



Planning Commission

General Plan 2040 Public Hearing

January 30, 2024



Tonight's Agenda Discussion

- » **Presentation**
- » **Clarifying Questions**
- » **Public Comment**
- » **Planning Commission Discussion and Recommendation**



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
- ECORP
- Forget Me Not History

Objectives for Tonight

- » **Receive an overview of General Plan 2040 and the Final EIR**
- » **Receive public comments**
- » **Planning Commission discussion and recommendation to the City Council**



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:

Diversity

Balance

Inclusivity

Prosperity

Resiliency

Past General Plan Milestones

| Timeframe | Task |
|---------------------------|--|
| Fall - Winter 2018 | Establish communitywide vision for 2040 |
| Spring - Summer 2019 | Identify study areas |
| 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 |
| Spring 2022 - Fall 2022 | Prepare draft goals, policies, and actions (GoPAs) |
| Winter 2023 – Fall 2023 | Prepare Draft General Plan |

Where Are We Now and What's Next?



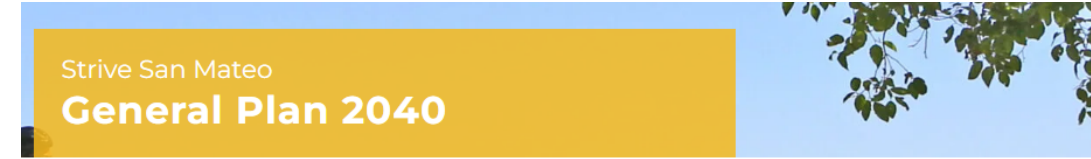
City Council adoption hearings:

- » **March 4, 7:00 PM**
- » **March 18, 7:00 PM**

General Plan 2040 Online Resources

» **StriveSanMateo.org** has information to assist with the community's review:

- General Plan
- User Guide
- Ten Big Ideas
- Interactive General Plan 2040 Land Use Map
- Measure Y FAQ
- And much more!



Strive San Mateo
General Plan 2040

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 5.5 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.

Brand New to the General Plan? Start here:

- [What is a General Plan?](#)
- [Draft General Plan 2040 User Guide](#)
- [Ten Big Ideas in San Mateo's General Plan 2040](#)

Ready to Explore General Plan 2040? Use these links:

- [General Plan 2040 \(full PDF\)](#)
 - [Cover Page](#)
 - [Vision and Values](#)
 - [Chapter 1: Introduction](#)
 - [Chapter 2: Land Use Element](#)
 - [General Plan 2040 Land Use Map](#)
 - [Chapter 3: Circulation Element](#)
 - [Chapter 5: Community Design and Historic Resources Element](#)
 - [Chapter 6: Conservation, Open Space, and Recreation Element](#)
 - [Chapter 7: Public Services and Facilities Element](#)
 - [Chapter 8: Safety Element](#)
 - [Chapter 9: Noise Element](#)
 - [Chapter 10: Abbreviations and Glossary](#)
- [General Plan 2040 Fiscal Analysis \(Report to be published 1/22 or 1/23\)](#)

Questions or Comments?

Please submit public comments on General Plan 2040 by emailing: generalplan@cityofsanmateo.org

General Plan 2040 Community Outreach

- » **Community input shaped General Plan 2040 at every step in the process**
- » **From 2018 to end of 2023 the City hosted or held:**
 - 80+ events, a combination of workshops, staff presentations, and pop-up events
 - 7 online activities
 - 13 General Plan Subcommittee meetings
 - 7 Planning Commission meetings
 - 16 City Council meetings



General Plan 2040

General Plan Elements

- 2. Land Use**
- 3. Circulation**
- 4. Housing (adopted 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

General Plan 2040 Key Themes

» **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.



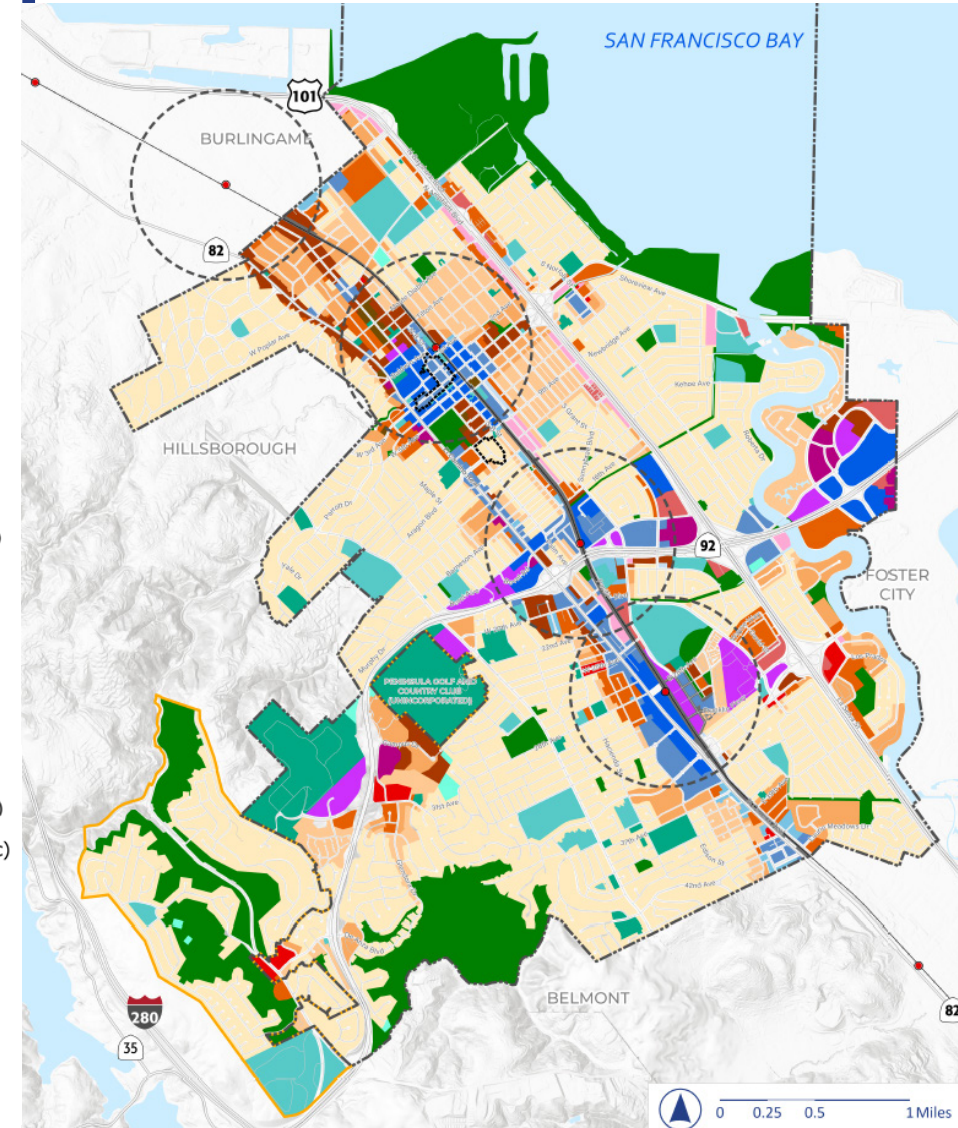
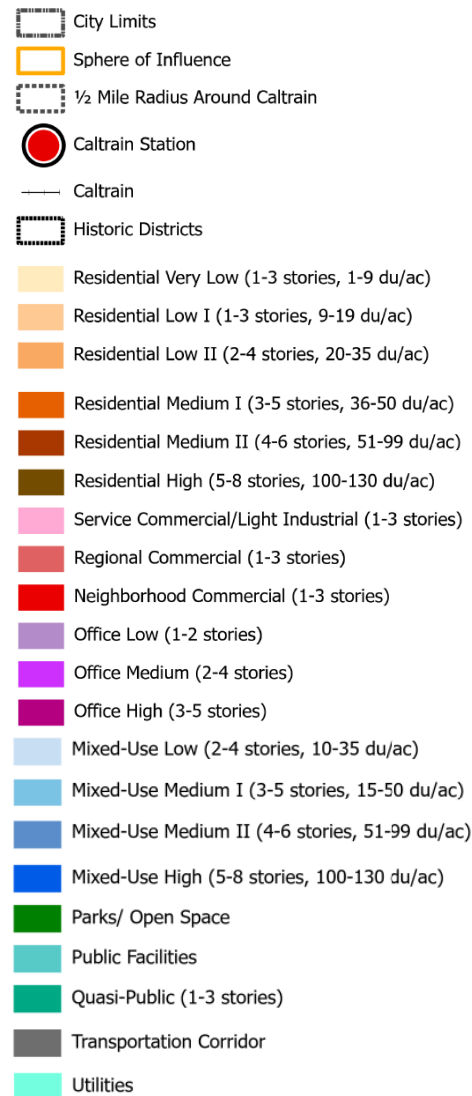
- Environmental Justice. Reduce the unique or compounded health risks in San Mateo's equity priority communities.



- Community Engagement. Increase community participation in the planning and development processes

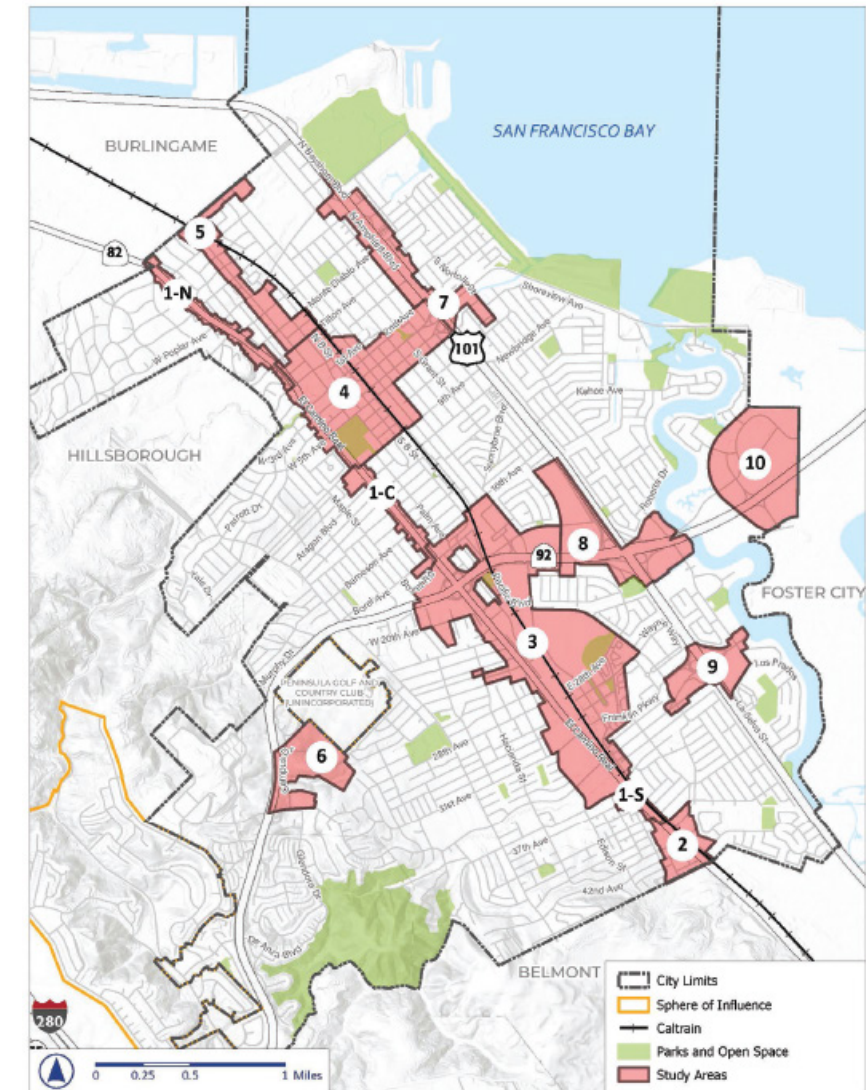
General Plan 2040 Land Use Map

- » 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 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**



Source: City of San Mateo; 2022, ESRI, 2022; PlaceWorks, 2023

Draft General Plan 2040 Review Process

- » **Draft General Plan published July 17, 2023**
- » **Draft Environmental Impact Report (EIR) published Aug. 11, 2023**
 - Public comment period August 11 – Sept. 25, 2023
- » **Community Engagement July through October 2023**
 - Including five (5) Town Hall meetings in August and September
- » **General Plan Subcommittee meeting in August 2023**
- » **Planning Commission meetings (2) in September 2023**
- » **City Council meetings (4) in October and November 2023**
- » **Public Comments posted at:**
 - <https://strivesanmateo.org/documents/publiccomments/>

General Plan Updates and Revisions

- » **The Final General Plan reflects updates and revisions provided by the community and directed by City Council**
- » **Some of the more substantive updates include:**
 - Consolidate and enhance support for senior issues and aging population
 - Mitigate outdoor air quality in residential areas close to pollutant sources
 - Strengthen flooding and sea level rise policies and actions, including action to evaluate sea level rise/flooding overlay zone
 - Study feasibility of new restrooms in City parks
 - Conduct a comprehensive park accessibility analysis
 - Highlight safety as a cornerstone of Circulation Element
- » **List of all updates/revisions to goals, policies and actions included in Attachment 3 of Agenda Report**

General Plan 2040 Land Use Map Changes

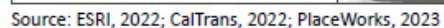
- » **Incorporate Council direction to remove Residential High II and Mixed-Use High II designations**
- » **Reduce the height limits and intensities for the Office designations**
- » **Reduce the heights and density limits along some study area edges to support transitions between high- and low-density areas**

General Plan 2040 Net New Buildout

| Category | Draft General Plan 2040 Total Net Change (2019–2040) | Final General Plan 2040 Total Net Change (2019–2040) |
|------------------|--|--|
| Housing Units | 21,410 | 19,760 |
| Total Population | 52,020 | 48,040 |
| Jobs | 16,920 | 15,000 |

» **Caltrans Functional Classification data is basis of Road Classification Map**

- » **Changing a Caltrans roadway classification:**
 - Would not change the amount of traffic
 - Could result in reduced maintenance funds Caltrans allocates to the City



Final Environmental Impact Report

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.

EIR Process

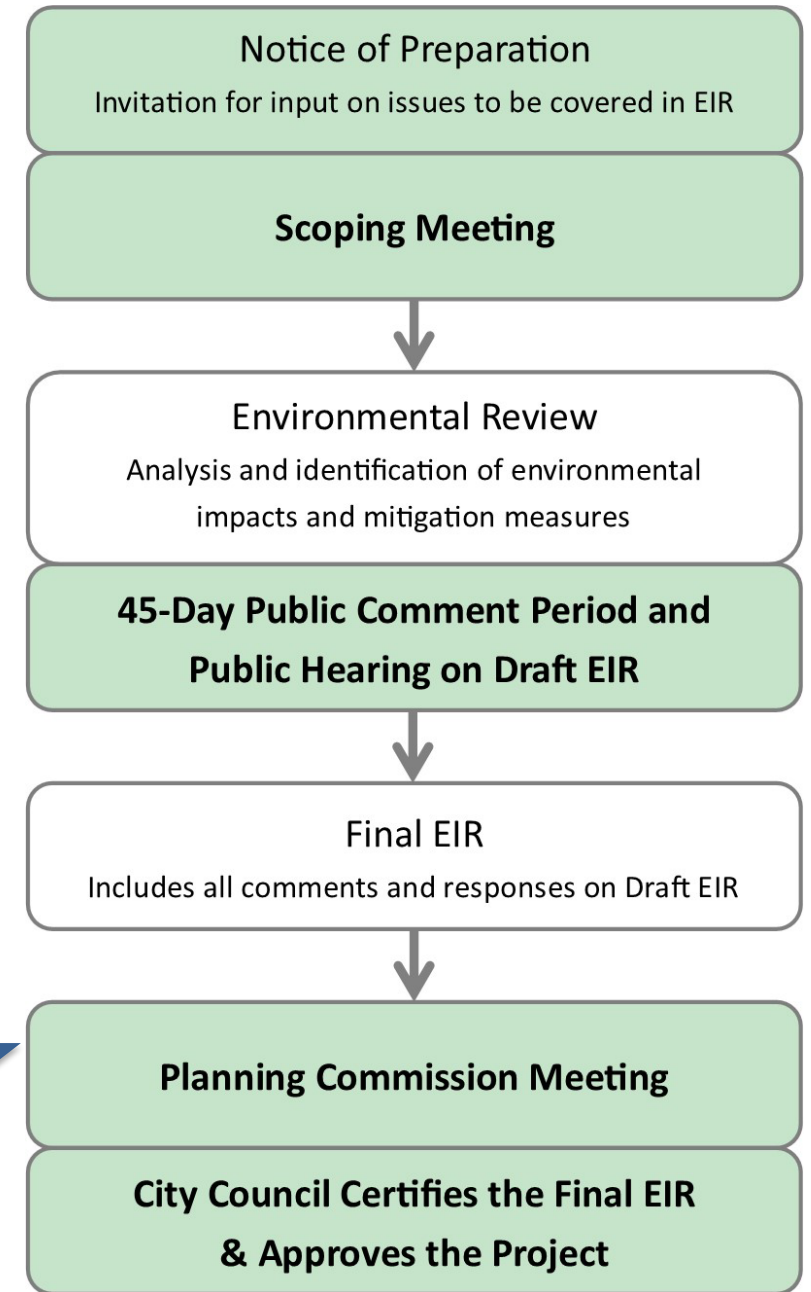
- » This chart summarizes the EIR process mandated by State Law
- » Comment period on the Draft EIR was August 11 to September 25, 2023
- » Final EIR published on January 19, 2024



= current phase



= opportunities for public input



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**

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**
- **Cumulative Impacts from: Air Quality, Noise, and Wildfire**

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

Final EIR

» Includes these additions:

- Status of the Baywood and Yoshiko Yamanouchi House historic designation requests
- California Geological Survey Earthquake Required Zones of Investigation
- Measure Y consistency
- Updated references to goals, policies, and actions
- Updated Figures:
 - 4.9-2 Potential Flood Hazards
 - 4.15-1 Existing Street Classification
 - 4.18-5 Potential Evacuation Routes

» Changes do not constitute “significant new information”; recirculation is not required

Statement of Overriding Considerations

- » **Identifies how the project's benefits outweigh the potential impacts, e.g.:**
 - Supporting local businesses and services
 - Providing a legally adequate General Plan
 - Supporting multimodal transportation that emphasizes safety and access
 - Directing City investments in public improvements to equity priority communities
 - Protecting open spaces and natural habitats
 - Prioritizing the development of a climate change adaptation plan
 - Establishing clear actions to protect the community from flooding, wildfires and earthquakes and plan ahead for disaster recovery

General Plan Fiscal Analysis

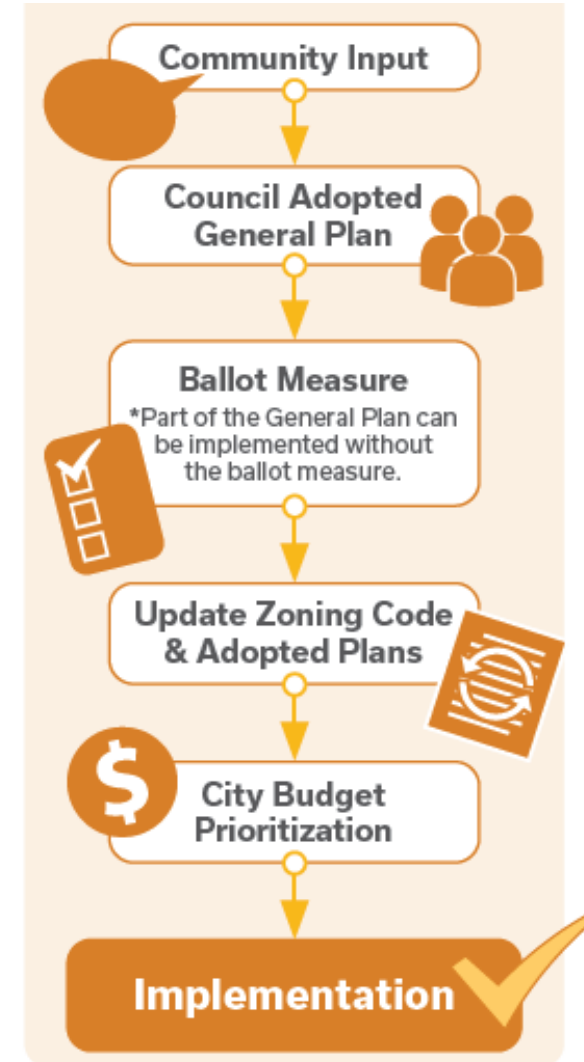
General Plan 2040 Fiscal Analysis

- » **Fiscal analysis is based on most current General Plan Land Use Map and projected buildout.**
- » **Assumed buildout of General Plan 2040 would generate annual General Fund revenues of \$15.5 million (in 2024 dollars) by 2040.**
- » **Economic development policy objectives, such as focusing development along El Camino Real corridor and near transit, could be accomplished.**

Implementing the General Plan

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



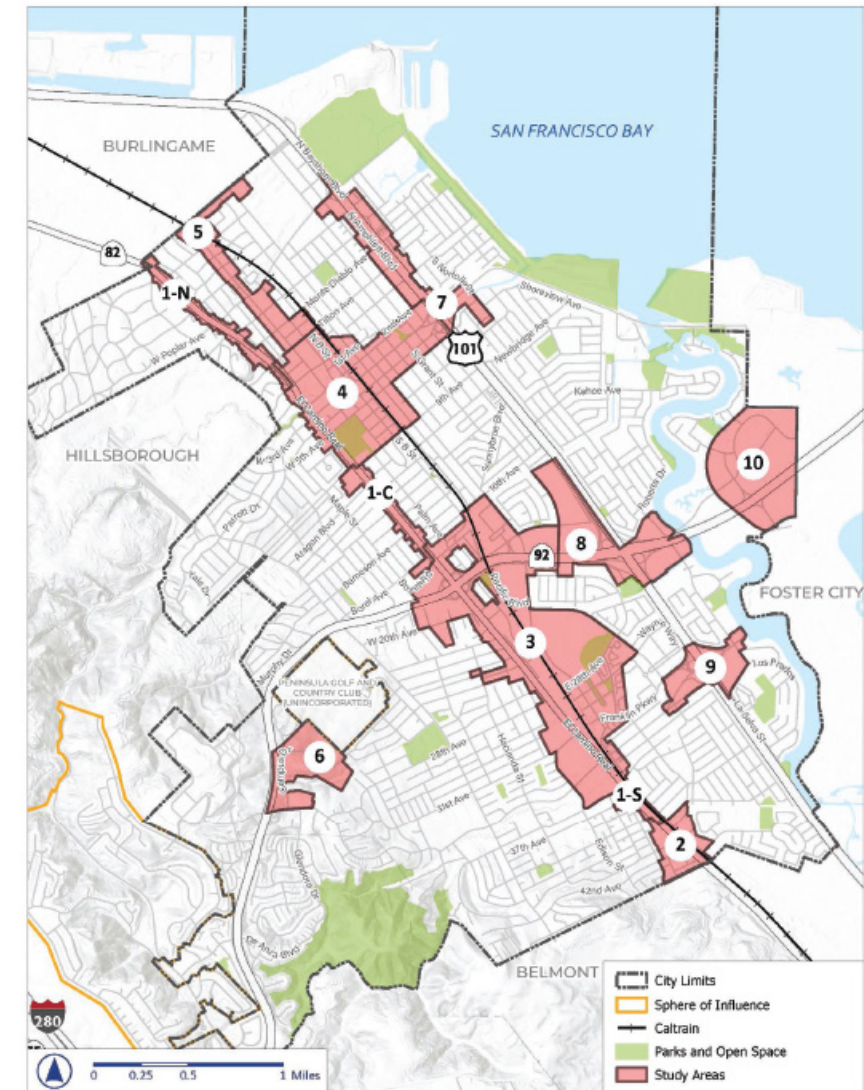
General Plan Implementation + City Budget Prioritization

- » **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

General Plan 2040 & Measure Y

General Plan 2040 and Measure Y

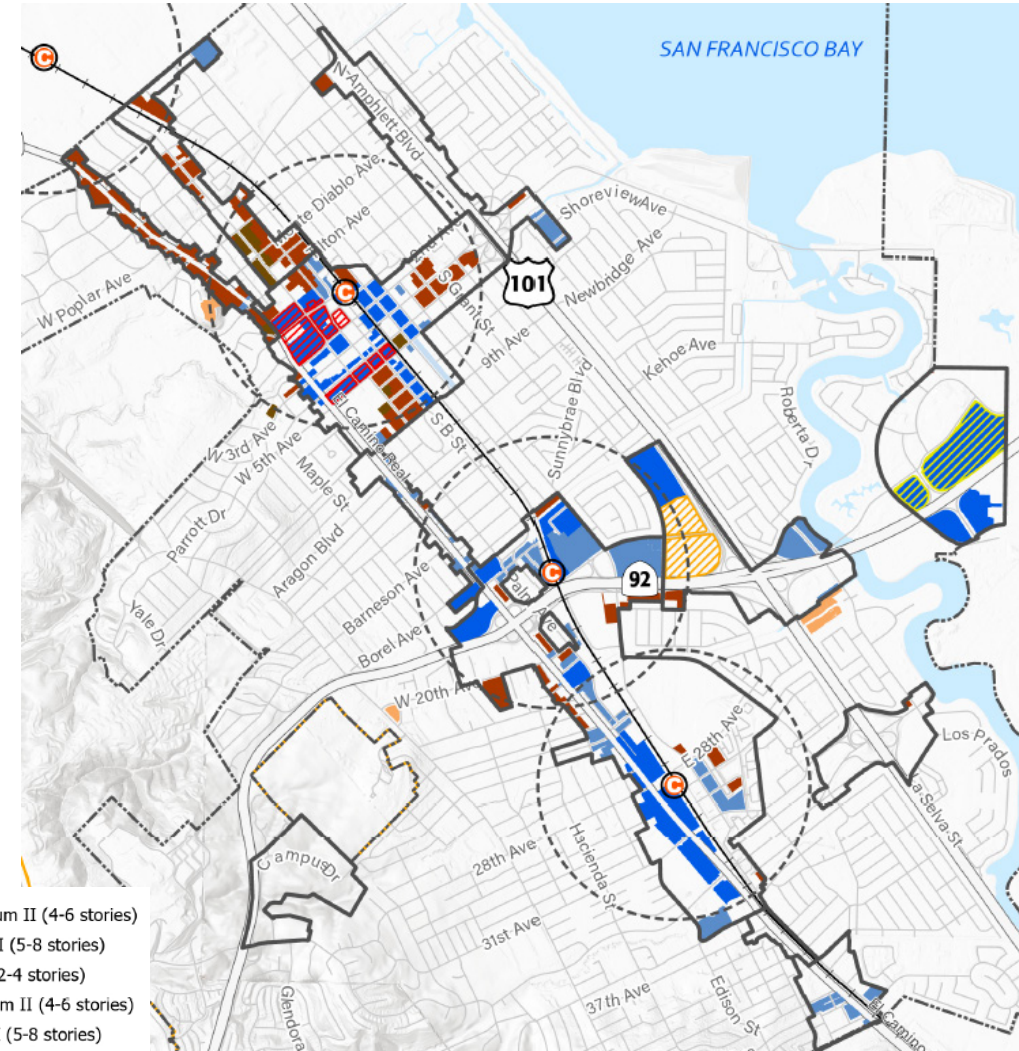
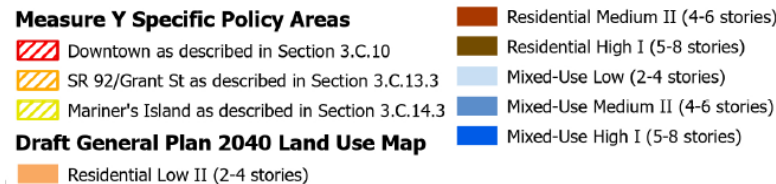
- » San Mateo voters approved Measure Y in November 2020, which set limits on new building heights and densities.
- » In 2019 and 2020, community input guided the establishment of ten General Plan study areas to accommodate future housing and jobs.
- » General Plan 2040 only proposes heights and densities that exceed Measure Y limits within these ten study areas.
- » Height and density increases would help ensure the City can meet State-mandated housing requirements while maintaining lower heights and densities outside of the study areas.
- » Voters would need to approve any change to Measure Y.



Source: City of San Mateo; 2022, ESRI, 2022; PlaceWorks, 2023

How General Plan 2040 Reflects Measure Y

- » **General Plan 2040 Land Use Map aligns with Measure Y with these exceptions:**
 - Medium II, 4 to 6 stories, 51 to 99 units per acre
 - High, 5 to 8 stories, 100 to 130 units per acre
- » **Draft General Plan Policy LU 1.9, “Voter Approved Growth Limits,” would allow for all portions of the General Plan 2040 aligned with Measure Y to take effect.**
- » **Where there are conflicts with Measure Y, General Plan 2040 will defer to the Measure Y limits until it is updated by the voters or sunsets in 2030.**



Measure Y and Next Steps

» General Plan Adoption

- **Policy LU 1.9 - Voter-Approved Growth Limits.**

As required by law, for the duration that Measure Y is in effect, any inconsistency between the measure and other provisions of the General Plan's Land Use Element shall default to the provisions specified in Measure Y.

» Explore potential ballot initiative language to amend Measure Y

- Place initiative on November 2024 ballot

Next Steps and Planning Commission Discussion

Public Comments

» **Since Final General Plan Publication, eight written public comments received:**

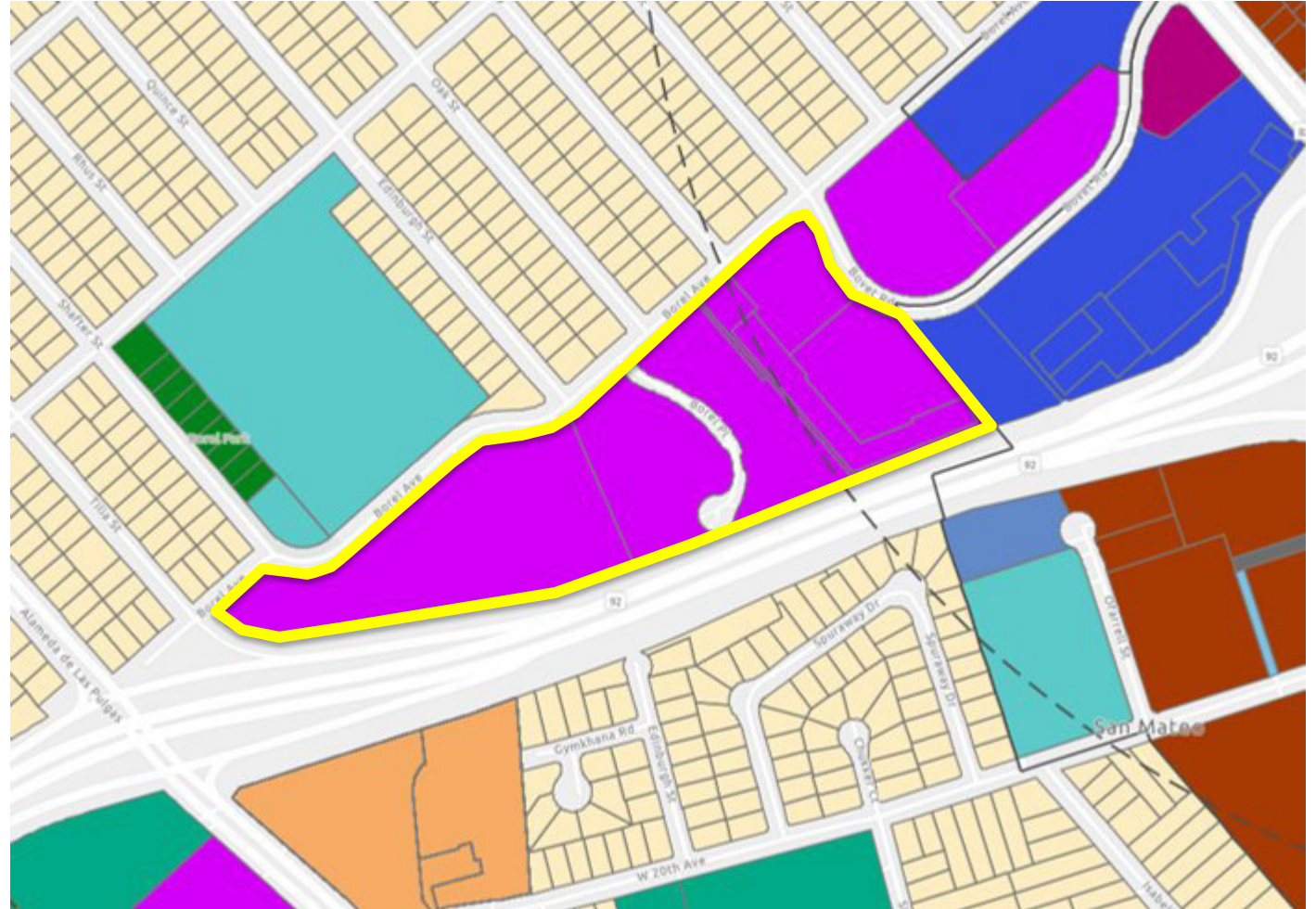
- Two letters raising concerns about amount and intensity of new development allowed
- One letter asking for more focus on cleaning up downtown and attracting new businesses
- Owner of Hillsdale Mall sites raising concern about the story definition being tied to 11-ft and potentially limiting office/commercial development
- Housing Leadership Council recommending that the High II land use designation with increased heights/densities be reinstituted
- Owner of Bayshore Corporate Commons (1720 S. Amphlett Blvd) requesting their site be redesignated as Mixed-Use Medium I (currently Mixed-Use High)
- Heritage Alliance requesting that historic district contributors be identified as historic resources and increase protections for homes over 50 years old
- One letter raising concerns about historic preservation and including contributors as historic resources

Story Definition

Story. The term to define building height in the General Plan. To compare a dimensional measurement, the General Plan assumes each story is an average of 11 feet; ~~provided that~~ however, the applicable overall height limit is set by the Zoning Code and will align with the intended number of stories contained in the General Plan. ~~shall not be exceeded.~~

Bovet Rd/Borel Ave Office Sites

- **Office Medium to Office High**
 - Recognize existing 5-7 story buildings



Next Steps: Council Adoption Hearings

- » **March 4, 2024 at 7 pm**
- » **March 18, 2024 at 7 pm**
- » **Certification of Final EIR and Statement of Overriding Considerations**
- » **Adoption of General Plan 2040**
 - Adoption includes rescinding General Plan 2030

Planning Commission Recommendation

- » **Adopt a resolution to recommend that the City Council certify the General Plan's Final Environmental Impact Report (EIR) and adopt Strive San Mateo General Plan 2040 based on the listed findings.**
- » *Note: Statement of Overriding Considerations (Exhibit B to PC Resolution) has been updated to include additional information*

Attachment 3

CHAPTER 2. LAND USE ELEMENT

| Change ID | Policy/ Action Number | Comment | Change/Revision |
|-----------|---|--|--|
| 1 | Policy LU 1.2 General Plan 2040 Maximum Development | Revised buildout policy to clarify policy and update the buildout numbers to reflect the revised Land Use Map. | <p>Policy LU 1.2 General Plan 2040 Maximum Development. <u>Maintain the City’s ability to rely on the General Plan EIR to approve future discretionary actions. When approved development within City Limits and unincorporated properties within the Sphere of Influence reaches the number of new residential units and net new nonresidential square feet below, require that environmental review conducted for any subsequent development project address growth impacts that would occur from further development:</u></p> <ul style="list-style-type: none">• <u>19,764</u> new dwelling units• <u>3,186,000</u> square feet of new nonresidential floor area <p>When approved nonresidential development reaches half of the anticipated development, evaluate the citywide jobs-housing balance.¹</p> <p>¹ The General Plan Update Draft EIR (August 2023) analyzed a buildout potential of 21,410 new dwelling units and 4,325,000 square feet of new nonresidential floor area. During the public review period for the Draft General Plan 2040 and Draft EIR, changes were incorporated into the final adopted General Plan that reduced the residential and nonresidential development capacity. This policy reflects the reduced amounts, as acknowledged in the General Plan Update Final EIR (January 2024).</p> |
| 2 | Action LU 1.10 Review of New Development | Revised action to note when the evaluation of the citywide jobs-housing balance is needed. | <p>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. <u>When approved nonresidential development reaches half of the anticipated development, evaluate the citywide jobs-housing balance.</u></p> |

| Change ID | Policy/ Action Number | Comment | Change/Revision |
|-----------|--|---|--|
| 3 | Policy LU 2.3 Community Benefits | Revised policy to clarify when community benefits are provided for nonresidential development. | <p>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.</p> <ul style="list-style-type: none"> The framework shall allow for nonresidential development (office and commercial) within ¼-mile of the Hayward Park and Hillsdale Caltrain stations to have heights up to eight-stories when commensurate community benefits are provided. |
| 4 | Policy LU 3.3 Neighborhood Commercial Preservation Policy LU 3.4 Convenience Retail | Combined Policy LU 3.3 and LU 3.4 since the two policies overlap, see revised Policy LU 3.3. Added new Policy LU 3.4 to focus on preserving ground floor retail and commercial uses in new developments. | <p>Policy LU 3.3 Neighborhood Commercial and Service Uses. Preservation. Encourage the preservation of local-serving commercial retail and service uses in neighborhood shopping districts and adjacent to residential neighborhoods, including as part of new mixed-use development.</p> <p>Policy LU 3.4 Neighborhood Commercial Preservation Convenience Retail. 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.</p> |
| 5 | Policy LU 3.5 Support Service Uses | Revised policy to reference child care facilities and hardware stores. | Policy LU 3.5 Support Service Uses. Encourage businesses that provide a variety of services, such as restaurants, <u>child 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. |
| 6 | Policy LU 3.10 Service Commercial | Moved Policy LU 3.10 above Policy 3.7 to better flow with commercial policies and updated text to align with Land Use Designation Table. | Policy LU 3.6 10 Service Commercial/Light Industrial. 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 and <u>light industrial</u> areas. |

| Change ID | Policy/ Action Number | Comment | Change/Revision |
|-----------|---|--|---|
| 7 | Policy LU 3.8 Visitor Economy | Revised policy to support the expansion of cultural and entertainment resources in San Mateo. | Policy LU 3.8 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, <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. |
| 8 | Policy LU 3.10 Office Park Evolution | Added outdoor spaces to policy. | Policy LU 3.10 Office Park Evolution. Support the transition of single-use office parks into mixed-use districts that include residential, retail, office, services, and/or parks and open space. Within an office site that is redeveloping as mixed-use, locate offices and commercial space closest to high-volume roadways and locate new residential uses <u>and outdoor spaces</u> as far as possible from high-volume roadways. |
| 9 | Policy LU 3.12 Publicly Accessible Spaces | Revised policy to note that public spaces should be safe welcoming and easy to access. | Policy LU 3.12 Publicly Accessible Spaces. Integrate a variety of privately owned and maintained publicly accessible spaces into new development. <u>Spaces should be safe, welcoming, easy to access, and include signage</u> that clearly identifies these spaces as publicly accessible. |
| 10 | Policy LU 3.13 Cultural Facilities and Public Art | Revised policy to support the expansion of cultural and entertainment resources in San Mateo. | Policy LU 3.13 Cultural Facilities and Public Art. Recognize cultural facilities, <u>entertainment events, 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. |
| 11 | Policy LU 4.1 Downtown Land Uses | Revised policy to support the expansion of cultural and entertainment resources in San Mateo. | Policy LU 4.1 Downtown Land Uses. 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. |
| 12 | Action LU 4.4 Downtown Area Plan | Revised policy to support the expansion of cultural and entertainment resources in San Mateo.. | 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, <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. |

| Change ID | Policy/ Action Number | Comment | Change/Revision |
|-----------|--|---|--|
| 13 | Action LU 6.3 Hillsdale Station Area Plan | Revised action to improve access to the west side of the Hillsdale station. | Action LU 6.3 Hillsdale Station Area Plan. Update the Hillsdale Station Area Plan to foster higher-density residential, office and mixed-use, transit-oriented development that connects to neighborhoods to the east and west, improves bicycle and pedestrian connectivity <u>west</u> of the station, and increases park and open space areas. |
| 14 | Action LU 8.4 City Investment | Revised action to also reference other funding sources. | Action LU 8.4 City Investment. Use funds <u>from</u> 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. |
| 15 | Action LU 8.8 Streetscape and Safety Improvements. | Minor text revision. | Action LU 8.8 Streetscape and Safety Improvements. Work with residents in equity priority communities to identify sidewalk, lighting, landscaping, and roadway improvements needed to improve routes to parks, schools, recreation facilities, and other destinations <u>within</u> the community. Prioritize investments <u>that</u> address health disparities in equity priority communities in the annual Capital Improvement Program. |
| 16 | Action LU 8.10 Equity Priority Communities Plan | Minor text revisions. | Action LU 8.10 Equity Priority Communities Plan. Prepare a plan for the equity priority communities that addresses the needs of each community, including health, safety, and improved circulation <u>with</u> community input. The plan shall seek to ensure the streets in each community are measurably safe, include ADA accessibility, and have adequate on-street parking. Changes included in the plan shall be developed and enacted <u>with</u> the expressed <u>purpose</u> of improving health, safety, and <u>welfare of</u> the members of each community. |
| 17 | Action LU 8.11 City Services | Revised action to clarify. | Action LU 8.11 City Services. Work with residents in equity priority communities to <u>improve</u> services <u>provided by</u> the City or other partners <u>related to</u> safety, sanitation, and security in these neighborhoods. |
| 18 | Action LU 8.12 Neighborhood Beautification | Modified action to reference planting and maintenance of street trees. | Action LU 8.12 Neighborhood Beautification. Support and promote neighborhood clean-up and beautification initiatives in equity priority communities, including <u>street tree planting and maintenance, through</u> partnerships with neighborhood organizations. |

| Change ID | Policy/ Action Number | Comment | Change/Revision |
|-----------|--|--|--|
| 19 | Policy LU 10.1 Effects of Climate Change | Revised to include reference to zoning code and add account for. | Policy LU 10.1 Effects of Climate Change. Account for the effects of climate change in updating or amending the General Plan or <u>Zoning Code</u> , disaster planning efforts, City projects, infrastructure planning, future policies, and long-term strategies, as feasible. 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 |
| 20 | Action LU 12.3 Fiscal Neutrality | Minor text revisions to clarify action. | Action LU 12.3 Fiscal Neutrality. Study the feasibility and potential impacts of adopting a Fiscal Neutrality Policy that would require new development to offset any difference between future tax revenue and the cost of City services to that development. The policy should also consider the City's goals to provide <u>for</u> a diverse range of housing <u>that is affordable</u> to all members of the community. |
| 21 | Action LU 15.3 Annual General Plan Progress Report | Added population projections in annual report. | Action LU 15.3 Annual General Plan Progress Report. Submit an Annual Progress Report on the status of the General Plan implementation to the City Council and to the Office of Planning and Research by April 1 of each year, per Government Code Section 65400. <u>The Annual Progress Report should also include population projection information.</u> |

CHAPTER 3. CIRCULATION ELEMENT

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
|-----------|---|--|--|
| 1 | Policy C 1.1 Sustainable Transportation | Revised to be more explicit about reducing vehicle miles traveled. | Policy C 1.1 Sustainable Transportation. Reduce <u>vehicle miles traveled (VMT)</u> <u>and</u> greenhouse gas (GHG) emissions from transportation by increasing mode share options for sustainable travel modes, such as walking, bicycling, and public transit. |
| 2 | Policy C 1.5 El Camino Real | Revised to address pedestrian improvements are needed along El Camino Real to minimize noise and improve safety. | Policy C 1.5 El Camino Real. Facilitate efficient travel and pedestrian safety along El Camino Real <u>by supporting improvements that enhance pedestrian connectivity, such as improved pedestrian crossings.</u> |
| 3 | Action C 1.11 Complete Streets Plan | Revised to reference the travel modes included in Goal C-1 (i.e. walking, bicycling, and transit) | Action C 1.11 Complete Streets Plan. Complete and implement the Complete Streets Plan to improve the City's circulation network, <u>including pedestrian, bicycling, and transit infrastructure</u> , to accommodate the needs of street users of all ages and abilities. |

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
|-----------|---|--|--|
| 4 | Action C 1.13 El Camino Real Improvements | Text clarification | Action C 1.13 El Camino Real Improvements. Collaborate with Caltrans, SamTrans, and other partners to support accommodating higher-capacity and <u>higher</u> -frequency travel along El Camino Real, Bus Rapid Transit, and other modes of alternative transportation. |
| 5 | Action C 1.14 Safe Routes for Seniors | Added more focus on senior issues and support for implementation of the Age Friendly Action Plan. | Action C 1.14 Safe Routes for Seniors. Develop a “safe routes for seniors” program to promote active transportation connections for seniors in collaboration with seniors’ organizations <u>and based on the likely walking routes for older adults identified in the Age Friendly Action Plan</u> . Prioritize improvements for seniors in equity priority communities. |
| 6 | Action C 1.15 Transit-Oriented Development Pedestrian Access Plan | Revised to improve access to and from the stations. | Action C 1.15 Transit-Oriented Development Pedestrian Access Plan. Coordinate with interagency partners and community stakeholders to seek funding opportunities to design, construct, and build the priority projects identified in the Transit-Oriented Development Pedestrian Access Plan <u>to improve access to and from the Caltrain Stations</u> . |
| 7 | Action C 1.18 Safety Education | Revised to clarify the action. | Action C 1.18 Safety Education. Pursue <u>Provide</u> safety education to increase awareness <u>of roadway safety practices</u> for all street users. |
| 8 | Action C 1.21 Performance and Monitoring. | Revised to commit to making this a measurable target. | Action C 1.21 Performance and Monitoring. <u>Regularly monitor</u> the City’s mode split progress on reducing VMT and reducing GHG emissions from VMT, as data is available. |
| 9 | Action C 2.7 New Development Shuttle Services | Revised to also encourage programs to seek funding from the SMCTA shuttle program | Action C 2.7 New Development Shuttle Services. Encourage new developments to provide shuttle services and shuttle <u>partnerships</u> as an option to fulfill TDM requirements. Shuttles should serve activity centers, such as the College of San Mateo, Caltrain stations, Downtown, the Hillsdale Shopping Center, or other areas and should accommodate the needs and schedules of all riders, including service workers. |
| 10 | Action C 2.8 Unbundled Parking | Revised action to reflect its relationship to supporting the City’s TDM objectives. | Action C 2.8 Unbundled Parking. <u>In conjunction with other TDM strategies that aim to reduce vehicle trips,</u> encourage residential developments to unbundle the costs of providing dedicated parking spaces. Encourage additional parking capacity created by unbundling to be reallocated as shared or public parking spaces |
| 11 | Action C 3.7 Pedestrian Connectivity | Revised to help address that pedestrian improvements are needed along El Camino Real to minimize noise and improve safety. | Action C 3.7 Pedestrian Connectivity. 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. |

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
|-----------|--|--|--|
| 12 | Policy C 4.4 Bicycle-Related Technology Policy C 4.5 Bicycle and Shared Mobility-Related Technology | Combined policies to eliminate redundancies. | Policy C 4.4 Bicycle-Related Technology. Explore ways to use technology to improve bicycle safety and connectivity. Policy C 4.5 Bicycle and Shared Mobility-Related Technology. Explore ways to use technology to improve bicycle and shared mobility safety and connectivity. |
| 13 | Policy C 4.5 Bicycle Improvements | Revised to include bicycle parking. | Policy C 4.5 Bicycle Improvements. Require new developments to construct or contribute to improvements that enhance the cyclist experience, including bicycle lanes <u>and bicycle parking</u> . |
| 14 | New Policy | Add new policy on bicycle lane maintenance. | (New) Policy C 4.8 Bicycle Lane Maintenance. Maintain existing and future bicycle lanes to keep them in a usable and safe condition for cyclists. |
| 15 | Policy C 5.1 Transit Ridership | Modified this policy to also support increased transit frequency. | Policy C 5.1 Transit Ridership <u>and Frequency</u>. Support SamTrans and Caltrain in their efforts to increase transit ridership <u>and frequency of transit services</u> . |
| 16 | Policy C 5.2 Caltrain | Modified C 5.2 to include both Caltrain and SamTrans and added a new policy to support paratransit systems. | Policy C 5.2 Caltrain <u>and SamTrans</u>. Support Caltrain <u>and SamTrans</u> as a critical transit service <u>providers</u> in the city and Peninsula. (New) Policy C 5.9 Paratransit. Support San Mateo County's efforts to <u>provide paratransit services in the city</u> . |
| 17 | Policy C 5.6 Transit Safety | Revised to help address that pedestrian improvements are needed along El Camino Real to minimize noise and improve safety. | Policy C 5.6 Transit Safety. Prioritize improvements <u>that enhance pedestrian connectivity to transit and</u> increase safety, access, and comfort at transit centers and bus stops in equity priority communities, along commercial corridors, and in dense, mixed-use neighborhoods. |
| 18 | Action C 5.11 Transit Experience Improvements | Added SamTrans standards to action. | Action C 5.11 Transit Experience Improvements. Prioritize installing new transit shelters and benches or other seating and an energy-efficient street lighting program at transit stops <u>using SamTrans standards</u> in equity priority communities and areas that improve transit access, safety, and experience. |
| 19 | New Action | Added new action focused on safe routes to transit. | (New) Action 5.13 Safe Routes to Transit. Prioritize bicycle and pedestrian <u>improvement projects that provide safe and equitable access to transit stops</u> . |
| 20 | Policy C 6.7 Capital Improvement Program | Clarified that Policy C 6.7 Capital Improvement Program does not apply to adding new traffic lanes. | Policy C 6.7 Capital Improvement Program. Prioritize improvements that increase person throughput, <u>such as increased pedestrian, bicycle, and transit access, that work toward achieving the City's goal of reducing VMT</u> . |
| 21 | New Action | Added new action focused on traffic calming. | (New) Action C 6.9 Traffic Calming Policy. Evaluate whether updates are <u>needed to the City's Neighborhood Traffic Management Program to determine if the program should be expanded to include major and minor collectors and arterials</u> . |

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
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| 22 | New Action | Added new action about roadway classifications. | (New) Action C 6.13 Street Classification Update. Request that Caltrans and the Federal Highway Administration update their functional roadway classifications based on the roadway network framework defined by the Complete Streets Plan. |
| 23 | New Action | Added new action about off-street parking incentives. | (New) Action C 7.14 Off-Street Parking Incentives. Explore a new policy or code amendment that would provide incentives to projects in exchange for providing additional off-street parking in neighborhoods that have on-street parking capacity issues, such as areas in the North Central Neighborhood. |

CHAPTER 5. COMMUNITY DESIGN AND HISTORIC RESOURCES ELEMENT

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
|-----------|---|---|---|
| 1 | Policy CD 1.3 Scenic Corridors | Added “to the extent feasible” to policy. | 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 <u>to the extent feasible.</u> |
| 2 | Policy CD 3.7 Street Tree Equity | 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. | Policy CD 3.7 Street Tree Equity. 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 | Revised Action CD 3.11 to add City support for the establishment and maintenance of trees in addition to planting. | Action CD 3.11 Tree Support for Low-Income Homeowners. 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 | Added an action to support the establishment of newly planted City-owned trees. | (New) Action CD 3.12 Tree Establishment. Develop a program and identify <u>funding to support the early establishment and ongoing maintenance of City-owned street trees.</u> |
| 5 | New Policy | Added 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: (NEW) Policy CD 5.1 Comprehensive Approach to Historic Preservation. <u>Implement a comprehensive approach to historic preservation based on community input and best practices from State and federal agencies, to find an appropriate balance between preservation with other important priorities, such as affordable housing production and supporting local businesses.</u> |

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
|-----------|--|--|---|
| 6 | Policy CD 5.1 Historic Preservation Policy CD 5.2 Historic Resources Preservation | Combined 2040 Draft General Plan Policies CD 5.1 and 5.2 to reduce redundancy. | Policy CD 5.2 Historic Preservation. 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, as feasible, 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. |
| 7 | Action CD 5.12 Historic Resources Design Standards | Added contributors to the action. | Action CD 5.12 Historic Resources Design Standards. Create objective design standards for alterations to historic resources <u>and contributors to a designated historic district</u> , and new development adjacent to historic resources within historic districts. Use the Secretary of the Interior's Standards as the basis for these objective design standards to ensure projects have a contextual relationship with land uses and patterns; spatial organization; visual relationships; cultural and historic values; and the height, massing, design, and materials of historic resources. |
| 8 | Action CD 7.7 Objective Design Standards | Revised action since the objective design standards have been adopted. | Action CD 7.7 Objective Design Standards. Implement the City's objective design standards <u>to ensure that new multifamily and mixed-use projects with a residential component meet required standards and streamline the development review process.</u> |
| 9 | Policy CD 8.3 Respect Existing Scale and Rhythm | Council revision to keep scale and rhythm but add context sensitive design. | Policy CD 8.3 Respect Existing Scale and Rhythm. Context Sensitive Design. New mixed-use and commercial development <u>should have context sensitive design that incorporates architectural styles and elements that relate to the scale and design of surrounding buildings, including by providing breaks in the building face at spacings common to buildings in the area and by stepping back upper floors.</u> |
| 10 | Action CD 8.6 Objective Design Standards | Added context sensitive design. | Action CD 8.6 Objective Design Standards. 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 and</u> pedestrian-friendly design. |

CHAPTER 6. CONSERVATION, OPEN SPACE AND RECREATION ELEMENT

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
|-----------|---|---|---|
| 1 | Policy COS 1.4 Avoidance of Nesting Birds | Not "should be avoided" it "must be avoided" Make it a requirement. | Policy COS 1.4 Avoidance of Nesting Birds. <u>Disturbance of active native bird nests shall be avoided when required by</u> State and federal regulations. For new development sites where nesting native birds may be present, vegetation clearing and construction <u>must</u> be initiated outside the bird nesting season (March 1 through August 31) or preconstruction surveys be conducted by a qualified biologist in advance of any disturbance. If active nests are encountered, appropriate buffer zones <u>shall</u> 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 | "Must be conducted" not "should be conducted." | Policy COS 1.5 Surveys for Sensitive Natural Communities. 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 <u>shall</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 | "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? | Policy COS 1.6 Surveys for Regulated Waters. 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 <u>shall</u> be conducted by a qualified wetland specialist and occur prior to development-related vegetation removal or other habitat modifications. |
| 4 | Policy COS 3.2 Aesthetic and Habitat Values – Private Creeks. | Removed figure reference to broaden the policy. | 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. |
| 5 | Policy COS 4.3 BAAQMD Planning for Healthy Places. | Revised sentence structure. | Policy COS 4.3 BAAQMD Planning for Healthy Places. Require new development to adhere to BAAQMD's Planning for Healthy Places guidance <u>when warranted by</u> local conditions. |
| 6 | Policy COS 4.9 Air Pollution Exposure. | Clarified air quality in both indoor and outdoor spaces. | 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 and other strategies to protect people from respiratory, heart, and other health effects associated with breathing polluted air <u>in both indoor and outdoor spaces.</u> |
| 7 | New Action Under Goal COS-4 | Mitigate outdoor air quality in polluted areas. | <u>(NEW) Action COS 4.11 Outdoor Air Quality Mitigation.</u> Explore the feasibility of funding and installing pollutant screening solutions, such as <u>walls and dense vegetation, to address outdoor air quality in residential areas located within 1,000 feet from US Highway 101 and State Route 92.</u> |

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
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| 8 | Policy COS 5.2 Creating Community | Added language to support the expansion of cultural and entertainment resources in San Mateo. | Policy COS 5.2 Creating Community. 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. |
| 9 | Policy COS 5.3 Creative Outlets | Added language to support the expansion of cultural and entertainment resources in San Mateo. | Policy COS 5.3 Creative Outlets. 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. |
| 10 | Policy COS 5.6 Child and Youth Development | Added health and safety. | Policy COS 5.6 Child and Youth Development. 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. |
| 11 | Delete Action | Original 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. | Action COS 5.12 Coordination with Education Providers. 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. |
| 12 | New Action under Goal COS-6 | Added new action to address park access east of El Camino Real and east of US 101. | <u>(NEW) Action COS 6.5 Comprehensive Access Analysis.</u> Conduct a <u>comprehensive park accessibility gap analysis to address equitable park access, with an emphasis on neighborhoods east of El Camino Real and east of US Highway 101.</u> |

CHAPTER 7. PUBLIC SERVICES AND FACILITIES ELEMENT

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
|-----------|--|-------------------|--|
| 1 | Policy PSF 1.8 Police and Fire Cover Assessments | Added new policy. | <u>(New) Policy PSF 1.8 Police and Fire Cover Assessments.</u> Complete standard of cover assessments or staffing studies periodically for Police and Fire Services to ensure that appropriate response times, staffing and levels of service are available to meet community needs as the City's population grows. |

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
|-----------|--|-----------------------------|--|
| 2 | Deleted duplicative action. | Deleted duplicative action. | <p>Action PSF 2.9 Recycled Water. Continue working with California Water Service, the San Francisco Public Utilities Commission, the Bay Area Water Supply & Conservation Agency, the City of Redwood City, and Silicon Valley Clean Water to develop an advanced water purification facility that treats wastewater from the San Mateo wastewater treatment plant to tertiary treatment standards.</p> <p>Action PSF 2-11 Water Purification Facility. Continue working with California Water Service, the San Francisco Public Utilities Commission, the Bay Area Water Supply & Conservation Agency, the City of Redwood City, and Silicon Valley Clean Water to develop an advanced water purification facility that treats wastewater from the San Mateo wastewater treatment plant to tertiary treatment standards.</p> |
| 3 | Policy PSF 3.7 Water Quality Standards | Revised policy. | Policy PSF 3.7 Water Quality Standards. M Manage City creeks, channels, and the Marina Lagoon to meet applicable State and federal water quality standards. <u>Manage City creeks and channels for both flood protection and aquatic resources. Protect and restore creeks to a level acceptable for healthy marine and bird habitat.</u> |
| 4 | Policy PSF 3.9 Low-Impact Development | Revised policy. | Policy PSF 3.9 <u>Green Infrastructure</u> Low Impact Development. Minimize stormwater runoff and pollution by <u>requiring new green infrastructure to treat and improve stormwater quality as part of public and private projects, encouraging low impact design (LID) features, such as pervious parking surfaces, bioswales, and filter strips in new development.</u> |
| 5 | New Policy | Added new policy. | <u>(New) Policy PSF 3.13 Marina Lagoon.</u> Continue to maintain the Marina Lagoon as flood control infrastructure that accounts for climate change risks and major flood events. |
| 6 | New Policy | Added new policy | <u>(New) Policy PSF 3.14 City Utility Programs Funding.</u> Maintain adequate, sustained, and dedicated revenue sources for City utility programs to support the sanitary sewer system, stormwater system, and refuse collection. |
| 7 | Action PSF 3.16 Stormwater Treatment | Revisions to action. | Action PSF 3.16 Stormwater Treatment. Continue to participate in the San Mateo Countywide Stormwater Pollution Prevention Program, <u>“Flows to Bay”</u> , to ensure compliance with the <u>Municipal Regional Stormwater Permit</u> National Pollutant Discharge Elimination System (NPDES) permit to prevent water pollution from point and non-point sources. |

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
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| 8 | Action PSF 3.18 Stormwater Requirements for Development | Revisions to action. | Action PSF 3.18 Stormwater Requirements for Development. In accordance with State regulatory mandates, require applicable new and redevelopment projects to incorporate site design, source control, treatment, and hydromodification management measures to minimize stormwater runoff volumes and associated pollutants. Stormwater management via green infrastructure systems shall be prioritized. |
| 9 | Action PSF 3.19 Green Infrastructure | Revisions to action. | Action PSF 3.19 Green Infrastructure Plan. Implement the City's Green Infrastructure Plan <u>through complete streets implementations or private development projects</u> to gradually shift from a traditional stormwater conveyance system ("gray") to a more natural system that incorporates plants and soils to mimic watershed processes, capture and clean stormwater, reduce runoff, increase infiltration, and create healthier environments ("green"). |
| 10 | Delete Action | Removed as the Municipal Regional Stormwater Permit 3.0 now requires this for all projects. | Action PSF 3.18 Incentives for Low-Impact Development. Develop and implement incentives to encourage applicants to include low impact design features in new development. |
| 11 | New Action | Added new action. | (New) Action PSF 3.20 Stormwater Management Funding. Establish a <u>dedicated funding source for stormwater management.</u> |
| 12 | Policy PSF 4.6 Renewable Energy Neighborhood Microgrids. | Revised policy to prioritize locating microgrids in equity priority communities. | Policy PSF 4.6 Renewable Energy Neighborhood Microgrids. Encourage the establishment of renewable energy neighborhood microgrids to support resilience, <u>especially within equity priority communities.</u> |
| 13 | Policy PSF 5.7 Incentives for Public Facilities | Clarified policy. | Policy PSF 5.7 Incentives for Public Facilities. Provide incentives to developers <u>for projects that include needed</u> space for public facilities in new development |
| 14 | New Policy | Added a policy on the Senior Center facility and programming. | (New) Policy PSF 5.9 San Mateo Senior Center. Maintain and, as feasible, <u>improve the Senior Center as an important facility that serves as an age friendly community space and provides programming, activities, and services for older adults.</u> |
| 15 | New Policy | Added new policy on property acquisition. | (New) Policy PSF 5.12 City Property Acquisition. Seek opportunities to <u>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.</u> |
| 16 | Policy PSF 5.14 Public Facilities Funding | Added new policy to add concept of forward looking maintenance and investment in City facilities. | (New) Policy PSF 5.14 Public Facilities Funding. Maintain <u>adequate, sustained, and dedicated revenue sources to support maintenance and investment of the City's public facilities.</u> |

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
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| 17 | New Action | Added new action to track capital improvement projects to promote community awareness. | (New) Action PSF 5.15 Progress Tracking. <u>Develop and maintain communication tools, such as a dashboard or heat map, to communicate information and updates related to capital improvements and other facility and infrastructure projects to promote community awareness.</u> |
| 18 | New Action | Added action to explore the feasibility of installing more restrooms at City parks and public facilities. | (New) Action PSF 5.16 Restroom Facilities. <u>Explore the feasibility of installing additional restrooms at City parks and public facilities.</u> |
| 19 | New Policy | Added new policy to include additional policy direction for child care. | (New) Policy PSF 6.6 Recreation Centers. <u>Consider offering full-day, licensed child care at City recreation centers to meet working families' needs or offering space for other operators to do so.</u> |
| 20 | New Policy | Added new policy to include additional policy direction for child care. | (New) Policy PSF 6.7 Child Care Homes Resources. <u>As feasible, support existing and new licensed family child care homes with available housing-related and small business resources.</u> |
| 21 | Action PSF 6.9 Child Care and New Construction | Updated language. | Action PSF 6.9 Child Care and New Construction. Encourage new residential and nonresidential development to include space for child care by taking the following actions: a. <u>Provide incentives for inclusion of space for a child care center, or housing units for licensed family child care providers, in a new development.</u> b. Promote child care to developers as an amenity favored by the City. c. Continue to implement the developer impact fee for funding child care facilities. d. <u>Encourage housing developers to include units that meet size and functionality requirements to support the operation of licensed family child care home providers.</u> |
| 22 | New Goal | Added a section, including a goal, policies and actions, that focuses on and supports seniors and aging. | (New) GOAL PSF-7 <u>Deliver public services and facilities that serve the needs of seniors, are age friendly, and allow San Mateo residents to age in place.</u> |
| 23 | New Policy | Added a section, including a goal, policies and actions, that focuses on and supports seniors and aging. | (New) Policy PSF 7.1 Universal Design. <u>Encourage Universal Design, a design concept that encourages accessibility for people of all ages, in new residential construction and major remodels.</u> |
| 24 | New Policy | Added a section, including a goal, policies and actions, that focuses on and supports seniors and aging. | (New) Policy PSF 7.2 Healthy Aging. <u>Support institutions and initiatives that promote healthy aging, both at home and in care centers.</u> |
| 25 | New Policy | Added a section, including a goal, policies and actions, that focuses on and supports seniors and aging. | (New) Policy PSF 7.3 Outreach to Seniors. <u>Provide regular and timely communication to seniors and aging adults about the services, programs, and other opportunities available to these groups of people. Use age-appropriate outreach channels to disseminate information.</u> |

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
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| 26 | New Action | Added a section, including a goal, policies and actions, that focuses on and supports seniors and aging. | (New) Action PSF 7.4 Age-Friendly City. Support the City's commitment to <u>becoming an Age-Friendly City by continuing to implement the Age Friendly Action Plan</u> |
| 27 | New Action | Added a section, including a goal, policies and actions, that focuses on and supports seniors and aging. | (New) Action PSF 7.5 Comprehensive Senior Services. Study the <u>effectiveness of existing senior services and explore ways to increase and strengthen these services in coordination with senior service providers. Comprehensive services include addressing senior nutrition, mental health, and transportation.</u> |
| 28 | New Action | Added a section, including a goal, policies and actions, that focuses on and supports seniors and aging. | (New) Action PSF 7.6 Senior Volunteers. Continue the volunteer program <u>by recruiting/encouraging participation of seniors with certain skills and experience.</u> |
| 29 | New Action | Added a section, including a goal, policies and actions, that focuses on and supports seniors and aging. | (New) Action PSF 7.7 Caregiver Support. Collaborate with private, <u>nonprofit, faith-based and public community service organizations, including the County of San Mateo, to offer support for caregivers of seniors and people with disabilities.</u> |

CHAPTER 8. SAFETY ELEMENT

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
|-----------|--------------------------------------|--|---|
| 1 | New Policy | Added a policy to coordinate with neighboring jurisdictions to identify evacuation routes and locations. | (New) Policy S 1.16 Evacuation Planning. Cooperate with neighboring <u>jurisdictions and public protection agencies to delineate evacuation routes and locations, identifying their capacity, safety, and viability under different hazard scenarios, as well as emergency vehicle routes for disaster response, and where possible, alternate routes where congestion or road failure could occur. Update as new information and technologies become available.</u> |
| 2 | New Action | Added an action to assess future emergency service needs. | (New) Action S 1.28 Future Emergency Needs. Assess future emergency <u>service needs during each update to the Safety Element.</u> |
| 3 | Goal S-3 | Combined flood hazards and sea level rise into one section. | GOAL S-3 Protect the community from unreasonable risk to life and property caused by flood hazards <u>and sea level rise.</u> |
| 4 | Policy S 4.1 Sea Level Rise Planning | Combined flood hazards and sea level rise into one section. | Policy S 3.2 Sea Level Rise and Flood Planning. Integrate sea level rise and <u>flood</u> planning into all relevant City processes, including General Plan amendments, Specific Plans, zoning ordinance updates, capital projects, and review and approval of new development and substantial retrofits. |

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
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| 5 | Policy S 4.2 Sea Level Rise and Groundwater Rise Protection | Combined flood hazards and sea level rise into one section. | Policy S <u>3.3</u> 4.2 Sea Level Rise, Flooding, and Groundwater Rise Protection. Ensure that new development, substantial retrofits, critical facilities, City-owned buildings, and existing and future flood control infrastructure are planned and designed to accommodate climate change hazards, including increases in flooding, sea level rise, and rising groundwater, based on the best available science. |
| 6 | Policy S 4.3 Natural Infrastructure | Combined flood hazards and sea level rise into one section. | Policy S <u>3.4</u> 4.3 Natural Infrastructure. Consider the use of nature-based solutions and natural infrastructure in sea level rise <u>and flood</u> adaptation strategies. |
| 7 | Policy S 4.4 OneShoreline Coordination | Combined flood hazards and sea level rise into one section. | Policy S <u>3.5</u> 4.4 OneShoreline Coordination. Coordinate with OneShoreline to develop and implement coordinated approaches to sea level rise <u>and flood management</u> with other San Mateo County jurisdictions. |
| 8 | New Policy | Combined flood hazards and sea level rise into one section. Added new policy. | (New) Policy S <u>3.6</u> Storm Drain and Flood Infrastructure. <u>Manage the City's storm drain infrastructure, levee system, and dams in accordance with state and federal regulations and to protect life and property.</u> |
| 9 | Action S 4.5 Climate Change Adaptation Plan | Combined flood hazards and sea level rise into one section. | Action S <u>3.7</u> 4.5 Climate Change Adaptation Plan. Assess sea level rise <u>and precipitation</u> projections <u>using the best-available climate change science</u> , consistent with OneShoreline recommendations , identify the extent of areas vulnerable to sea level rise <u>and flooding</u> in the city, <u>consider OneShoreline recommendations for levels of protection</u> , and develop a Climate Change Adaptation Plan that sets a comprehensive strategy and includes planning and design standards for climate risk protection. Use this plan to evaluate development applications to ensure projects are protected from sea level rise <u>and flood</u> hazards over the life of the project and to assess public infrastructure needs for adequate protection. |
| 10 | Action S 4.6 Sea Level Rise Monitoring | Combined flood hazards and sea level rise into one section. | Action S <u>3.8</u> 4.6 Sea Level Rise and Flood Hazard Monitoring. Review and use the best-available sea level rise science and projections and regularly identify natural resources, development, infrastructure, and communities that are vulnerable to sea level rise <u>and flood hazard</u> impacts, including impacts from rising groundwater. Use this information to continue to develop or adjust planning and adaptation strategies. |

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
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| 11 | Action S 3.4 Community Rating System | Revised action. | Action S 3.9 3.4 Community Rating System. Explore establishment of a <u>City</u> Undertake efforts that increase the City's rating under FEMA's Community Rating System, such as expanding and improving Geographic Information System (GIS) mapping capacity, developing a flood early warning system, and creating a Flood Emergency Action Plan. |
| 12 | Action S 3.5 Early Flood Warning | Revised action. | Action S 3.10 3.5 Early Flood Warning. Collaborate with OneShoreline to p As feasible, provide early flood warning for flood-prone areas of the city through <u>collaboration with regional partners such as</u> OneShoreline's stream monitoring station and notification system. |
| 13 | Action S 4.7 Rising Groundwater Coordination | Combined flood hazards and sea level rise into one section. | Action S 3.11 4.7 Rising Groundwater Coordination. Coordinate with OneShoreline, local jurisdictions, and regional and State agencies to study and enforce requirements related to rising groundwater levels caused by sea level rise. |
| 14 | Action S 4.8 Natural Infrastructure | Combined flood hazards and sea level rise into one section. | Action S 3.12 4.8 Natural Infrastructure. Use or restore natural features and ecosystem processes where feasible and appropriate as a preferred approach to the placement of hard shoreline <u>or creek</u> protection when implementing sea level rise <u>and flood</u> adaptation strategies. |
| 15 | Action S 4.9 Sea Level Overlay Zone | Combined flood hazards and sea level rise into one section. Council revision to strengthen wording. | Action S 3.13 4.9 Sea Level <u>and/or Flood</u> Overlay Zone. <u>Evaluate establishment of a sea level rise and/ or flood overlay zone as a primary mechanism for establishing adaptation policies, rules, or construction codes within such zones, recognizing the particular land use and zoning characteristics of this area as a part of the Climate Adaptation Plan, and in collaboration with OneShoreline.</u> |
| 16 | Action S 4.10 Sea Level Rise Funding | Combined flood hazards and sea level rise into one section. | Action S 3.14 4.10 Sea Level Rise Funding. Study options for establishing dedicated <u>funding</u> General Fund dollars to support efforts to address sea level rise, including <u>considering support for</u> sufficiently supporting OneShoreline. |
| 17 | Action S 4.11 New Development | Combined flood hazards and sea level rise into one section. | Action S 3.15 4.11 New Development. Explore creation of a new fee for new development along the bay shoreline to fund sea level rise <u>and flood</u> protection measures and adaptation strategies. |

| Change ID | Policy/ Action Number | Comment | Recommended Change(s) |
|-----------|---|---|--|
| 18 | Policy S 4.1 Very High Fire Hazard Severity Zones | Added language to “meet or exceed” State and local regulations. | Policy S 4.1 Very High Fire Hazard Severity Zones. Avoid new residential development in Very High Fire Hazard Severity Zones, as shown on Figure S-14, or the most current data available from CAL FIRE. Redevelopment or reconstruction of existing structures is allowed. Coordinate with San Mateo Consolidated Fire Department (SMC Fire) to ensure new construction of buildings or infrastructure within a Fire Hazard Severity Zone or Wildland-Urban Interface (WUI), as shown on Figures S-12 and S-13 or the most current data available from CAL FIRE, <u>meet or exceed</u> are in full compliance with applicable State and local regulations and meet the Very High Fire Hazard Severity Zone Fire Safe Regulations for road ingress and egress, fire equipment access, and adequate water supply. |
| 19 | Policy S 4.2 Reconstruction of Development | Revised to avoid making the Safety Element out of date. | Policy S 4.2 Reconstruction of Development. Require reconstruction projects or significant retrofits in a Fire Hazard Severity Zone and the Wildland-Urban Interface, as shown on Figures S-12 and S-13 or the most current data available from CAL FIRE, to be consistent with the California Building Standards Code, California Fire Code, and Very High Fire Hazard Severity Zone Fire Safe Regulations. |
| 20 | Policy S 4.6 Firefighting Infrastructure | Added language for residential and building signage to improve firefighting infrastructure. | Policy S 4.6 Firefighting Infrastructure. Coordinate with SMC Fire to ensure adequate firefighting infrastructure, including road and building clearance for firefighting vehicles, <u>residential and building signage</u> , and clear and legible street signage throughout the community. |
| 21 | Policy S 4.9 Land Use Management for Fire Risks | Added language to work with FIRE SAFE San Mateo County to maintain fire breaks. | Policy S 4.9 Land Use Management for Fire Risks. Maintain all City-owned public lands and work with private landowners <u>and FIRE SAFE San Mateo County</u> to reduce fuel loads, establish appropriately placed fire breaks/defensible space, require long-term maintenance of fire hazard reduction projects, and educate all property owners in the city on proper landscape maintenance and firescaping standards to reduce the risk of fire hazards. |

CHAPTER 9. NOISE ELEMENT

| Change ID | Policy/ Action Number | 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. | 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. Revised Policy N 1.3. | <p>Policy N 1.3 Exterior Noise Level Standard for Residential Uses. 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 and should not exceed 65 dBA (Ldn) for public park uses.</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> |
| 2 | Action N 2.8 | Fixed sentence error. | <p>Action N 2.8 Conditions of Approval for Noise Monitoring. Establish conditions of approval for larger development projects to ensure that requirements for construction noise and vibration <u>monitoring.</u> Include a requirement for a monitoring plan that provides information on the monitoring locations, durations and regularity, the instrumentation to be used, and appropriate noise and vibration control measures to ensure compliance with the noise ordinance and any applicable vibration limits</p> |