Action Number	Comment Source	Comment	Recommended Change(s)
9	Diverse Range of Land Uses Section	Planning Commission  General Plan Subcommittee	Add policies and/or actions to support the expansion of cultural and entertainment resources in San Mateo.	<p>(first paragraph) Commercial centers and an active Downtown provide a space where people can work, recreate, and build community <u>through cultural and entertainment events</u> while also supporting the city's fiscal health.</p> <p>(second paragraph) It also promotes parks, open space, cultural <u>venues</u>, and recreational facilities, and community gathering spaces for all members of the San Mateo community.</p>
11	Policy LU 3.7 Visitor Economy	Planning Commission  General Plan Subcommittee	Add policies and/or actions to support the expansion of cultural and entertainment resources in San Mateo.	<b>Policy LU 3.7 Visitor Economy.</b> Collaborate with other Peninsula cities and the San Mateo County/Silicon Valley Convention and Visitors Bureau to support the continued development of the visitor economy of both the city and the region, including lodging, entertainment, <u>cultural</u> , recreation, retail, and local events; encourage uses that attract visitors. Incentivize through fee reduction and visitor perks, sustainable modes of travel to and from the city to reduce both the use of air travel and gas-powered vehicles.
12	Policy LU 3.13 Cultural Facilities and Public Art	Planning Commission  General Plan Subcommittee	Add policies and/or actions to support the expansion of cultural and entertainment resources in San Mateo.	<b>Policy LU 3.13 Cultural Facilities and Public Art.</b> Recognize cultural facilities, <u>entertainment events</u> , <u>performing arts</u> , and public art as part of a healthy and thriving community. Use funds from the City's art in-lieu fee to enhance existing public art and cultural facilities and encourage new facilities that reflect the character and identity of the surrounding neighborhoods.
13	Policy LU 4.1 Downtown Land Uses	Planning Commission  General Plan Subcommittee	Add policies and/or actions to support the expansion of cultural and entertainment resources in San Mateo.	<b>Policy LU 4.1 Downtown Land Uses.</b> Allow and prioritize a wide range of residential, dining, <u>cultural</u> , entertainment, lodging, and other commercial uses downtown, at high intensities and densities, with strong multi-modal connectivity to the San Mateo Caltrain station and other transit.

Change ID	Policy/ Action Number	Comment Source	Comment	Recommended Change(s)
14	Action LU 4.4 Downtown Area Plan	Planning Commission  General Plan Subcommittee	Add policies and/or actions to support the expansion of cultural and entertainment resources in San Mateo.	<b>Action LU 4.4 Downtown Area Plan.</b> Update the Downtown Area Plan to support and strengthen the Downtown as a vibrant and active commercial, cultural, <u>entertainment</u> , and community gathering district. The updated Downtown Area Plan shall align with the General Plan, integrate recommendations from other concurrent City efforts, focus growth and intensity in proximity to the Caltrain station, encourage superblock concepts or approaches and allow parklets, update parking standards and parking management strategies, allow for increased housing units and density, and support high-quality, pedestrian-oriented design and architecture.
15	Policy COS 5.2 Creating Community	Planning Commission  General Plan Subcommittee	Add policies and/or actions to support the expansion of cultural and entertainment resources in San Mateo.	<b>Policy COS 5.2 Creating Community.</b> Cultivate opportunities to come together as a community, celebrate our heritage, cultures, and milestones; <u>through cultural and entertainment events</u> and have social supports available, which are key to creating a sense of community and building community resilience.
16	Policy COS 5.3 Creative Outlets	Planning Commission  General Plan Subcommittee	Add policies and/or actions to support the expansion of cultural and entertainment resources in San Mateo.	<b>Policy COS 5.3 Creative Outlets.</b> Provide skill development, <u>cultural</u> , and performance opportunities within each of the major art forms with an emphasis on promoting lifelong enjoyment to nurture creative discovery.

FIGURES

Change ID	Policy/ Action Number	Comment Source	Comment	Recommended Change(s)
17	Figures	Online Tool	Make the maps in the General Plan accessible for text-to-speech voice readers.	The maps in the General Plan will be updated to be accessible for text-to-speech voice readers.

GLOSSARY

Change ID	Policy/ Action Number	Comment Source	Comment	Recommended Change(s)
18	Glossary	City Staff Recommended Change	Add “Story” to the glossary.	<b>Story.</b> The term to define building height in the General Plan. The General Plan assumes each story is an average of 11 feet, provided that the applicable overall height limit shall not be exceeded.



Change ID	Policy/ Action Number	Comment Source	Comment	Recommended Change(s)
19	Glossary	Public Comment	Define active transportation.	<b>Active Transportation.</b> Biking, walking, and other human-powered ways of getting around.
20	Glossary	City Staff Recommended Change	The General Plan includes policies and actions that address ADA accessibility; however, the term “persons with disability” is not used in the General Plan.	<del><b>Disability, persons with.</b> A physical impairment or mental disorder, which is expected to be of a long, continued, or indefinite duration and is of such a nature that the person’s ability to live independently could be hindered unless improved by more suitable housing conditions.</del>