

**ATTACHMENT 3**  
**GENERAL PLAN ELEMENTS AND POLICIES**  
**PA-2021-062, 2164 PALM AVE. INDOOR TENNIS FACILITY PRE-APP**

2164 PALM AVE., SAN MATEO, CA 94403  
PARCEL # 039-073-510

**City of San Mateo General Plan – Applicable Policies**

*Adopted October 18, 2010*

Development of the site is guided by the following relevant planning documents:

1. General Plan Vision 2030  
Available online at: <http://www.cityofsanmateo.org/index.aspx?NID=2021>
2. City of San Mateo Zoning Code  
Available online at: <http://www.cityofsanmateo.org/index.aspx?NID=1122>
3. 2020 Bicycle Master Plan  
Available online at: <https://www.cityofsanmateo.org/DocumentCenter/View/85445>
4. Pedestrian Master Plan  
Available online at: <https://www.cityofsanmateo.org/2218/Pedestrian-Master-Plan>

Applicable General Plan Elements and Policies are listed to facilitate further discussion and direction for the project at this preliminary stage. The formal planning application submittal will be required to provide further clarification and/or documentation to ensure conformance with all applicable policies and guidelines.

**Land Use Element**

- LU 1.5:**        **Building Height.** Maintain maximum building height limits contained in Appendix C, and as specified in Policy LU 6A.2, closely matched with the Land Use categories and Building Intensity standards.
- LU 1.13:**      **Prohibit Residential Uses in Service Commercial/Manufacturing Areas.** To promote the retention of service commercial areas which provide convenient, vital community services and a balanced local economy; prohibit new residential development in service commercial/manufacturing areas delineated on the Land Use Plan. Require businesses locating adjacent to residential areas to minimize nuisance impacts such as noise, odors, lighting glare, litter, intrusion of overflow parking and traffic.

- LU 4.2**      **Developer's Contribution Policy.** Require new development to pay on an equitable basis for new or expanded public improvements needed to support the new or changed land use or development.
- LU 4.32:**    **Recycling and Composting.** Support programs to recycle solid waste in compliance with State requirements. Require provisions for onsite recycling for all new development and expand composting of green waste and food scraps, as directed by the City's Climate Action Plan which is an appendix of the General Plan.
- LU 8.9**      **Air Quality Construction Impacts.** The City shall mitigate air quality impacts generated during construction activities by requiring the following measures:
1. Use of appropriate dust control measures, based on project size and latest Bay Area Air Quality Management District (BAAQMD) guidance, shall be applied to all construction activities within San Mateo.
  2. Applicants seeking demolition permits shall demonstrate compliance with applicable BAAQMD requirements involving lead paint and asbestos containing materials (ACM's) designed to mitigate exposure to lead paint and asbestos.
  3. Utilization of construction emission control measures recommended by BAAQMD as appropriate for the specifics of the project (e.g., length of time of construction and distance from sensitive receptors). This may include the utilization of low emission construction equipment, restrictions on the length of time of use of certain heavy-duty construction equipment, and utilization of methods to reduce emissions from construction equipment (alternative fuels, particulate matter traps and diesel particulate filters).

#### **Circulation Element**

- C 2.4:**      **Transportation Fee Ordinance.** Require new developments to pay their proportionate share of the costs for planned on and off site roadway improvements. Utilize a Transportation Fee Ordinance to finance necessary improvement equitably.
- C 4.1:**      **Bicycle Master Plan.** Implement the Bicycle Master Plan's recommended programs and projects to create and maintain a fully-connected safe and logical bikeways system; support the City's Sustainable Transportation Actions; and coordinate with the countywide system.

**C.4.4: Pedestrian Master Plan.** Implement the Pedestrian Master Plan’s recommended programs and projects to create and maintain a walkable environment in San Mateo and support the City’s Sustainable Transportation Actions.

**C 4.5: Pedestrian Enhancements with New Development.** Continue to require as a condition of development project approval the provision of sidewalks and wheelchair ramps where lacking and the repair or replacement of damaged sidewalks. Require that utility poles, signs, street lights, and street landscaping on sidewalks be placed and maintained to permit wheelchair access and pedestrian use. Increase awareness of existing trails and routes by promoting these amenities to residents.

**C 4.7: Pedestrian Safety.** Pedestrian safety shall be made a priority in the design of intersection and other roadway improvements.

**GOAL 5:** Provide an adequate parking supply for new development.

**C 5.1: Parking Standards.**

- a. Review parking requirements periodically to ensure adequate parking supply as a condition of development approval.
- b. Review parking requirements periodically to ensure adequate parking supply for change and/or expansion of land use resulting in increased parking demand.

### **Urban Design Element**

**UD 2.7: Respect Existing Scale.** Encourage new commercial development to respect the scale of surrounding buildings by providing breaks in the building face at spacings common to buildings in the area and by stepping back upper floors.

**UD 2.8: Trademark Building Forms.** Discourage ‘signature’ or trademark building forms or colors where they would contribute to the visual clutter of the area.

**UD 2.14: Sustainable Design and Building Construction.** Require new development and building alterations to conform with the City's Sustainable Initiatives Plan and subsequent City Council adopted goals, policies, and standards pertaining to sustainable building construction.

### **Conservation and Open Space Element**

**C/OS 6.6: New Development Street Trees. C/OS 6.6: New Development Street Trees.**  
Require street tree planting as a condition of all new developments in accordance with the adopted Street Tree Master Plan.

**C/OS 6.7: Street Tree Planting.** Encourage the planting of new street trees throughout the City.

### **Safety Element**

**S 1.3: Erosion Control.** Require erosion control measures for all development sites where grading activities are occurring, including those having landslide deposits, past erosion problems, the potential for storm water quality impacts, or slopes of 15% or greater which are to be altered. Control measures shall retain natural topographic and physical features of the site if feasible.

### **Noise Element**

**N 2.1: Noise Ordinance.** Continue implementation and enforcement of the City's existing noise control ordinance: a) which prohibits noise that is annoying or injurious to neighbors of normal sensitivity, making such activity a public nuisance, and b) restricts the hours of construction to minimize noise impact.

**N 2.2: Minimize Noise Impact.** Protect all "noise-sensitive" land uses listed in Tables N-1 and N-2 from adverse impacts caused by the noise generated on-site by new developments. Incorporate necessary mitigation measures into development design to minimize noise impacts. Prohibit long-term exposure increases of 3dB (Ldn) or greater at the common property line, or new uses which generate noise levels of 60 dB (Ldn) or greater at the property line, excluding existing ambient noise levels.

**N 2.3: Minimize Commercial Noise.** Protect land uses other than those listed as "noise sensitive" in Table N 1 from adverse impacts caused by the on-site noise generated by new developments. Incorporate necessary mitigation measures into development design to minimize noise impacts. Prohibit new uses which generate noise levels of 65 dB (LDN) or above at the property line, excluding ambient noise levels.