



# City Council

# General Plan 2040 Public Hearing

March 18, 2024



# Tonight's Agenda Discussion

- » **Presentation**
- » **Clarifying Questions**
- » **Public Comment**
- » **City Council Discussion and Direction**



# 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, CAP Technical Update and the Final EIR
- » Receive public comments
- » Adopt a resolution to certify the General Plan's Final Environmental Impact Report (EIR) with a Statement of Overriding Considerations
- » Adopt a resolution adopting Strive San Mateo General Plan 2040 and the Climate Action Plan Technical Update



# Project Overview

# General Plan Milestones

Timeframe	Task
Fall - Winter 2018	Establish Communitywide Vision for 2040
Spring - Summer 2019	Identify Study Areas for Growth and Change
Fall 2019	Create a Range of Land Use Alternatives
Winter 2019 - Summer 2021	Finalize Draft Land Use Alternatives
Fall 2021 - Summer 2022	Select Preferred Land Use and Circulation Scenario
Spring 2022 - Fall 2022	Draft Goals, Policies, and Actions (GoPAs)
Winter 2023 – Fall 2023	Draft General Plan
Fall 2023 – Spring 2024	General Plan Adoption
Summer 2024	General Plan Implementation Plan
Fall 2024	Measure Y Amendment Ballot Initiative



# 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 Surveys/Activities
  - 5 Citywide Mailed Newsletters
  - 13 General Plan Subcommittee Meetings
  - 7 Planning Commission Meetings
  - 16 City Council Meetings



# General Plan 2040



# General Plan Contents

1. Introduction
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
10. Glossary
11. Implementation Plan (*Coming in Summer 2024*)

# General Plan 2040 Key Themes

**Three Key Themes are woven throughout the document:**



Sustainability. Help ensure that San Mateo can meet its current needs and leave viable resources for future generations.



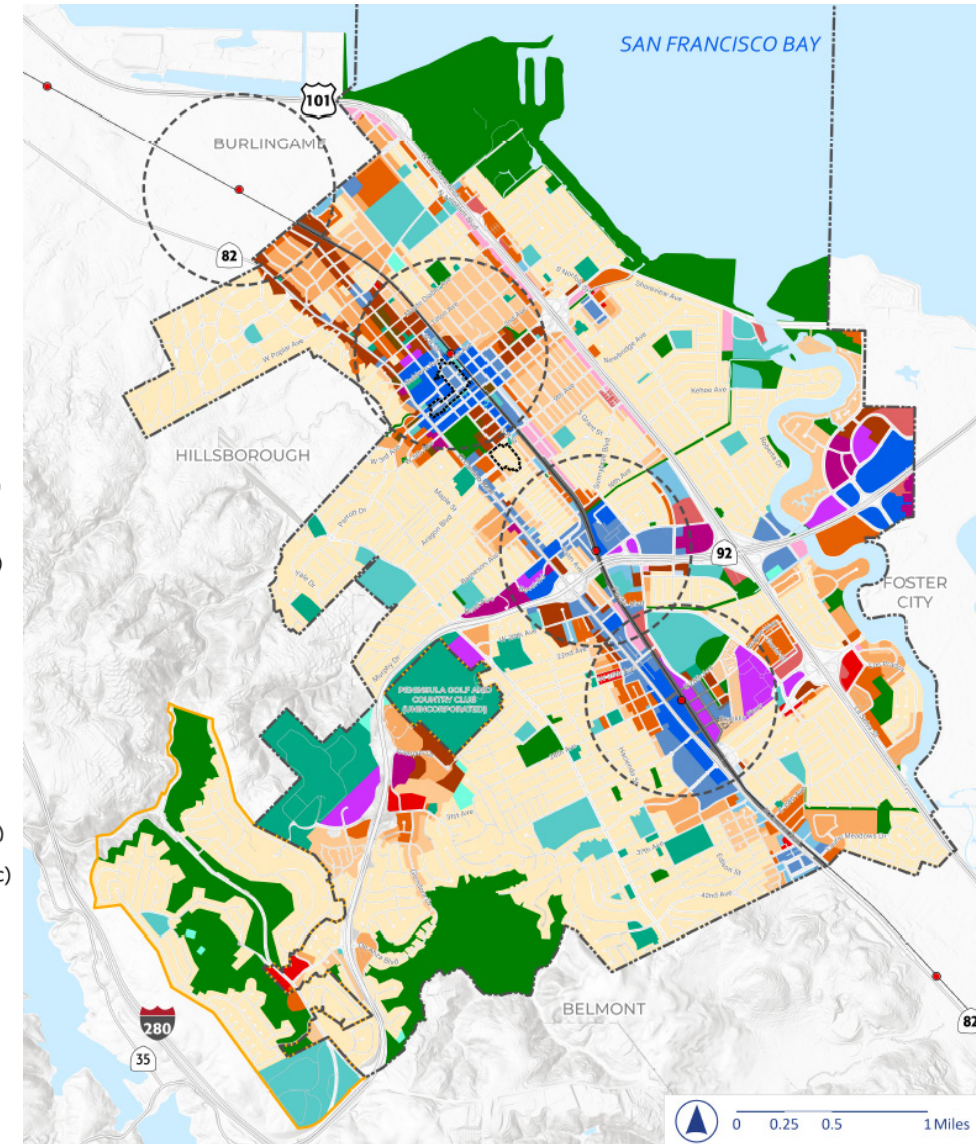
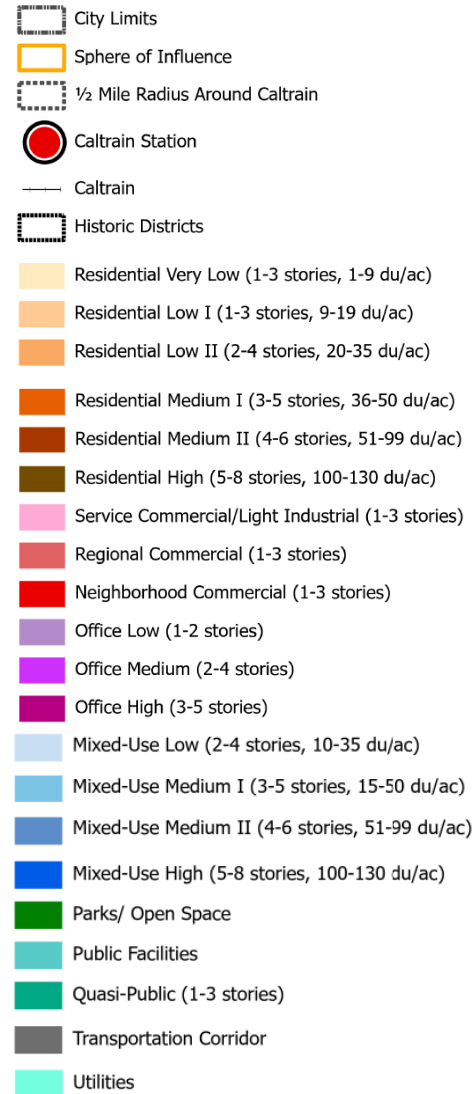
Environmental Justice. Reduce the unique or compounded health risks in San Mateo's equity priority communities.



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

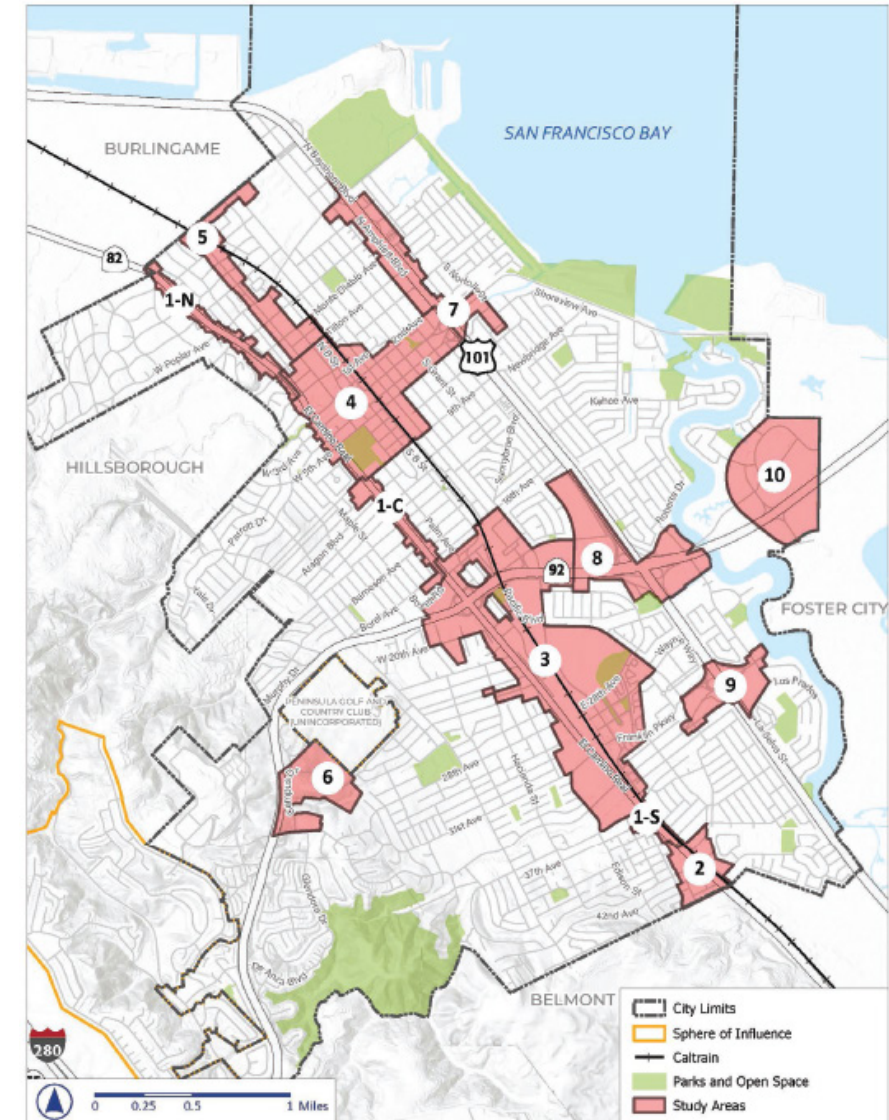
# General Plan 2040 Land Use Map

- » 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's Vision.
- » Sets density, intensity and height maximums.



# 10 Study Areas from Land Use Alternatives

- » Study Areas set by community input and Council direction at the beginning of the General Plan Update process
- » Study Areas incorporate the following factors:
  - Areas with greatest potential to experience and 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

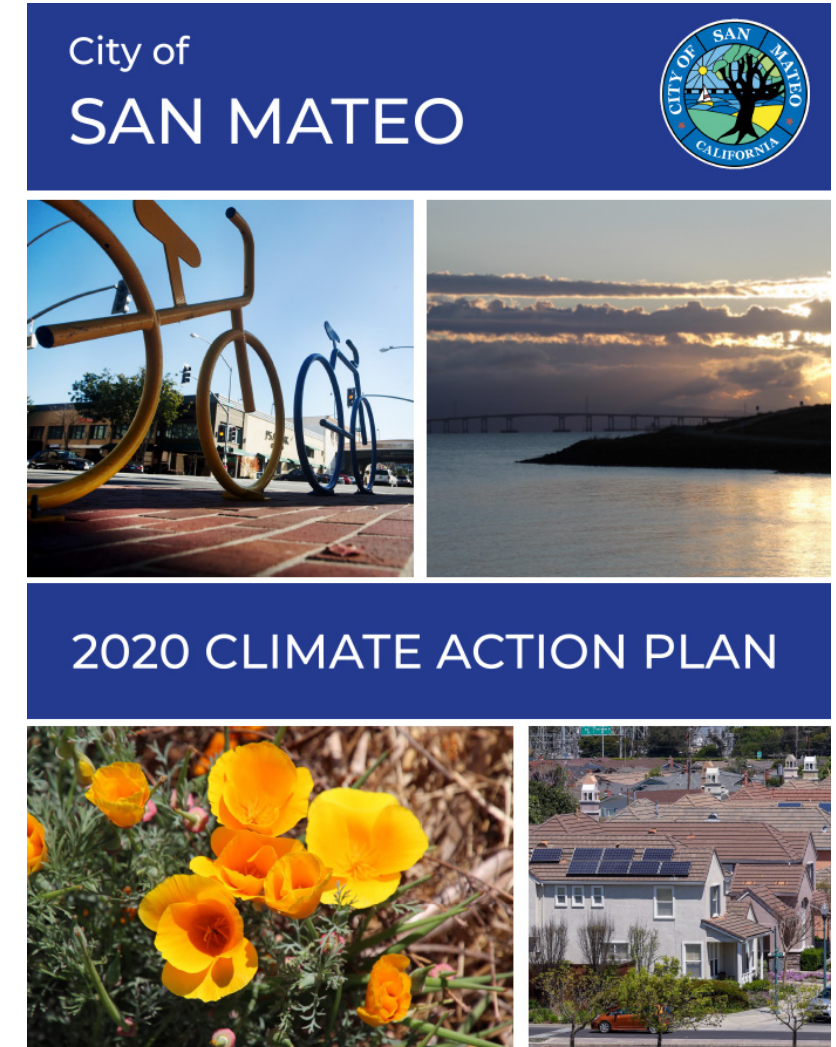


# Climate Action Plan Technical Update



# San Mateo Climate Action Plan Technical Update

- » City's comprehensive strategy to reduce GHG emissions
- » Updated CAP adopted in 2020
- » Serves as a "CEQA Qualified" GHG Reduction Strategy
- » Technical Update aligns CAP with General Plan 2040 and with current State laws and GHG emission reduction targets





# Final Environmental Impact Report

# 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.*

# 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 EIR lays groundwork for individual projects to mitigate these potential impacts to a less than significant level**

# Housing Element

# Housing Element

- » **Housing Element a chapter of the General Plan**
  - Adopted separately to meet State requirements.
  - Must be updated every eight years
- » **Housing Element found to be substantially compliant with State Law by HCD on January 19, 2024**
- » **Public Hearings to adopt 2023-2031 Housing Element**
  - Planning Commission – April 23, 2024
  - City Council – May 20, 2024
- » **Submit to HCD for certification following adoption**

# Housing Element

**First Annual Progress Report for 2023-2031 Housing Element will be submitted to HCD by April 1, 2024. Noted achievements for past year included:**

- » Accessory Dwelling Unit (ADU) production saw 83 permits issued and 50 units completed, which exceeded the City's annual production target of 55 permits issued.
- » Waters Park, a 190-unit housing project, was completed, with the last 31 new units constructed and completed in 2023;
- » 406 E. 3rd Avenue, a 25-unit mixed-use housing project, was completed construction.
- » The Nazareth Vista development at 616 S. B Street, a 48-unit mixed-use housing project, was approved.
- » Objective Design Standards (ODS) were adopted; providing streamlined review for qualifying multi-family and mixed-use housing projects.
- » Code amendment approved to increase the administrative approval threshold for new housing development from 5 units to 25 units.



# **Council Direction**

## **March 4, 2024**

# March 4 Council Direction

## » **Incorporate Planning Commission recommendations:**

- Remove definition of “story” that references 11 feet average per story to avoid confusion during implementation and allow the Zoning Code to establish specific height limits based on the range of stories specified in the General Plan.
- Clarify that the density range in the Land Use Element, specifically Table LU-1, sets the maximum allowed density, but does not set a minimum required density.
- Change the land use designation for the Bayshore Corporate Commons site (1650-1730 S. Amphlett Blvd) from Mixed-Use High to Mixed-Use Medium I per the owner’s request.
- Change the land use designation for the office sites on Borel Ave, between Shafter St and Bovet Rd, from Office Medium to Office High to align with the height of the existing buildings (5-7 stories) to avoid creating a non-conforming situation.

## » **Support for Staff recommend land use changes**

- Planning Commission Recommendation required before formal action can be taken.

## » **Bring back San Mateo Marriott land use designation for further discussion**

# 1770 S. Amphlett Blvd – San Mateo Marriott Site

- » 10.27-acre site
- » GP 2030 Designation: Regional/Community Commercial
- » GP 2040 Designation: Regional Commercial



# Marriott Site – Potential Land Use Designations

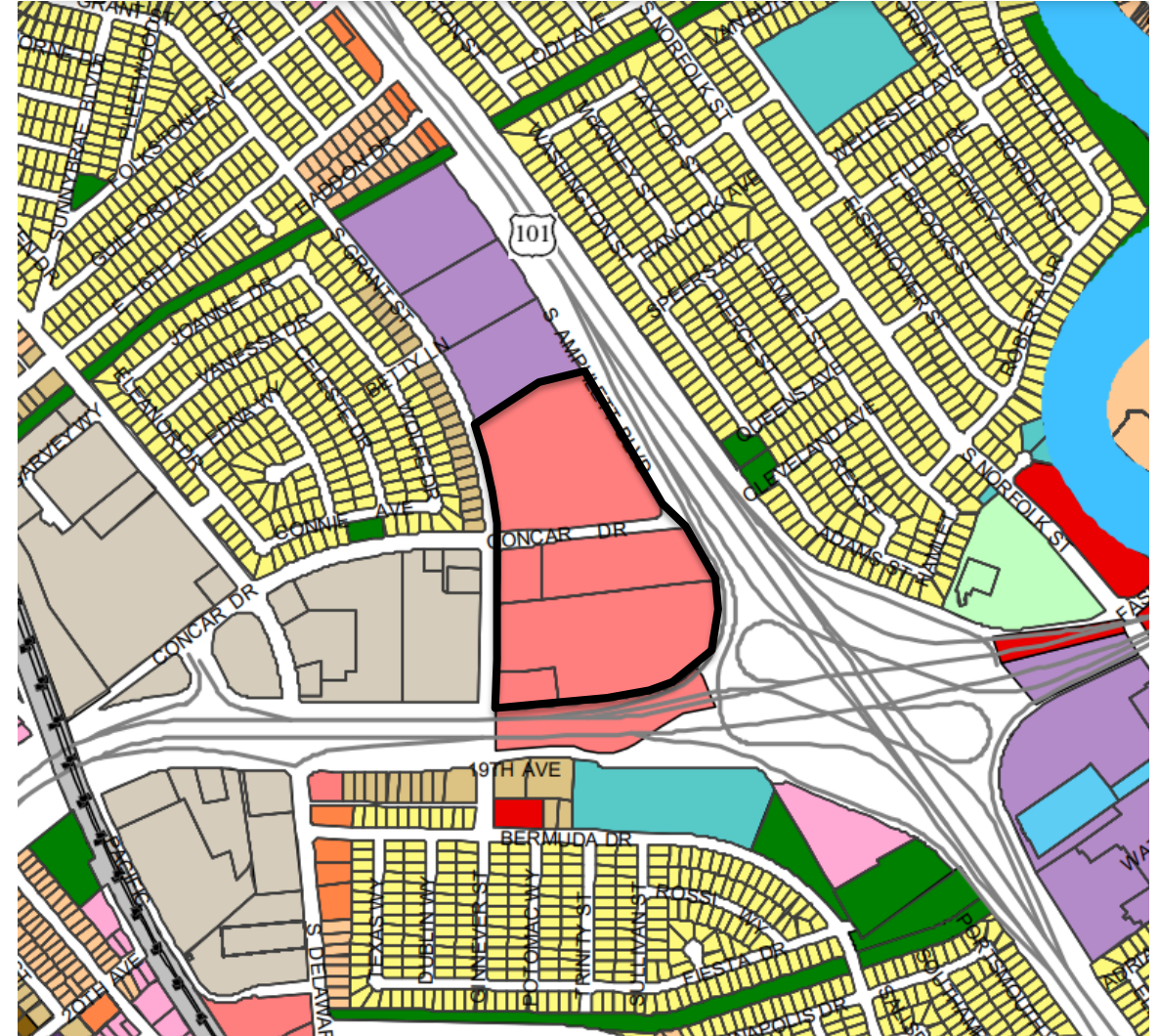
Designation	Allowed Residential Density (Max Range)	Intensity /Max FAR (Nonresidential Uses)	Height Limit	Potential Housing Units
Regional Commercial	Up to 50 du/ac	1.5	1-3 stories	514 units
Mixed-Use Medium I	15 to 50 du/ac	3.0	3-5 stories	514 units
Mixed-Use Medium II	51 to 99 du/ac	4.0	4-6 stories	1,017 units
Mixed-Use High	100 to 130 du/ac	4.5	5-8 stories	1,335 units

- » **The Planning Commission will need to hold a public hearing and provide a recommendation before the Council can formally consider changing a site's land use designation to something other than Regional Commercial.**



# Marriott Site – Measure Y Limits

- » Allow for large scale retail, office and hotel uses
- » Require large setbacks from the street, freeway and adjoining residential neighborhoods to reduce visual impacts, with greater setbacks required for greater heights.
- » Permit **densities up to 75 units per acre**, and heights greater than 40 feet but up to a maximum of 75 feet for projects in the area designated in the Land Use Plan (LU-3) as **Regional/Community Commercial** and meets the following criteria:
  - The project provides amenities substantially in excess of those required by City standards;
  - The building has high design quality;
  - Increased building heights are visually related to surroundings and promote a coherent City image;
  - Increased building heights are compatible with surrounding land uses, and will not create adverse shadow or visual impacts on surrounding residential uses; and
  - The City's infrastructure is adequate to accommodate the proposed development.



# General Plan Hotel/Lodging Policies

## Recommended Revisions

- » **Policy LU 3.7 Hotels.** Recognizing the importance of transient occupancy tax revenue to the City's budget, encourage development of hotels in commercial areas and allow small hotels in mixed-use districts where they are consistent with the density of adjacent uses.
- » **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, 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 11.1 Economic Development.** Prioritize the retention and expansion of existing businesses and attract new businesses that strengthen and diversify the City's economic base.
- » **Policy LU 12.1 Revenue Generators.** Retain and grow existing businesses and attract new businesses that can generate and diversify the City's tax revenue, including from transient occupancy tax and other sources, increase and increase job opportunities to ensure the City has adequate resources for infrastructure improvements and essential City services, such as police, fire, parks, recreation, and libraries.



# Public Comments

**Since Final General Plan Publication, 29 written public comments received (*as of 12pm today*)**

- » Multiple comments/concerns about amount and intensity of new development allowed
- » Multiple comments related to historic preservation and including contributors as historic resources
- » Multiple comments about the Caltrans street classification of 5<sup>th</sup> Avenue
- » Multiple comments requesting High II land use designation with increased heights/densities be reinstituted
- » Concern about the story definition being tied to 11-ft and potentially limiting office/commercial development
- » Request to eliminate height limits near Caltrain stations, end single family zoning, and eliminate parking requirements
- » Owner of Bayshore Corporate Commons (1720 S. Amphlett Blvd) requesting their site be redesignated as Mixed-Use Medium I (currently Mixed-Use High)
- » Request to upzone additional residential lots in the area between Hacienda Street and El Camino Real from 25<sup>th</sup> to 31<sup>st</sup> Avenues to Low and/or Medium densities
- » Comments/questions about pending closure of Marriott at 1770 S. Amphlett Blvd
- » A comment asking for more focus on cleaning up downtown and attracting new businesses
- » **Concern about vacant office space and suggestion to convert vacant office space to housing**
- » A comment supporting nature-based solutions to things like storm water management and sea level rise

# Next Steps and City Council Resolutions

# Next Steps: Post-Adoption

## » **Spring/Summer 2024**

- Housing Element adoption and General Plan Land Use Map clean-ups
- General Plan 2040 Implementation Plan presented to Council
- Explore Measure Y amendment ballot language and adopt resolution placing measure on the November 2024 ballot

## » **November 2024**

- Voters consider Measure Y Ballot Initiative

## » **Winter 2025**

- Initiate comprehensive Zoning Code Update to align with General Plan

# Recommendation

- » **Adopt a resolution to certify the General Plan's Final Environmental Impact Report (EIR).**
- » **Adopt a resolution adopting Strive San Mateo General Plan 2040 and the Climate Action Plan Technical Update, based on the listed findings.**

# Backup Slides

# Borel Square Land Use Designations

- » On October 7, 2019, Council direction was to keep Study Area 1 focused on the parcels fronting El Camino Real and not expand Study Area 3 beyond the Borel Square Shopping Center.

