



City Council

General Plan 2040 Public Hearing

March 4, 2024



Tonight's Agenda Discussion

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



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**
- » **City Council discussion and direction on any remaining updates or revisions**



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!



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.



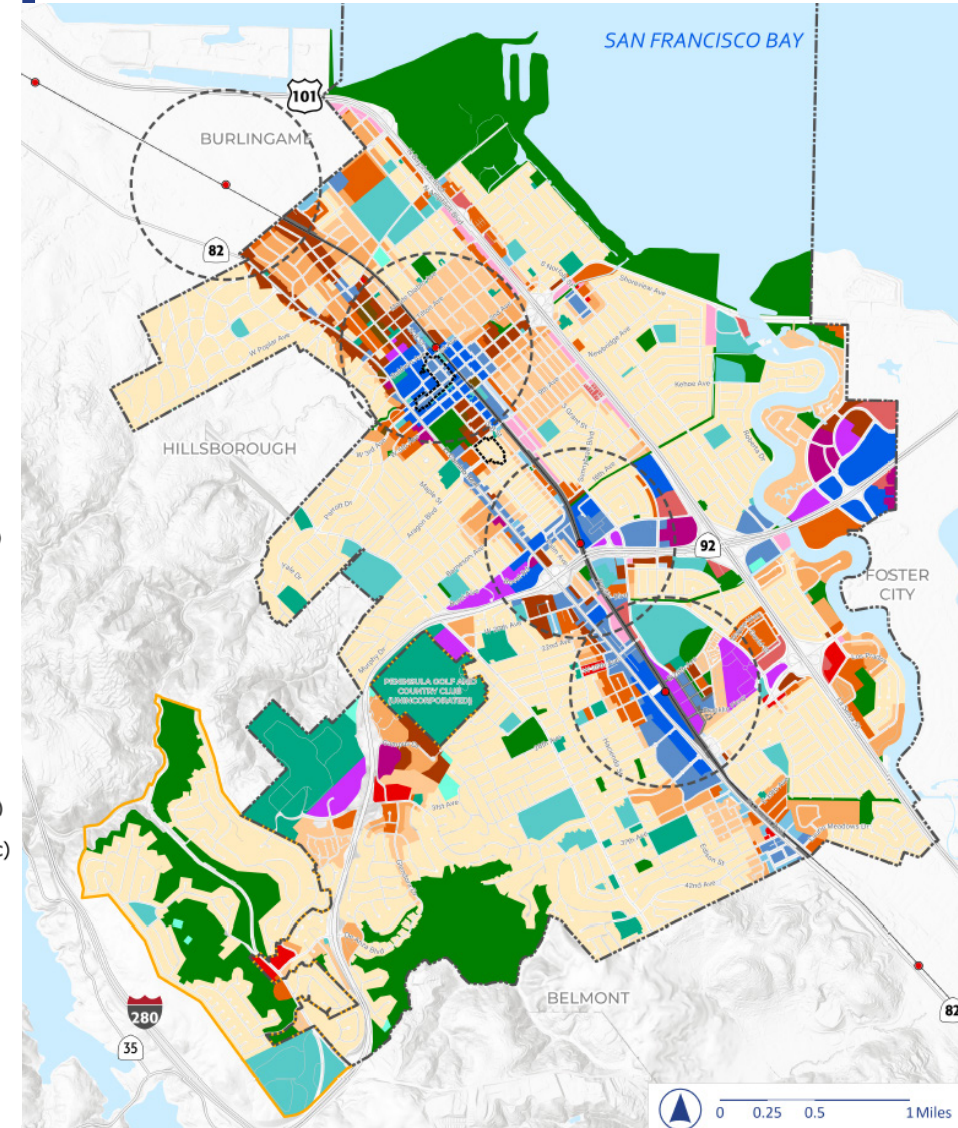
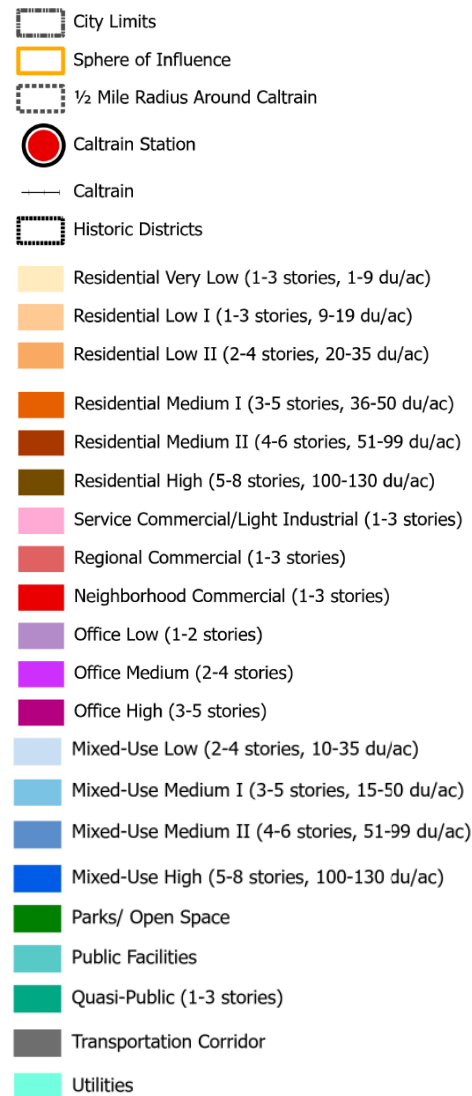
- Environmental Justice. Reduce the unique or compounded health risks in San Mateo's equity priority communities.



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

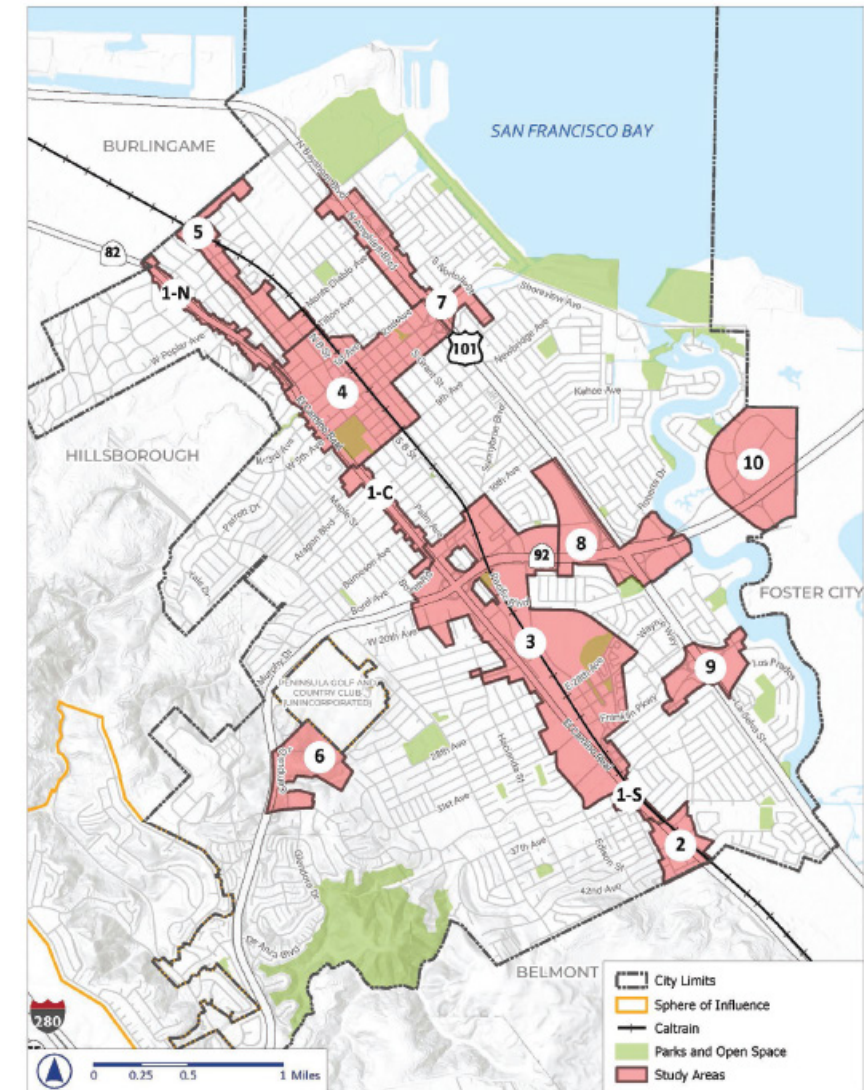
General Plan 2040 Land Use Map

- » 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
- » **Attachment 4 of Agenda Report lists all updates and revisions to goals, policies and actions made per Council direction since Draft General Plan publication last July**

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
- » Six parcel specific recommended land use changes proposed to better align with existing land use and per owner request
 - Attachment 5 in the Council Agenda Report

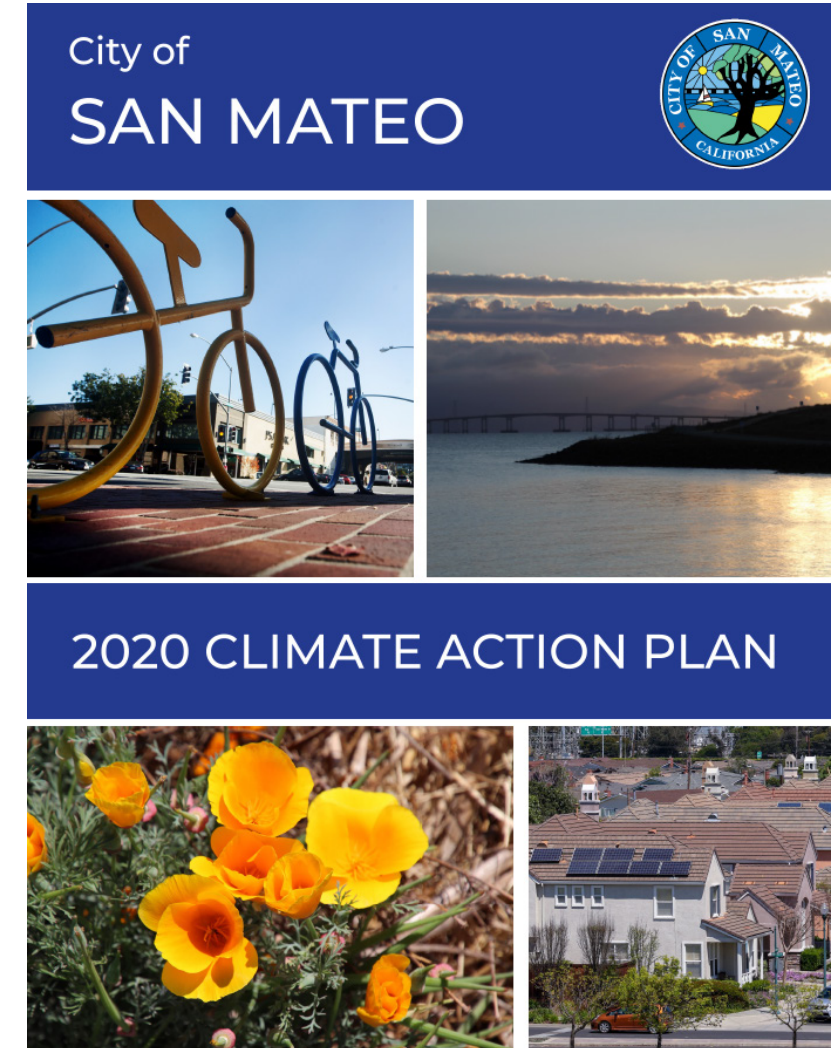
General Plan 2040 Net New Buildout

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

Climate Action Plan Technical Update

San Mateo Climate Action Plan Technical Update

- » City's comprehensive strategy to reduce GHG emissions.
 - Implementation program of the 2030 General Plan.
- » First prepared in 2015, based on earlier plans from 2007-2010.
- » Updated in 2020.
- » Serves as a "CEQA Qualified" GHG Reduction Strategy.



San Mateo Climate Action Plan Technical Update

- » Aligns CAP with new State laws and best practices since 2020
- » New State target of carbon neutral by 2045
- » Revised emission reduction calculations to reflect buildout of General Plan 2040
- » Sustainability and Infrastructure Commission reviewed the CAP Technical Update in August 2022 and recommended approval

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

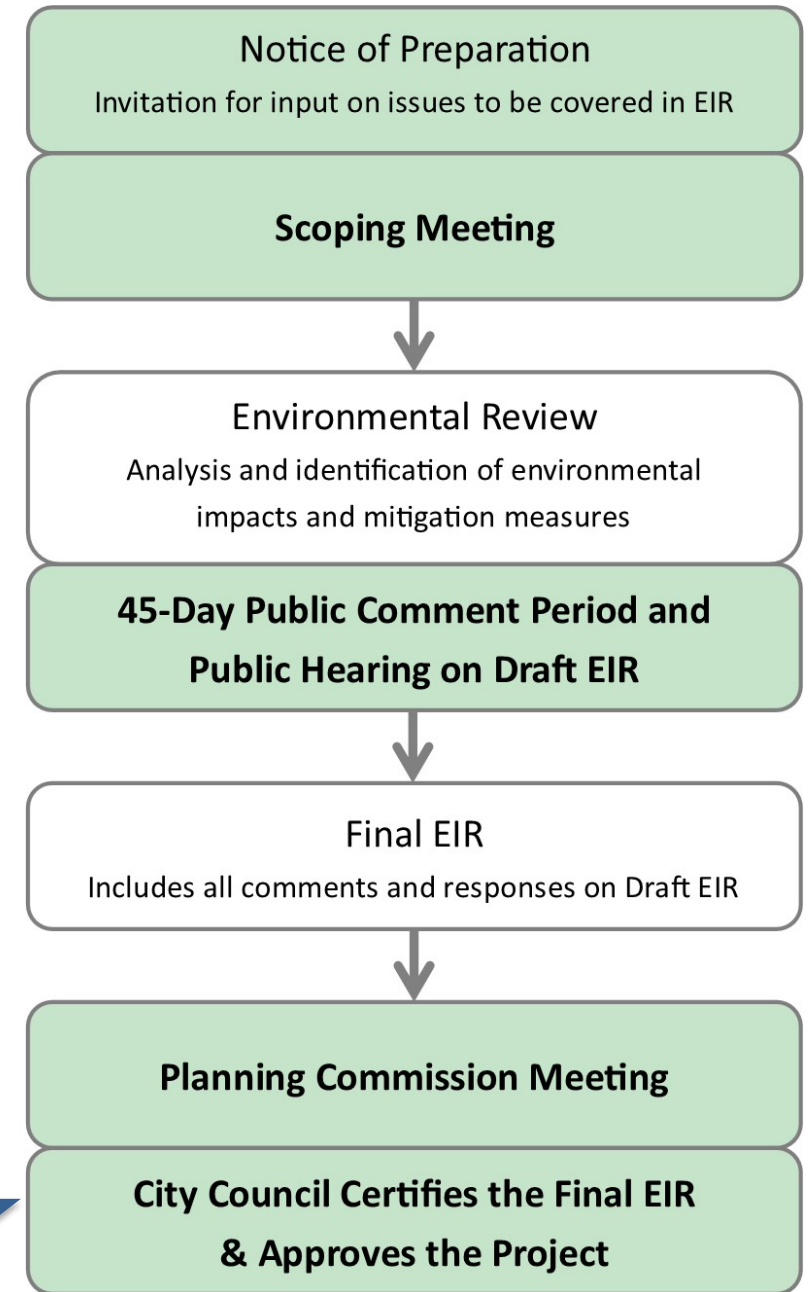
- » This chart summarizes the EIR process mandated by State Law
- » Comment period on the Draft EIR was August 11 to September 25, 2023
- » Final EIR published on January 19, 2024



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

General Plan Fiscal Analysis

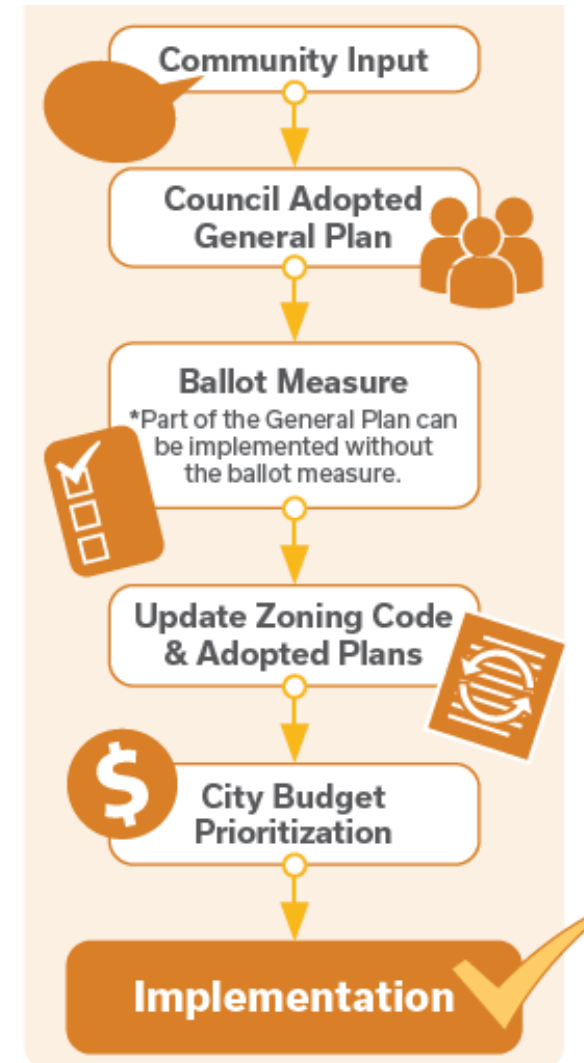
General Plan 2040 Fiscal Analysis

- » 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 \$15.8 million (in 2024 dollars) in the future buildout year.
- » 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



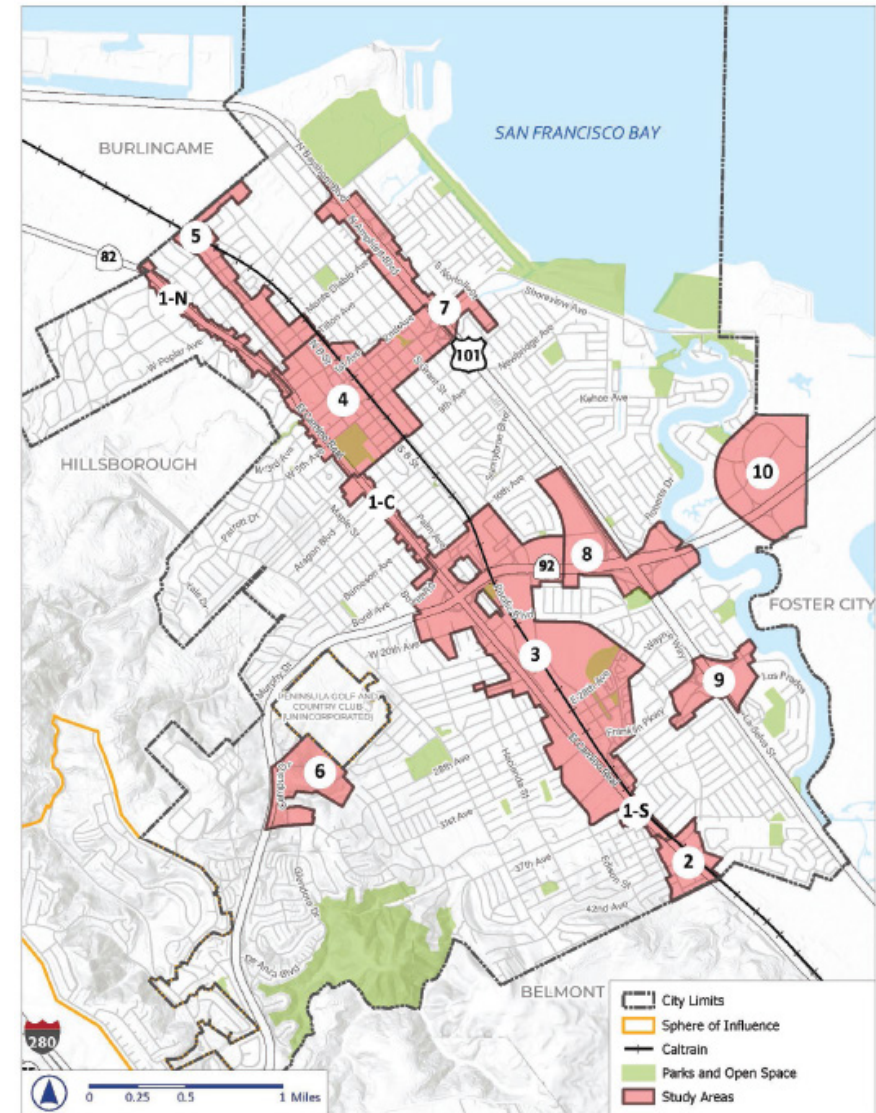
General Plan Implementation + City Budget Prioritization

- » **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

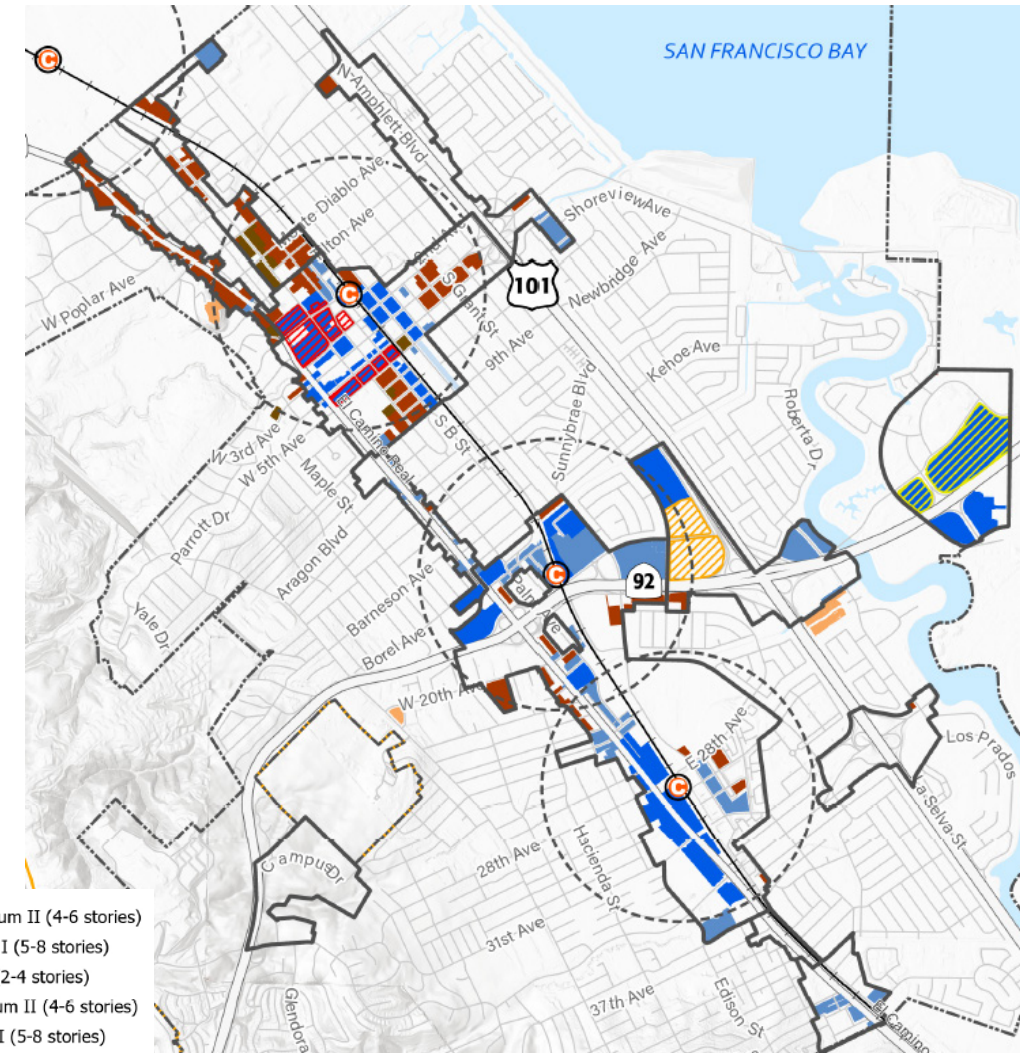
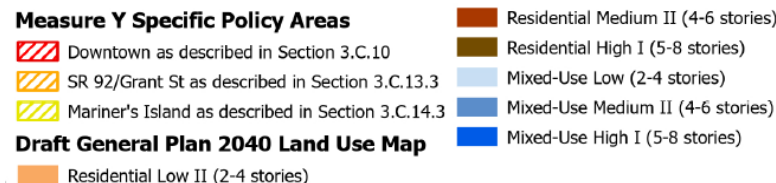
- » San Mateo voters approved Measure Y in November 2020, which set limits on new building heights and densities.
- » In 2019 and 2020, community input guided the establishment of ten General Plan study areas to accommodate future housing and jobs.
- » General Plan 2040 only proposes heights and densities 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

Planning Commission Recommendation

Planning Commission Recommendation

Unanimous recommendation that the City Council certify the General Plan's Final Environmental Impact Report and adopt General Plan 2040.

- » 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.

Next Steps and City Council Discussion

Public Comments

Since Final General Plan Publication, 21 written public comments received *(as of 2pm today)*

- » Multiple comments/concerns about amount and intensity of new development allowed
- » A comment 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
- » Sierra Club supporting the High II land use designation and more urban greening and open space for climate change and livability
- » 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
- » Multiple comments related to historic preservation and including contributors as historic resources
- » A comment supporting nature-based solutions to things like storm water management and sea level rise.
- » Multiple comments about the Caltrans street classification of 5th Avenue
- » A letter requesting consider upzoning additional residential lots in the area between Hacienda Street and El Camino Real from 25th to 31st Avenues to Low and/or Medium densities.
- » Comments/questions about pending closure of Marriott at 1770 S. Amphlett Blvd

Historic Policies

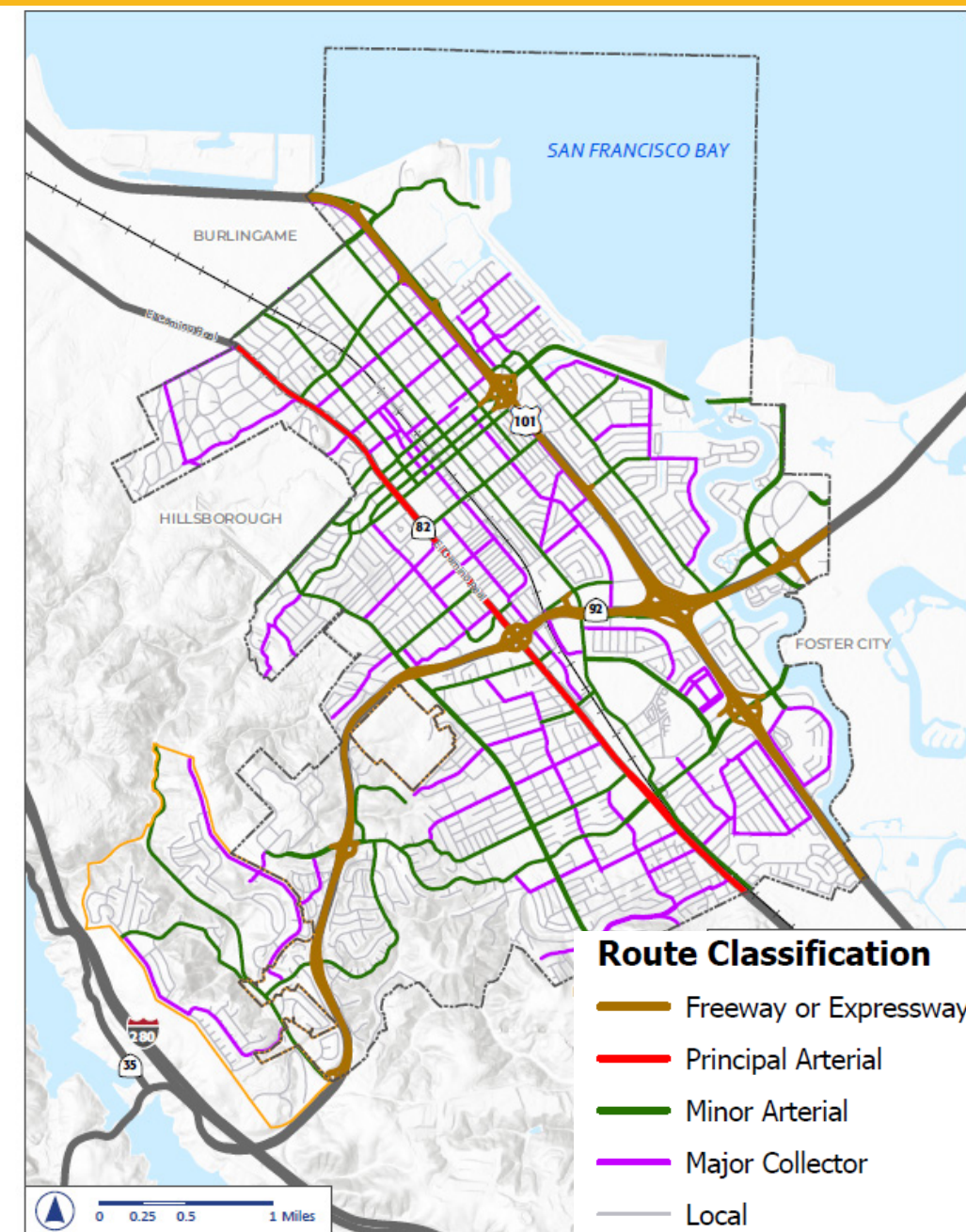
- CD 5.1 Comprehensive Approach to Historic Preservation.** Implement a comprehensive approach to historic preservation based on community input and best practices from State and federal agencies, to find an appropriate balance between preservation with other important priorities, such as affordable housing production and supporting local businesses.
- 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.
- CD 5.3 Historic Resources Definition.** Define historic resources as buildings, structures, sites, and districts that are listed in or determined to be eligible for listing in the National Register of Historic Places and/or California Register of Historical Resources, designated resources in the 1989 Historic Building Survey Report, and resources found to be eligible through documentation in a historic resources report.

Historic Resources Environmental Analysis


- » **General Plan EIR is a programmatic analysis**
- » **State regulation and General Plan policy mitigate potential impacts to historic resources**
- » **Potential impacts from Air Quality, Noise, and Transportation are evaluated in separate chapters**
- » **Future projects in vicinity of historic properties would be subject to additional environmental analysis**

Roadway Classifications

- » **Caltrans Functional Classification data is basis of Road Classification Map**
- » **Functional classification based on existing conditions:**
 - Average daily traffic
 - Number of access points
 - Speed limits
 - Number of travel lanes
- » **Changing a Caltrans roadway classification:**
 - Would not change the amount of traffic
 - Could result in reduced maintenance funds Caltrans allocates to the City
- » ***New Action C 6.9 Neighborhood Traffic Management Program***
 - Evaluate whether updates are needed to the City's Neighborhood Traffic Management Program to determine if the program should be expanded to include collectors and minor arterials.
- » ***New Action C 6.13 Street Classification Update***
 - Request Caltrans and Federal Highway Administration update roadway classifications based on Complete Streets Plan

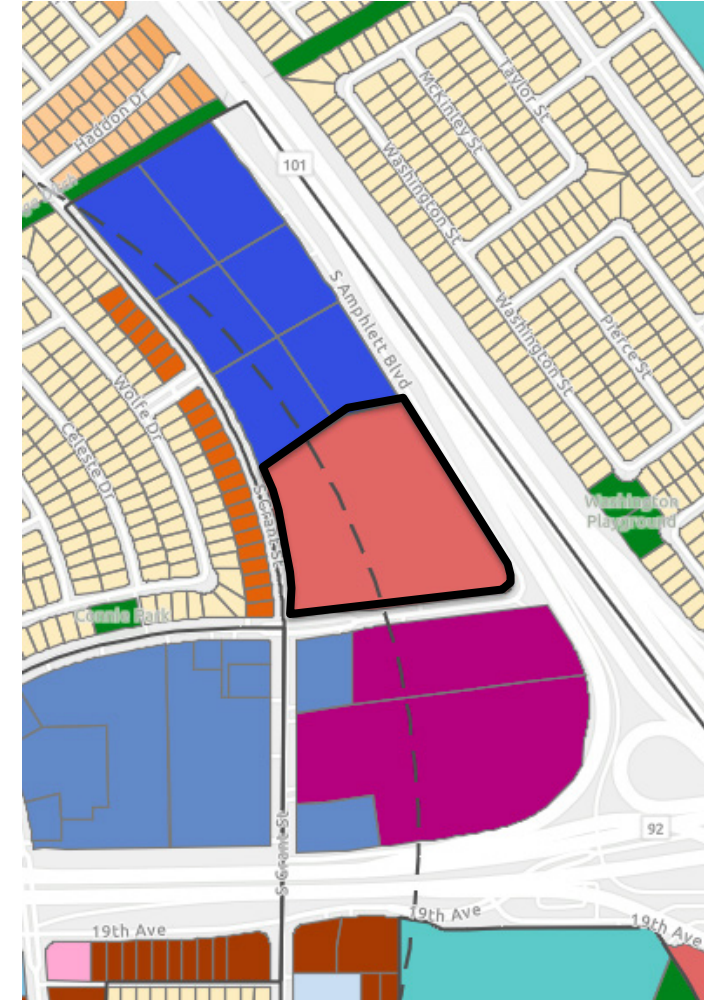


Land Use Map Request

Change ID	Location/Address	Current Land Use	Recommended Land Use	Notes
3	1650-1730 South Amphlett Boulevard	Mixed-Use High (5 to 8 stories, 100 to 130 du/ac)	Mixed-Use Medium I (3 to 5 stories, 15 to 50 du/ac)	<p>Property owner request for Mixed Use Medium I; property owner stated that Mixed-Use High is not feasible under current market conditions and would delay the production of housing on this site.</p> 

General Plan Lodging Policies

- » **Policy LU 3.7 Hotels.** 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 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.




Land Use Map Clean-ups

Change ID	Location/Address	Current Land Use	Recommended Land Use	Notes
5	55 W 5 th Ave.	Residential Medium I (3 to 5 stories, 36 to 50 du/ac)	Residential Medium II (4 to 6 stories, 51 to 99 du/ac)	This parcel has an existing building over 10 stories with 85 u Residential Medium II would better align with the height and density of the existing building.



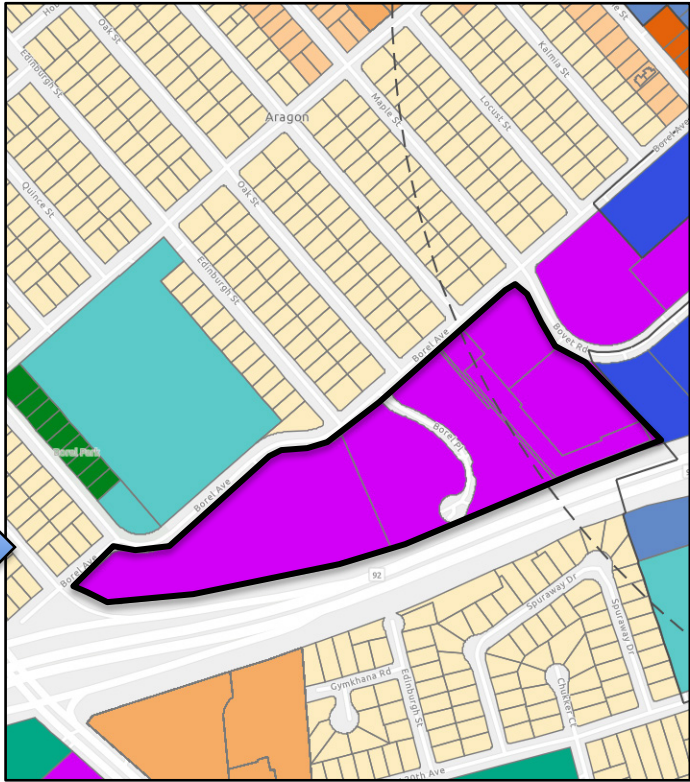
*Given (e) building height (16 stories)
– updated staff recommendation is
for Residential High designation*

4	155 and 181 Bovet Road	Office Medium (2 to 4 stories)	Office High (3 to 5 stories)	Office Medium allows up to 4 stories. Update to Office High to better align with the existing six and seven story office buildings on these sites.
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Include the following additional sites that have 5-7 story buildings along south side of Borel Ave:

- 1611 Borel Place
- 1650 Borel Place
- 1777 Borel Place
- 411 Borel Avenue



Next Steps: Council Adoption Hearings

» **March 4, 2024 at 7 pm (*tonight*)**

- Receive an overview of General Plan 2040 and the Final Environmental Impact Report
- Take public comments
- Provide direction on any remaining updates or revisions
 - Support Planning Commission and staff recommendations?
- General Plan Team technical consultants available to answer questions
 - Historic, Transportation/Traffic, Noise, Air Quality, Economic

» **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

Next Steps: Post-Adoption

» Summer 2024

- General Plan 2040 Implementation Plan presented to Council
- Explore Measure Y ballot language and adopt election resolution

» November 2024

- Voters consider Measure Y Ballot Initiative

» Winter 2025

- Initiate comprehensive Zoning Code Update to align with General Plan

Recommendation

- » **Receive an overview of General Plan 2040 and the Final Environmental Impact Report, take public comments, and provide direction on any remaining updates or revisions.**
- » **Does Council support the Planning Commission and staff recommendations?**