

Somer Smith

From: Jerry Davis [REDACTED]
Sent: Thursday, January 18, 2024 9:40 AM
To: General Plan
Subject: Re: General Plan 2040 is Ready for Adoption!

Follow Up Flag: Follow up
Flag Status: Completed

In my opinion, San Mateo is becoming over developed. Note the traffic and stress on our city services. Note parking etc..

Slow it down!

On Jan 18, 2024, at 12:07 PM, City of San Mateo <generalplan@cityofsanmateo.org> wrote:

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General Plan 2040 is Ready for Adoption!

Since 2018, the City has been working on General Plan 2040 - the plan that lays out the community's vision for how our city will look, feel, and change over the next 20 years. After five and a half years of extensive community conversations and engagement, [General Plan 2040](#) is now ready for adoption! The final General Plan reflects community input and Council's direction provided on the Draft General Plan during the Fall of 2023.

Visit [our website](#) to review General Plan 2040 and see an interactive land use map as well as other tools to help learn more about the General Plan. If you

have comments about General Plan 2040 please send your thoughts and questions to: generalplan@cityofsanmateo.org.

Building on the Past to Plan for the Future

[General Plan 2040](#) builds upon the City's current 2030 General Plan to address new and emerging issues and plan for a more equitable future. Big ideas in General Plan 2040 include:

- A framework to ensure public services and infrastructure service levels are maintained/improved as the City grows.
- Improving health and infrastructure disparities in San Mateo's equity priority neighborhoods.
- Allowing additional housing and higher densities close to transit while maintaining existing development patterns in San Mateo's lower density neighborhoods.

A fiscal analysis based on General Plan 2040's land use map is also being prepared to confirm that future growth will be fiscally sustainable and public services can be maintained. A link to the fiscal analysis will be shared as soon as it has been published.

General Plan Public Hearings

We will be holding adoption hearings this winter/spring on General Plan 2040. The hearings will be held remotely via Zoom and in person at City Hall Council Chambers. There will be time for public comment at each meeting. To access the meeting materials and watch the meetings on Zoom, please follow the online directions at: <https://www.cityofsanmateo.org/3971/Agendas-Minutes-Public-Meeting-Portal>

- **Planning Commission Meeting:** Tuesday, January 30th at 6:00 pm. At this meeting, the Planning Commission will review General Plan 2040. As required by the California Environmental Quality Act (CEQA), the City has prepared an Environmental Impact Report (EIR) for General Plan

2040. The Planning Commission will also consider the Final EIR, which addresses the public comments received on the Draft EIR, and the findings required for certification of the EIR. During the meeting, the Planning Commission will collect public feedback and provide a recommendation for City Council consideration during the adoption hearings that will be held on March 4th and March 18th.

- **City Council Meetings:** Monday, March 4th and March 18th at 7:00 pm. During the March 4th adoption hearing, the City Council will review General Plan 2040 and the Final Environmental Impact Report, collect public input and provide direction to staff, as needed, to ensure that the General Plan is ready for adoption. At the hearing on March 18th, the City Council will review General Plan 2040, the Final Environmental Impact Report, and Climate Action Plan Technical Update; collect public input; and consider adoption of the General Plan.

For a calendar of events and meeting details visit [StriveSanMateo.org](https://strivesanmateo.org).

[Concerned About the Environmental Impacts of Future Development?](#)

The Draft Environmental Impact Report (EIR) for the General Plan was available for public review for a 45-day period, commencing on August 11, 2023, and ending September 25, 2023 at 5:00 p.m. The EIR evaluates potential impacts to San Mateo's physical environment, examining topics such as impacts to the transportation system, air quality, noise, and natural resources. To view the Draft EIR and see the public comments received, visit: <https://strivesanmateo.org/environmental-impact-report-documents/>

The Final Environmental Impact Report will be published on the [Environmental Documents page](#) and a notification will be sent out when it has been posted.

[Next Steps After Adoption: November 2024 Ballot Initiative](#)

Measure Y is a ballot initiative that was approved by San Mateo voters in November 2020 that extended existing height and density limits on new development. To plan for current and future housing needs, General Plan 2040 includes heights and densities that exceed the Measure Y limits in ten study areas that are close to transit, jobs and areas in transition, such as aging shopping centers. Once General Plan 2040 is adopted by the City Council, a measure to amend Measure Y will need to be placed on the November 2024 general election ballot to allow the increased heights and densities in the ten study areas to be implemented.

Most of General Plan 2040 is consistent with Measure Y and can be implemented without the ballot measure. However, if the amendment to Measure Y is not approved by the voters, the City will need to explore other land use changes citywide to meet the City's current and future housing needs.

[Background & More Information](#)

Visit strivesanmateo.org to learn more about the General Plan 2040 update process and sign up for the project email list.

Para obtener información sobre la Actualización del Plan General de la Ciudad de San Mateo en español, llame al (650) 513-0330, ext. 313.

如果想了解圣马特奥城市总体规划的相关信息, 请致电 (949) 264-3470

THANK YOU!



Questions? Contact:

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