



City Council Draft General Plan 2040

November 13, 2023



Tonight's Discussion

» City Council Discussion

- Continue deliberation from the October 30, 2023 Special Meeting and provide direction on the Land Use Element

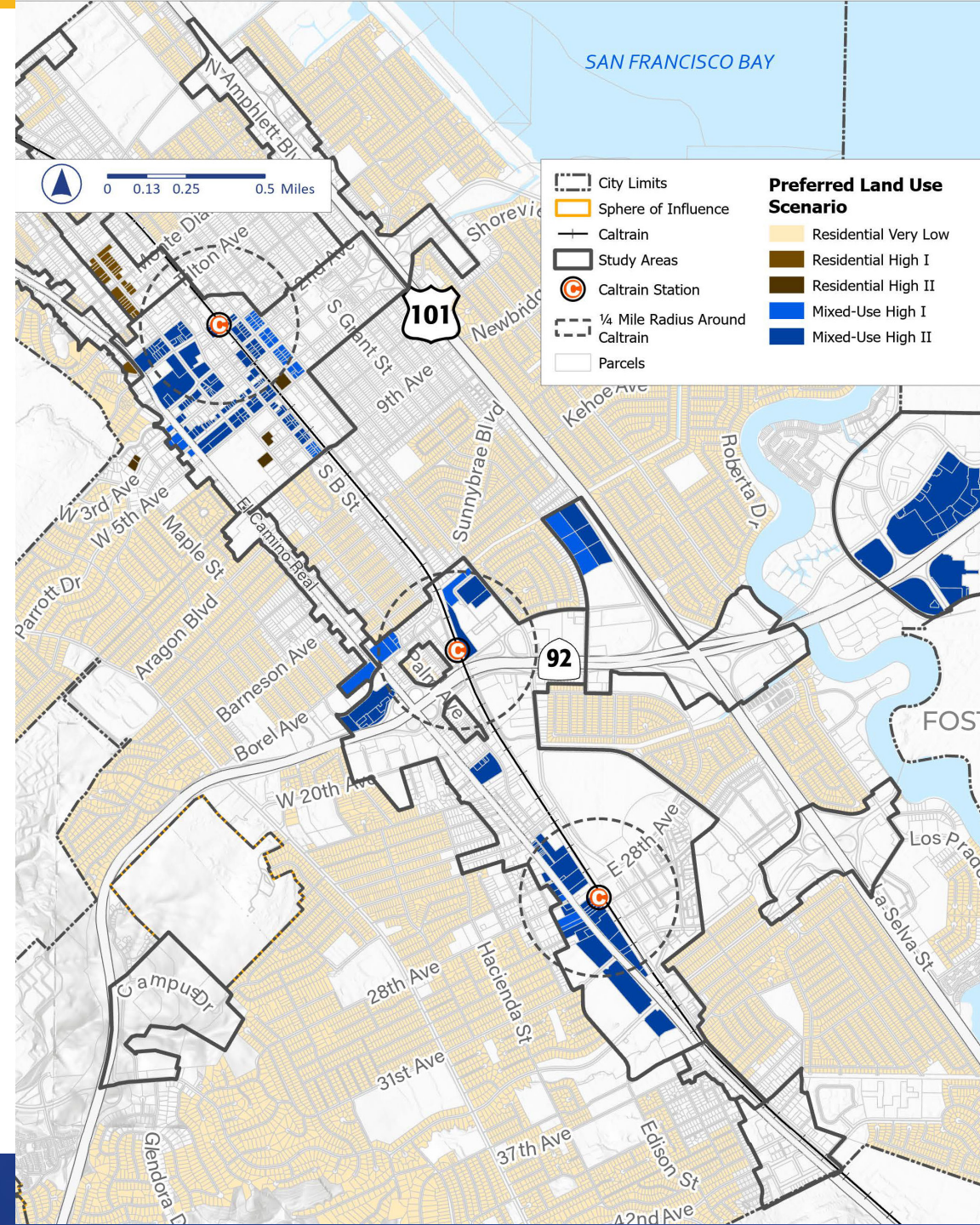
» City Council Direction

- Should there be a focused framework to allow for projects in specified areas to request heights up to 10 stories and/or densities up to 200 units/acre (High II) in exchange for community benefits?
 - Maps A, B and C illustrate different parameters that could be used for the focused framework.
- Should eight stories and 130 units/acre (High I) be the maximum limits established in the Land Use Element?



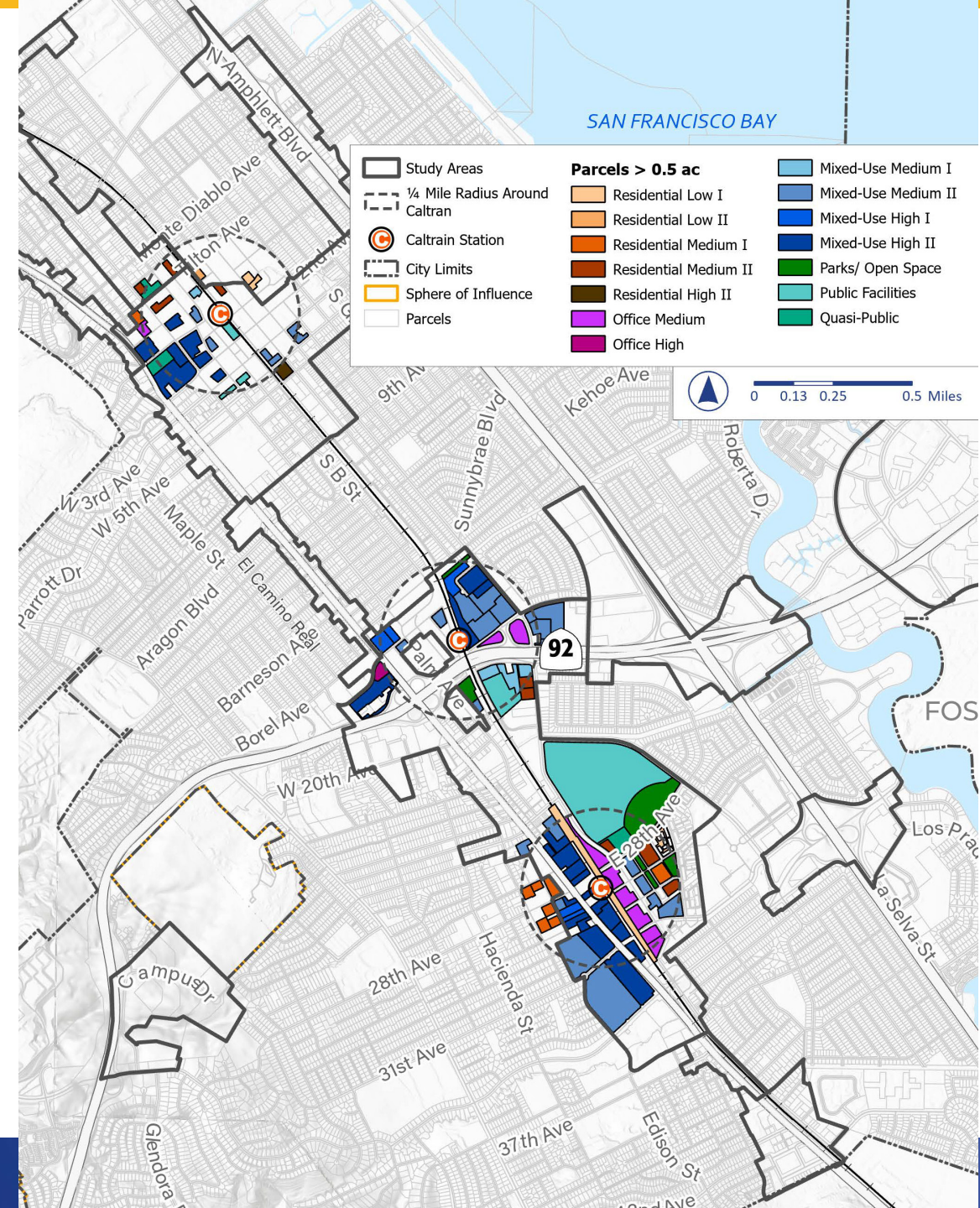
Map A

- High I and High II Land Use Designations
- 1/4 –mile Caltrain Station radius
- Study Area Boundaries
- Very Low Residential Areas



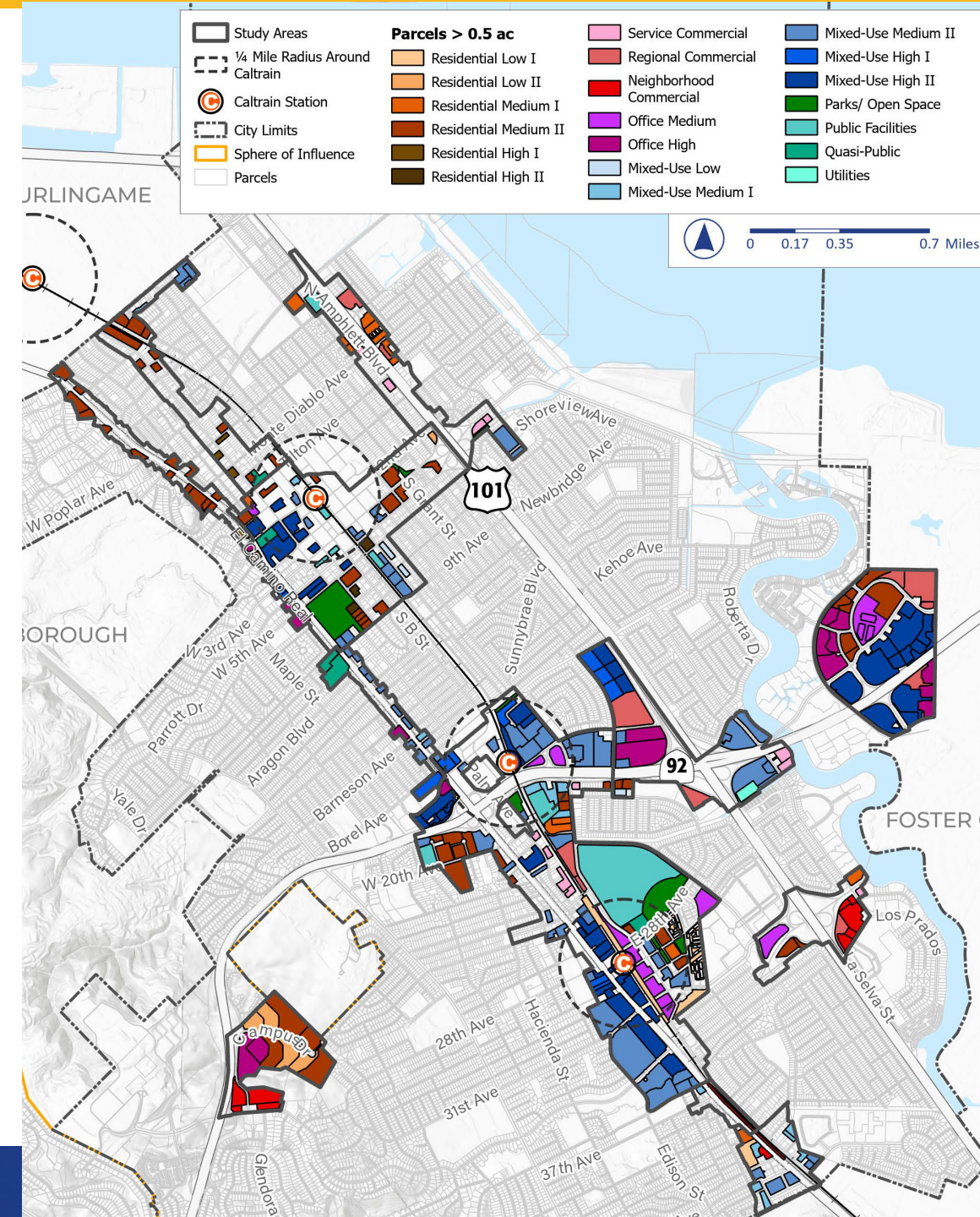
Map B

- **Parcel Over 1/2-Acre in Size, within Caltrain Station Radius**
- **1/4 –mile Caltrain Station Radius**
- **Study Area Boundaries**

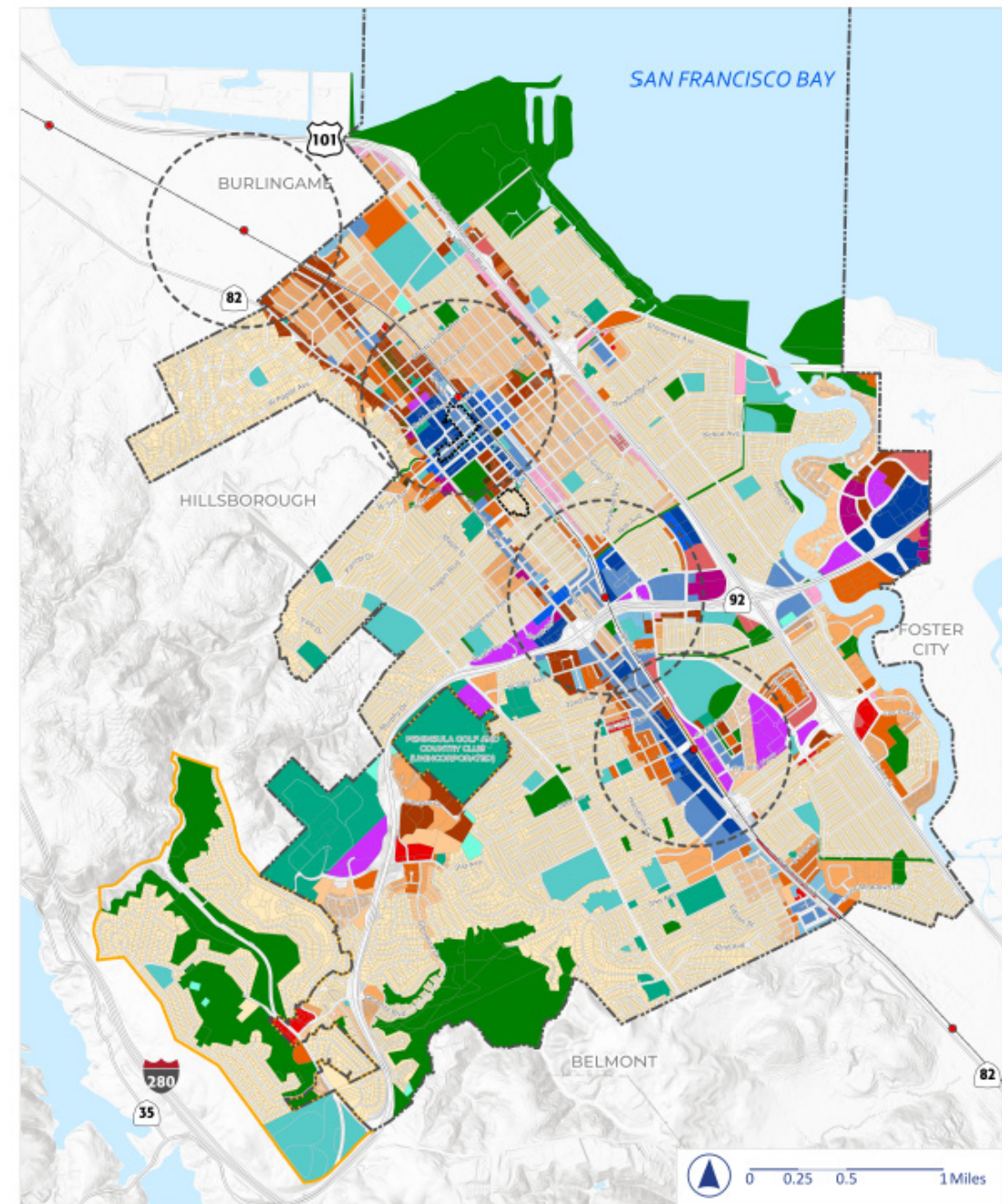
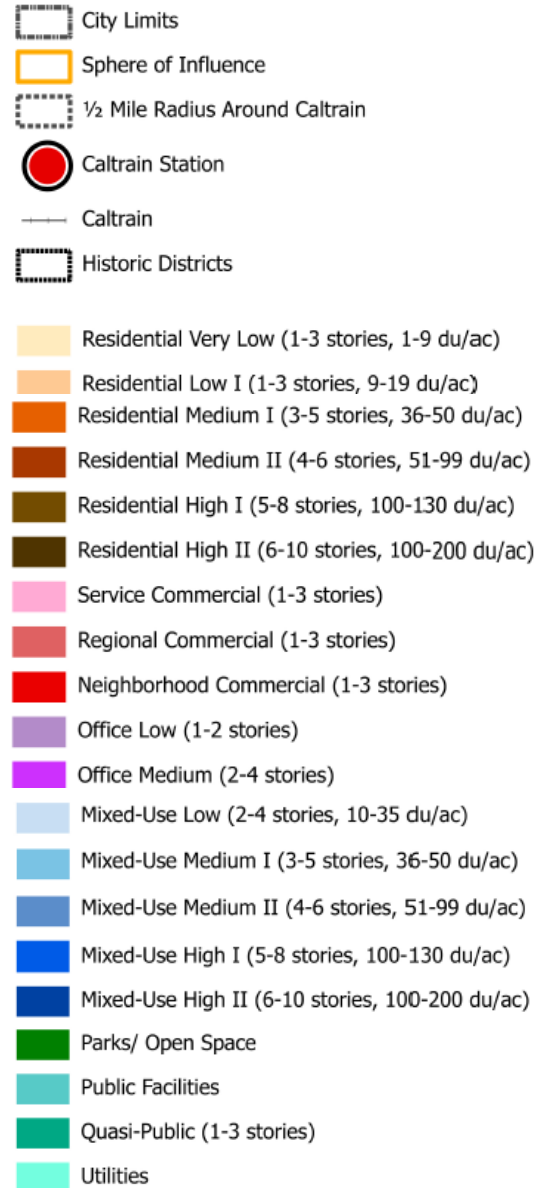


Map C

- **Parcel Over 1/2-Acre in Size, with Land Use Designation in a Study Area**
- **1/4 –mile Caltrain Station radius**
- **Study Area Boundaries**



Draft General Plan 2040 Land Use Map



Measure Y Community Benefits Framework

- **Language in Measure Y**

“Densities up to 75 units per acre, heights up to 75 feet and appropriate FARs may be allowed in the following areas ... for projects which provide public benefits or amenities substantially greater than code requirements.”

- **Two projects utilized this framework**

- **Bridgepoint Parkway Offices (Sony Interactive)**

- **Community benefits:** Ongoing general fund revenue, assumed responsibility of farmers market, shoreline park improvements, mariners island improvements, purchase of tidelands park, skateboard and roller hockey facility, library equipment, and contributed to library business/investment center

- **San Mateo Marriott (1770 S. Amphlett)**

- **Community Benefits:** Ongoing general fund revenue (TOT), Concar Park Improvements, Street and sidewalk frontage improvements, crosswalk improvements, and landscape and irrigation improvements

Draft General Plan – Community Benefits Framework

- **Policy LU 2.3 Community Benefits.**

Develop a framework to allow density/intensity bonuses and concessions in exchange for the provision of community benefits, such as additional affordable housing, increased open space, public plazas or recreational facilities, subsidized retail space for small businesses, subsidized community space for nonprofits that provide community support services or childcare facilities, pedestrian and multimodal safety improvements, and/or off-site infrastructure improvements above minimum requirements.

- **Action LU 2.5 Community Benefits Dashboard.**

Create an online public portal that highlights the community benefits derived from new development projects, such as payment of in-lieu fees, contribution to the childcare fund, contribution to the public art fund, and other benefits to improve and standardize communication about new development projects and their benefits.

- Under current conditions, with State Density Bonus laws, only projects with **no residential component**, such as office or biotech, are anticipated to utilize this framework.

AB 1287 – Middle Income Homes Bonus

- If a development project maximizes the production of Very Low, Low, or Moderate-Income units under current Density Bonus Law rules, which would yield a maximum 50 percent density bonus.
- Then a city or county must grant a housing development an additional density bonus when an applicant proposes to provide additional deed-restricted units at the Moderate-Income level (which now could be rental units) or at the Very-Low income level.
- This could result in an additional density bonus of up to 38.75 percent in return for providing additional Very-Low Income units, or an additional density bonus of up to 50 percent in return for providing additional Moderate-Income units.
- Development projects that provide additional deed-restricted units are also eligible for additional incentives/concessions.
- Density bonuses, waivers, and concessions that result from the application of State Law are allowed to exceed the local limits set by Measure Y.

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
- November 13 – Land Use (tonight)

» January 2024

- Publish General Plan 2040 and Final EIR

» February and March 2024

- General Plan 2040 Adoption Hearings

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