



## 2. LAND USE ELEMENT

*These suggested revisions to the draft goals, policies and actions are based on input provided by staff, community members, the General Plan Subcommittee and the Planning Commission, and are shown in italics and track changes. For policies and actions with suggested revisions, they are listed below the original draft language that was published in July for comparison purposes.*

### GOALS AND POLICIES

#### BALANCED, ORDERLY, AND EQUITABLE GROWTH AND PRESERVATION

##### GOAL LU-1

Plan carefully for orderly growth that provides ample housing and job opportunities for all citizens, maximizes efficient use of infrastructure, limits adverse impacts to the environment and improves social, economic, and health equity.

*Plan carefully for ~~orderly~~-balanced growth that provides ample housing which is affordable at all levels and job opportunities for all ~~citizens~~community members, maximizes efficient use of infrastructure, limits adverse impacts to the environment and improves social, economic, environmental, and health equity.*

### POLICIES

##### Policy LU-P1.1

**Equitable Development.** Prioritize development projects that significantly address social and economic needs of the economically vulnerable populations to address and reverse the underlying socioeconomic factors in the community that contribute to residential and social segregation in the city. (*Environmental Justice*)

**Equitable Development.** *Prioritize development projects that significantly address social and economic needs of the economically vulnerable populations to address and reverse the underlying socioeconomic factors in the community that contribute to residential and social segregation in the city. Provide a range of housing types, sizes, and affordability levels in all San Mateo neighborhoods. (Environmental Justice)*

**Policy LU-P1.2**

**Optimize Development Opportunities.** Require new development in major commercial areas such as in the Downtown area, Caltrain station areas, and along El Camino Real to maximize the density and intensity specified in the Land Use Plan.

**Optimize Development Opportunities.** ~~Encourage~~**Require** new development in major commercial and TOD areas, ~~including such as in~~ the Downtown area, Caltrain station areas, and ~~along~~ El Camino Real corridor, to maximize the density and intensity specified in the Land Use Plan.

**Policy LU-P1.3**

**Mixed-Use.** Encourage mixed-use developments to include a residential component, provide greater proximity between jobs and housing, promote pedestrian activity, and reduce traffic congestion.

**Mixed-Use.** Encourage mixed-use developments to include ~~a~~ increased residential components to provide greater proximity between jobs and housing, promote pedestrian activity, and reduce traffic congestion and VMT.

**Policy LU-P1.4**

**Surplus Land.** Consider redesignating surplus land not required for parking lots or rail transportation to allow transit-supportive development that is compatible with adjacent uses.

**Surplus Land.** Consider redesignating ~~surplus City owned~~ land not required for ~~parking lots or rail transportation~~ public uses, facilities or infrastructure to allow for affordable housing. ~~transit-supportive development that is compatible with adjacent uses.~~

**Policy LU-P1.5**

**Legal Non-conforming Developments.** Allow legally established non-conforming uses and buildings to be maintained, have minor expansions where appropriate, and be reconstructed if destroyed by fire or natural disaster. Encourage reconstruction and/or minor expansions to have a design that is visually compatible with surrounding development and complies with the City's development standards.

**Policy LU-P1.6**

**Annexation.** Annex urbanized areas of the unincorporated land adjacent to the City limits where landowners petition the City to be annexed, subject to the following conditions:

- a. The annexation is comprehensive, rather than piecemeal; and
- b. Landowners will pay the full cost of City services, will assume a proportionate share of existing City debts, and will contribute to the existing capital improvements of the City which will benefit the area to be annexed.

**Policy LU-P1.7**

**New Development within the Sphere of Influence.** Work with San Mateo County to require new developments and related infrastructure within the Sphere of Influence to be consistent with the City's General Plan, Zoning Code requirements, and development standards.

## Recommended New Policies

**Jobs to Employed Resident.** Strive to maintain a reasonable balance between potential job generation and the local job market with a goal of one job for each employed resident.

**Jobs to Housing Fit.** Strive to maintain a reasonable balance between employment income levels and housing costs within the city, recognizing the importance of housing choice and affordability to economic development in the City.

## ACTIONS

**Action LU-A1.1** **Review of New Development.** Periodically review actual growth of both housing units and jobs (commercial/office floor area) and make adjusts to infrastructure and circulation requirements, as necessary, if actual growth is exceeding projections.

**Review of New Development.** ~~Periodically~~ Review actual growth of both housing units and jobs (commercial/office floor area) on an annual basis. Use this information to monitor jobs and housing units in San Mateo and to make adjust~~ments~~ to infrastructure and circulation requirements, as necessary, if actual growth is exceeding projections.

**Action LU-A1.2** **Surplus Land Inventory.** Maintain a publicly accessible inventory of publicly owned sites.

~~Surplus~~-City Land Inventory. Maintain a publicly accessible inventory of publicly City owned sites.

**GOAL LU-2** Balance well-designed development and thoughtful preservation.

## POLICIES

**Policy LU-P2.1** **Development Intensity/Density.** Regulate development density/intensity to recognize natural environmental constraints, such as flood plains, earthquake faults, debris flow areas and other hazards, availability of urban services, and transportation and circulation constraints.

**Policy LU-P2.2** **Community Benefits.** Allow density/intensity bonuses based on provision of community benefits such as affordable housing, increased open space, public plazas or recreational facilities, and/or off-site infrastructure improvements above minimum requirements.

**Community Benefits.** Develop a framework to allow density/intensity bonuses and concessions in exchange for the~~based on~~ provision of community benefits such as additional affordable housing, increased open space, public plazas or recreational facilities, and/or off-site infrastructure improvements above minimum requirements.

**Policy LU-P2.3** **Building Height and Density.** ~~[Note: This policy will be developed after receiving input from the community and the City Council.]~~ <This policy will be developed based on direction provided at a future Council study session on Measure Y.>

**Policy LU-P2.4** **Building Intensity.** ~~[Note: This policy will be developed after receiving input from the community and the City Council.]~~ <This policy will be developed based on direction provided at a future Council study session on Measure Y.>

**Policy LU-P2.5** **Clustering.** Allow clustered development to maximize benefits to natural ecology, habitat conservation, and/or preservation of historic resources.

**Clustering.** Allow~~Encourage~~ clustered development ~~to maximize~~where benefits to natural ecology, habitat conservation, and/or preservation of historic resources can be achieved.

## A DIVERSE RANGE OF LAND USES

**GOAL LU-3** Provide a wide range of land uses, including housing, parks, open space, retail, commercial services, office, and industrial to adequately meet the full spectrum of needs in the community.

*Provide a wide range of land uses, including housing, parks, open space, recreation, retail, commercial services, office, and industrial to adequately meet the full spectrum of needs in the community.*

## POLICIES

**Policy LU-P3.1** **Housing Diversity.** Promote safe, attractive, walkable residential neighborhoods with diverse types and sizes of homes for individuals and families of all income levels.

**Housing Diversity.** Promote safe, attractive, and walkable residential neighborhoods with diverse types and sizes of homes for individuals, and families, and households of all income levels.

**Policy LU-P3.2** **Commercial Development.** Encourage development that is compatible with the desired character of the area and with adjacent residential areas in terms of intensity of use, height, bulk, and design. Require commercial development adjacent to residential areas to appropriately address traffic, truck loading, trash/recycling, noise, visual impacts, public safety, hazardous material storage,

fire safety, air pollutant emissions, and odors in a way that minimizes impacts on neighboring uses.

**Commercial Development.** Encourage development that is compatible with the desired character of the area and with adjacent residential areas, and provides appropriate transition in terms of intensity of use, height, bulk, and design. Require commercial development adjacent to residential areas to appropriately address circulation, traffic, truck loading, trash/recycling, noise, visual impacts, public safety, hazardous material storage, fire safety, air pollutant emissions, and odors in a way that minimizes impacts on neighboring uses.

**Policy LU-P3.3**

**Neighborhood Commercial Preservation.** Encourage the preservation of small-scale, local-serving commercial uses in neighborhood shopping districts such as the 25<sup>th</sup> Avenue Shopping Center, Shoreview, Laurelwood, and Crystal Springs Village.

**Neighborhood Commercial Preservation.** Encourage the preservation of ~~small-scale~~, local-serving commercial retail and service uses in neighborhood shopping districts. ~~such as the 25<sup>th</sup> Avenue Shopping Center, Shoreview, Laurelwood, and Crystal Springs Village.~~

**Policy LU-P3.4**

**Convenience Retail.** Encourage and preserve convenience retail uses located adjacent to residential neighborhoods, including as part of new mixed-use development.

**Policy LU-P3.5**

**Support Service Uses.** Encourage businesses that provide a variety of support service uses such as restaurants, daycare facilities, medical clinics, gyms, pharmacies, and markets in locations that are appropriate to serve residential neighborhoods and commercial uses, prioritizing underserved areas of the city.

**Policy LU-P3.6**

**Hotels.** Encourage development of hotels in commercial areas and allow small "bed and breakfast" hotels in mixed-use districts where they are consistent with the density of adjacent uses.

**Hotels.** Encourage development of hotels in commercial areas and allow small ~~"bed and breakfast"~~ hotels in mixed-use districts where they are consistent with the density of adjacent uses.

**Policy LU-P3.7**

**Visitor Economy.** Collaborate with other Peninsula cities and San Mateo County to support the continued development of the visitor economy of both the City and the region, including lodging, entertainment, recreation, retail, and a lively local character; encourage uses that attract visitors to locate and stay in the City.

**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, recreation, retail, and a lively local events character;

*encourage uses that attract visitors to locate and stay in the City. 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-P3.8**

**Accessible Workplaces.** Develop office buildings and business parks to facilitate transit, pedestrian, and bicycle commutes. Provide mixed-uses and connectivity to transit to reduce vehicle miles traveled (VMT).

***Accessible Workplaces.** Develop office buildings and business parks to facilitate transit, pedestrian, and bicycle commutes. Provide mixed-uses and connectivity to transit to reduce vehicle miles traveled (VMT).*

**Policy LU-P3.9**

**Office Park Evolution.** Support the transition of single-use office areas to research and development, bio-tech, and life sciences uses, and/or to mixed-use districts that include residential, retail, and services. Retain or locate offices closest to high-volume roadways and locate new residential uses as far as possible from high-volume roadways.

***Office Park Evolution.** Support the transition of single-use office parks areas to research and development, bio-tech, and life sciences uses, and/or to mixed-use districts that include residential, retail, office and/or services. Within an office site that is adding residential uses, rRetain or locate offices closest to high-volume roadways and locate new residential uses as far as possible from high-volume roadways.*

**Policy LU-P3.10**

**Service Commercial.** 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 areas.

**Policy LU-P3.11**

**Community Gathering Places.** Provide and maintain inviting public spaces and streets that provide space for all members of the San Mateo community to meet, gather, and enjoy.

**Policy LU-P3.12**

**Publicly Accessible Spaces.** Integrate a variety of privately owned and maintained publicly accessible spaces into new development.

***Publicly Accessible Spaces.** Integrate a variety of privately owned and maintained publicly accessible spaces into new development, and require signage that clearly identifies these spaces as publicly accessible.*

**Policy LU-P3.13**

**Cultural Facilities and Public Art.** Recognize cultural facilities and public art as part of a healthy and thriving community. Use funds from the City's art in-lieu fee to enhance existing art and cultural facilities and encourage new facilities that reflect the character and identity of the surrounding neighborhoods.

**Policy LU-P3.14**

**School Site Reuse or Redevelopment.** Ensure that reuse or redevelopment of public school sites is compatible with surrounding land uses. At the time any school sites are being considered for non-educational uses, establish residential densities consistent with surrounding densities. Give first priority and consideration to community recreation needs for reuse of school sites in accordance with the priorities in the Open Space\Conservation Element. Where it is in the community's interests to retain public recreation facilities, consider allowing density transfers from the portion of the site retained in public recreation use, as a means of reducing the cost of retaining the recreation facilities and achieving the maximum amount of housing.

~~**School Site Reuse or Redevelopment.** *Encourage the School District to prioritize affordable housing and community recreation needs when a school site is planned for reuse or redevelopment, in accordance with the priorities in the Housing Element and Conservation, Open Space and Recreation Element. Ensure that reuse or redevelopment of public school sites is compatible with surrounding land uses. At the time any school sites are being considered for non-educational uses, establish residential densities consistent with surrounding densities. Give first priority and consideration to community recreation needs for reuse of school sites in accordance with the priorities in the Open Space\Conservation Element. Where it is in the community's interests to retain public recreation facilities, consider allowing density transfers from the portion of the site retained in public recreation use, as a means of reducing the cost of retaining the recreation facilities and achieving the maximum amount of housing.*~~

**Policy LU-P3.15**

**Housing in Support of Institutions.** Support the development of housing at institutions such as schools, churches, and other facilities of an educational, religious, charitable, or philanthropic nature as consistent with the mission of these organizations.

**Policy LU-P3.16**

**Public Facilities.** Encourage reuse or redevelopment of public facilities to residential and/or recreational uses that provide a public benefit to the community.

**ACTIONS**

**Action LU-A3.1**

**Permitted Uses.** Reevaluate the types of commercial uses that are permitted and that require a special use permit in all commercial districts to ensure requirements are forward looking and aligned with current economic needs and trends.

**Action LU-A3.2**

**Major Institutions/Special Facilities.** Work with relevant agencies and organizations to support the long-term viability of major institutions and special facilities that provide important recreational, educational, or medical services, such as the San Mateo County Events Center, College of San Mateo, San Mateo



County Hospital, Mills Health Center, and Peninsula Golf and Country Club. Encourage development that is consistent with the primary goal of the institution. Require a Specific Plan and/or Master Plan to guide reuse or redevelopment of institutions and special facilities in a way that is sensitive to adjacent neighborhoods.

### ***Recommended New Action***

***Incentives for Support Services. Study and, as feasible, implement economic incentives to encourage and sustain the development of support service uses, particularly in underserved areas.***

## **FOCUSED PLANNING AREAS**

### **DOWNTOWN**

<b>GOAL LU-4</b>	Maintain downtown San Mateo as the economic, cultural, and social center of the community.
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## **POLICIES**

**Policy LU-P4.1**      **Downtown Land Uses.** Allow and encourage a wide range of residential, office, medical, dining, entertainment, and retail uses downtown, at high intensities and densities, with strong connectivity to the San Mateo Caltrain station and other transit.

**Downtown Land Uses.** Allow and ~~encourage~~ prioritize a wide range of residential, ~~office, medical,~~ dining, entertainment, ~~and retail~~ lodging and other commercial uses downtown, at high intensities and densities, with strong connectivity to the San Mateo Caltrain station and other transit.

**Policy LU-P4.2**      **Quality of Downtown Development.** Promote quality design of all new development that recognizes the regional and historical importance of Downtown San Mateo and strengthens its pedestrian-friendly, historic, and transit-oriented character.

**Policy LU-P4.3**      **Significant Historic Structures.** Protect key landmarks, historic structures, and the historic character of downtown as defined in the Community Design Element.

## **ACTIONS**

**Action LU-A4.1**      **Downtown Area Plan.** Update the Downtown Area Plan to support and strengthen the Downtown as a vibrant and active commercial, cultural, and social 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, update parking



standards and parking management strategies, allow for increased housing units and density, and support high quality pedestrian-oriented design and architecture.

***Downtown Area Plan.*** Update the Downtown Area Plan to support and strengthen the Downtown as a vibrant and active commercial, cultural, and community gathering ~~social~~ 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, update parking standards and parking management strategies, allow for increased housing units and density, and support high quality pedestrian-oriented design and architecture.

#### Action LU-A4.2

**Downtown Special Events.** Continue to provide City assistance and support for Downtown activities and special events.

### EL CAMINO REAL

#### GOAL LU-5

Promote residential land uses along and improvements to El Camino Real to strengthen its role as both a local and regional corridor.

#### POLICIES

##### Policy LU-P5.1

**Housing on El Camino Real.** Encourage new residential uses along El Camino Real, as part of both pure residential and mixed-use development, to diversify the existing commercial character.

##### Policy LU-P5.2

**El Camino Real Landscaping.** Retain the general residential and landscaped character of El Camino Real north of Tilton Avenue. Promote the visual upgrading of El Camino Real south of 9<sup>th</sup> Avenue through increased landscaping, coordination of public improvements, property maintenance, and sign control, and through conformance with the El Camino Real Master Plan.

#### ACTION

##### Action LU-A5.1

**Multi-modal Improvements.** Collaborate with Caltrans and other partners to plan and design improvements to El Camino Real that will prioritize safe, convenient transit and alternative transportation.

***Multi-modal Improvements.*** Collaborate with Caltrans and other partners to plan and design improvements to El Camino Real that will prioritize safe and, bicycling, and walking. ~~and alternative transportation.~~

## HILLSDALE STATION AREA

<b>GOAL LU-6</b>	Promote transit-oriented development around the Hillsdale Caltrain station.
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### POLICIES

**Policy LU-P6.1** **Rail Corridor Transit-Oriented Development Plan (Corridor Plan).** Implement the Corridor Plan to allow, encourage, and provide guidance for the creation of world class transit-oriented development (TOD) within a half-mile radius of the Hillsdale Caltrain station area, while maintaining and improving the quality of life for those who already live and work in the area.

**Rail Corridor Transit-Oriented Development Plan (Corridor Plan).** Continue to implement the Corridor Plan to allow, encourage, and provide guidance for the creation of world class transit-oriented **mixed-use** development (TOD) within a half-mile radius of the Hillsdale Caltrain station area, while maintaining and improving the quality of life for those who already live and work in the area.

**Policy LU-P6.2** **Hillsdale Shopping Center.** Allow redevelopment of the Hillsdale Shopping Center for a mix of uses, including commercial, retail, office, hotel, and residential uses. Require preparation of a Master Development Plan to ensure the site is developed comprehensively and provides appropriate transitions to the adjacent neighborhoods.

**Hillsdale Shopping Center.** Allow redevelopment of the Hillsdale Shopping Center for a mix of uses, including commercial, retail, office, hotel, and residential uses. Require Update the Hillsdale Station Area Plan or require preparation of a **Master Development Plan** to ensure the site is developed comprehensively and provides appropriate transitions to the adjacent neighborhoods.

### ACTION

**Action LU-A6.1** **Hillsdale Station Area Plan.** Update the Hillsdale Station Area Plan to foster higher density residential and mixed-use, transit-oriented development that connects to neighborhoods to the east and west, improves bicycle and pedestrian circulation, and adds park and open space areas.

**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 circulation to the Station, and adds-increases park and open space areas.

## SHOPPING ~~CENTERS~~ AREAS IN TRANSITION

### GOAL LU-7

Support the transition of shopping centers designated for new uses into vibrant districts with a range of housing, shopping, services, and jobs.

Support the transition of shopping ~~centers~~ areas designated for new uses into vibrant districts with a range of housing, shopping, services, and jobs.

## POLICIES

### Policy LU-P7.1

**Bridgepointe, Shoreview, and Bel Mateo Shopping Centers.** Support redevelopment of the Bridgepointe, Shoreview, and Bel Mateo shopping centers with mixed-use development that includes retail, services, and housing. Promote ongoing retail and services on these sites through design treatment, access, and signage.

**Shopping CentersAreas in Transition.** Support ~~redevelopment of the Bridgepointe, Shoreview, and Bel Mateo the long-term viability of shopping centers and districts that provide neighborhood-serving uses by allowing these sites to redevelop~~ with higher density mixed-use development that includes retail, services, open space, and housing. ~~Promote ongoing retail and services on these sites through design treatment, access, and signage.~~

## ACTIONS

### Action LU-A7.1

**Bridgepointe Area Plan.** Update and consolidate the Bridgepointe Master Plan and Mariner's Island Specific Plan into one planning document to guide redevelopment of the Bridgepointe Shopping Center into a mixed-use neighborhood with a diverse range of housing types, including affordable housing; new parks and recreational facilities; community gathering places; ample facilities to support transit, biking, and walking; and a range of businesses and services.

**Bridgepointe Area Plan.** Update and consolidate the Bridgepointe Master Plan and Mariner's Island Specific Plan into one planning document to guide redevelopment of the Bridgepointe Shopping Center into a mixed-use neighborhood with a diverse range of housing types, including affordable housing; new parks and recreational facilities; community gathering places; ample facilities to support transit, biking, and walking; and a range of businesses and services. The plan shall include safe access for pedestrians, bikes, and transit riders from Bridgepointe to the City's transit corridors, such as Caltrain and El Camino Real.

## Action LU-A7.2

**Bel Mateo Area Plan.** Prepare a Specific Plan or Master Plan to guide redevelopment of the Bel Mateo area into a mixed-use neighborhood with a diverse range of residential and neighborhood serving commercial uses and amenities, and publicly-accessible park and open space areas.

**Bel Mateo Area Plan.** Prepare a Specific Plan or Master Plan to guide redevelopment of the Bel Mateo area into a mixed-use neighborhood with a diverse range of residential and neighborhood serving commercial uses and amenities; ample facilities to support biking and walking; and publicly-accessible park and open space areas.

## ENVIRONMENTAL JUSTICE

### GOAL LU-8

Support the equitable health and well-being of all neighborhoods in San Mateo and all members of the San Mateo community by improving conditions in equity priority communities.

## COMMUNITY HEALTH

### POLICY

#### Policy LU-P8.1

**Prioritizing Community Health.** Continue to support health and well-being in equity priority communities by prioritizing public safety, resolving land use conflicts and incompatible uses that pose risks to health or safety, remediating contamination, and enforcing building code standards. *(Environmental Justice)*

### ACTIONS

#### Action LU-A8.1

**Collaborations for Community Health.** Develop intentional, strategic, and mutually beneficial relationships with organizations engaged in improving public health and wellness, expanding access to affordable quality health care, and providing medical services for all segments of the community. Encourage greater emphasis on expanding or improving health services in equity priority communities. *(Environmental Justice)*

#### Action LU-A8.2

**Health Disparities.** Coordinate with the San Mateo County Public Health Department to promote healthier communities through education, prevention, intervention programs, and other activities that address the root causes of health disparities and inequities in San Mateo. *(Environmental Justice)*

#### Action LU-A8.3

**City Investment.** Use funds collected by the park impact fee to invest in programs and public improvements that connect residents with opportunities to increase their physical activity and improve their health, especially in equity priority communities with higher risk of negative public health outcomes. *(Environmental Justice)*

**City Investment.** Use funds collected by the park impact fee to invest in programs and public improvements that connect residents with opportunities to increase their physical activity and improve their 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. (Environmental Justice)

## EQUITY PRIORITY COMMUNITIES

### POLICIES

**Policy LU-P8.1** **Community Preservation.** Prevent gentrification and displacement in the equity priority communities by protecting tenants, helping homeowners remain in place, and funding affordable housing. (Environmental Justice)

**Community Preservation.** Prevent ~~gentrification and~~ displacement in ~~the~~ equity priority communities by protecting tenants, helping homeowners remain in place, and funding affordable housing. (Environmental Justice)

**Policy LU-P8.2** **Access to Parks and Recreation.** Provide attractive, comfortable, and safe pedestrian and bike access to public parks and recreational facilities in and near North Central. Continue to maintain King Center since it is a critical facility in the neighborhood. (Environmental Justice)

**Access to Parks and Recreation.** Provide attractive, comfortable, and safe pedestrian and bike access to public parks and recreational facilities in and near North Central. ~~Continue to maintain King Center since it is a critical facility in the neighborhood.~~ (Environmental Justice)

### **Recommended New Policy**

**Martin Luther King Community Center.** Improve and maintain the King Center as an important neighborhood-serving community and recreational facility. (Environmental Justice)

### ACTIONS

**Action LU-A8.4** **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 within the community. Prioritize investments to address health disparities in equity priority communities in the annual Capital Improvement Program. (Environmental Justice)

**Action LU-A8.5** **North Central Plan.** Prepare a plan for North Central that addresses the community's health and safety needs and improves circulation patterns in the

neighborhood based on community direction. Balance safety improvements with preserving the existing parking supply. *(Environmental Justice)*

**North Central Plan.** Prepare a plan for North Central Neighborhood that addresses the needs of the community's including health and safety needs and improve ds circulation patterns-in-the-neighborhood based on community direction. The plan shall seek to make the Neighborhood's streets measurably safer while improving ADA accessibility and ensuring an adequate on-street parking supply. Changes shall be developed and enacted with the express purposes of improving health, safety, welfare, and comfort for the members of the community. Balance safety improvements with preserving the existing parking supply. *(Environmental Justice)*

#### Action LU-A8.6

**City Services.** Work with residents in equity priority communities to identify services that the City or other partners could provide to improve safety and security in these neighborhoods. *(Environmental Justice)*

**City Services.** Work with residents in equity priority communities to identify services that the City or other partners could provide to improve safety, sanitation, and security in these neighborhoods. *(Environmental Justice)*

#### Action LU-A8.7

**Neighborhood Beautification.** Partner with neighborhood organizations in equity priority communities to support and promote neighborhood clean-up and beautification initiatives. *(Environmental Justice)*

**Neighborhood Beautification.** ~~Partner with neighborhood organizations in equity priority communities to~~ support and promote neighborhood clean-up and beautification initiatives in equity priority communities, including in partnership with neighborhood organizations. *(Environmental Justice)*

### ACCESS TO HEALTHY FOOD

#### POLICIES

##### Policy LU-P8.1

**Locally-Grown Food.** Use funds from the City's Park Impact fee to increase access to fresh food by allowing and encouraging local food production, micro agriculture, edible landscapes, rooftop gardens, community gardens, and urban farms, and by distributing information about community-supported agriculture programs that provide affordable access to fresh food. *(Environmental Justice)*

**Locally-Grown Food.** ~~Use funds from the City's Park Impact fee to~~ Increase access to fresh food by allowing and encouraging local food production, micro agriculture, edible landscapes, rooftop gardens, community gardens, and urban farms, and by distributing information about community-supported agriculture programs that provide affordable access to fresh food. *(Environmental Justice)*

**Policy LU-P8.2** **Retail Food Sources.** Strive to ensure that all households in San Mateo, including those in equity priority communities, have access to retail sources of affordable healthy food, including organic options, such as full-service grocery stores, ethnic good markets, local food markets, produce markets, and convenience stores, by working to retain existing retail sources and attract new ones. *(Environmental Justice)*

**Policy LU-P8.3** **Workplace Wellness.** Encourage worksite wellness through access to healthier food choices in vending machines and promotion of physical activity. *(Environmental Justice)*

*Workplace Wellness. Encourage worksite wellness through access to healthier food choices in vending machines and promotion of physical activity. (Environmental Justice); <Outside of City's ability to implement.>*

**Policy LU-P8.4** **Healthy Food in Schools.** Support school district efforts to provide healthy foods in schools and other public institutions and encourage the school districts to distribute information on State and federal programs such as SNAP (Supplemental Nutrition Assistance Program), WIC (Women, Infants, and Children), and school lunch programs. *(Environmental Justice)*

*Healthy Food in Schools. Support school district efforts to provide healthy foods in schools and other public institutions and encourage the school districts to distribute information on State and federal programs such as SNAP (Supplemental Nutrition Assistance Program), WIC (Women, Infants, and Children), and school lunch programs. (Environmental Justice); <Outside of City's ability to implement.>*

## ACTIONS

**Action LU-A8.1** **Healthy Food Access.** Support the work of San Mateo County Health and other local partners to:

- a. Continue and expand the ability to use the Electronic Benefit Transfer (EBT) program at farmers' markets and other sources of healthy food.
- b. Implement programs to encourage markets to stock fresh produce and other healthy foods.
- c. Develop a public education program to promote healthier eating, such as nutrition workshops, health events, and school or after-school programs healthy eating and active living programs.
- d. Enlist restaurants in the CalFresh Restaurant Meals Program, which allows people at a high risk of chronic hunger to use CalFresh benefits to buy prepared meals at participating restaurants. *(Environmental Justice)*

**Healthy Food Access.** Support the work of San Mateo County Health and other local partners to:



- a. *Continue and expand the ability to use the Electronic Benefit Transfer (EBT) program at farmers' markets and other sources of healthy food.*
- b. *Implement programs to encourage markets to stock fresh produce and other healthy foods.*
- Develop a public education program to promote healthier eating, such as nutrition workshops, health events, and school or after-school programs healthy eating and active living programs.*
- c. *Encourage restaurants to e*~~E~~*nlist restaurants in the CalFresh Restaurant Meals Program, which allows people at a high risk of chronic hunger to use CalFresh benefits to buy prepared meals at participating restaurants.*
- e.d. Continue to provide and expand the subsidized Senior Lunch program at the San Mateo Senior Center and the Congregate Nutrition Program at the King Center Community Center. (Environmental Justice)*

#### Action LU-A8.2

**Urban Agriculture.** Develop City regulations that encourage urban agriculture and farm stands, as appropriate. *(Environmental Justice)*

### COMMUNITY ENGAGEMENT

#### GOAL LU-9

Include everyone in community development decisions for a shared, sustainable future.

### POLICIES

#### Policy LU-P9.1

**Inclusive Outreach.** Notify the community when planning and development decisions are being considered and inform community members about how they can engage in the process. Use outreach and engagement methods that encourage broad representation and are culturally sensitive, particularly for historically underserved communities. *(Environmental Justice)*

- a. Prepare public notices and other materials in the predominant language(s) spoken in the community and provide interpretation services at meetings as needed.
- b. Make public notices and other important documents available in print at local libraries, community centers, or other gathering places.
- c. Use culturally appropriate approaches.
- d. When possible, schedule and locate meetings to be convenient for community members to attend.
- e. Use the City's website, social media, and other communication channels to share information about how community members can participate in public meetings.

- f. Gather data to understand the economic, gender, age, and racial diversity of the affected population before designing communications approaches aimed at reaching the affected population.
- g. Provide notification and outreach for development projects using clear and easy to understand language to ensure all stakeholders and interested community members understand and have the ability to engage in the development review process.

**Policy LU-P9.2** **Equitable Engagement.** Provide support for increased community participation in the planning and development processes, particularly in areas with language barriers or a concentration of low income households that have been historically underrepresented and/or disproportionately impacted by traffic and municipal or industrial uses. *(Environmental Justice)*

**Policy LU-P9.3** **Applicant Communications.** Require that sponsors of new development projects, especially those that require Planning Commission and/or City Council approval, have early, frequent, and meaningful communication with affected citizens and stakeholders, including members of equity priority communities. *(Environmental Justice)*

**Applicant Communications.** Require that sponsors of new development projects, especially those that require Planning Commission and/or City Council approval, have early, frequent, and meaningful communication with affected ~~citizens~~ community members and stakeholders, including members of equity priority communities. *(Environmental Justice)*

## ACTIONS

**Action LU-A9.1** **Trusted Partners.** Work with community-based organizations and trusted messengers to engage members of equity priority communities in planning decisions. *(Environmental Justice)*

**Action LU-A9.2** **Community Surveys.** Periodically conduct statistically-reliable community surveys to gauge community service needs, policy preferences, and effective communication methods. *(Environmental Justice)*

**Action LU-A9.3** **Communications Strategy.** Develop a communications strategy that outlines goals and tactics to engage a broad cross section of the community.

## CLIMATE CHANGE AND SUSTAINABILITY

**GOAL LU-10** Make San Mateo strong and resilient by acting boldly to significantly reduce greenhouse gas emissions and adapt to a changing climate.

*Make San Mateo strong and resilient by acting ~~boldly~~ to significantly reduce greenhouse gas emissions and adapt to a changing climate.*

## POLICIES

### **Policy LU-P10.1**

**Effects of Climate Change.** Consider the effects of climate change in updating or amending the General Plan, disaster planning, City projects, infrastructure planning, future policies, and long-term strategies. Recognize potential climate change consequences such as increased sea level rise, changing weather events, less drinking water availability, hotter temperatures, increased wildfire risk, changing air quality, and more heat-related health issues.

**Effects of Climate Change.** Consider the effects of climate change in updating or amending the General Plan, disaster planning, City projects, infrastructure planning, future policies, and long-term strategies. Recognize potential climate change consequences such as increased sea level rise, changing weather events, less drinking water availability, hotter temperatures, increased wildfire risk, changing air quality, and more heat-related health issues. Prioritize protecting equity priority communities from the disproportionate burden of climate hazards, including against risks of displacement and challenges in rebuilding after major incidents.

### **Policy LU-P10.2**

**Decarbonized Building Stock.** Eliminate the use of fossil fuels as an energy source in all new building construction and reduce the use of fossil fuels as an energy source in the existing building stock.

**Decarbonized Building Stock.** Eliminate the use of fossil fuels as an energy source in all new building construction and reduce the use of fossil fuels as an energy source in the existing building stock at the time of building alteration.

### **Policy LU-P10.3**

**Sustainable Improvements.** Ensure that all improvements to existing structures are developed or remodeled in a sustainable manner.

## ACTIONS

### **Action LU-A10.1**

**Climate Action Plan Implementation.** Reduce greenhouse gas emissions each year consistent with the Climate Action Plan.

### **Action LU-A10.2**

**Greenhouse Gas Emission Reductions.** Monitor and report progress on the implementation of the City's adopted Climate Action Plan on an annual basis. Regularly review greenhouse gas emission reduction measures and new opportunities consistent with the Climate Action Plan.

### **Action LU-A10.3**

**Greenhouse Gas Inventory.** Every five years, prepare an updated greenhouse gas emissions inventory consistent with the Climate Action Plan.

### **Action LU-A10.4**

**Renewable Energy.** Increase new annual installations of solar or renewable energy systems consistent with the Climate Action Plan.

**Renewable Energy.** Increase new annual installations of solar or renewable energy systems consistent with the Climate Action Plan. Map out potential grid

locations and partner with Peninsula Clean Energy to implement a sustainable and resilient system that can be used as a pilot program for locally generated power not reliant on outside power sources.

- Action LU-A10.5** **Solar Energy.** Promote or join local partnerships and opportunities that offer renewable energy options to residents and/or help inform them of rebates and options while ensuring that the permit process is quick and inexpensive.
- Action LU-A10.6** **Building Decarbonization.** Evaluate and adopt reach codes and other policies to decarbonize the building stock.
- Action LU-A10.7** **Engaging the Public in the Climate Action Plan.** Provide public information to educate residents and businesses on the Climate Action Plan and to spark behavioral changes in individual energy and water consumption, transportation mode choices, and waste reduction.
- Action LU-A10.8** **Resilience of Critical Facilities and Public Infrastructure.** Identify critical facilities and public infrastructure in areas vulnerable to climate change hazards and work to site, design, and upgrade these facilities with consideration for future increases in severity that may occur over the anticipated life of the development. In cases where facilities cannot be sustainably maintained, evaluate the costs and benefits of relocation. Where facilities can be safely sited for the near term, but future impacts are likely, prepare an adaptive management plan detailing steps for maintenance, retrofitting, and/or relocation.

## A SUSTAINABLE ECONOMY

**GOAL LU-11** Cultivate a diverse, thriving, inclusive, and green economy.

### ECONOMIC DEVELOPMENT

#### POLICIES

- Policy LU-P11.1** **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-P11.2** **Local Employment.** Encourage a diverse mix of uses that provide opportunities for employment of residents of all skill and education levels.
- Policy LU-P11.3** **State-of-the-Art Telecommunications.** Support the development of telecommunications policies and infrastructure to meet the needs of local businesses and attract new businesses.
- State-of-the-Art Telecommunications.** Support the development of telecommunications policies and infrastructure, including public wifi, to meet the*

needs of local businesses, support remote work options, and attract new businesses.

## ACTIONS

**Action LU-A11.1** **Jobs-to-Resident Match.** Develop programs to retain and attract businesses that provide a living wage, offer health insurance benefits, and match the diverse range of education and skills of San Mateo residents.

**Action LU-A11.2** **Small Business Support.** Help small businesses stay and grow by offering tools and support such as multi-lingual outreach, assistance accessing financing opportunities, connecting with the Chamber of Commerce and Downtown Business Improvement District, and assistance understanding City requirements and preparing for code compliance.

***Small Business Support.** Help small businesses stay and grow by offering tools and support such as multi-lingual outreach, assistance accessing free educational services and financing opportunities, connecting with the Chamber of Commerce and Downtown San Mateo Association, Downtown Business Improvement District, and assistance understanding City requirements and preparing for code compliance.*

**Action LU-A11.3** **Commercial Displacement.** Provide proactive support to local businesses affected by construction and redevelopment by communicating with business owners well in advance of construction, assisting in identifying potential locations for temporary relocation, and encouraging applicants for redevelopment projects to retain existing businesses.

**Action LU-A11.4** **First Source Hiring.** Explore the feasibility of establishing a First Source Hiring Program requiring project applicants to make best efforts to hire new employees, workers, and subcontractors that are based in San Mateo County.

## FISCAL HEALTH

**GOAL LU-12** Create financial stability for the City to maintain the City's ability to finance public improvements, core infrastructure and essential services.

*Create financial stability for the City ~~to by maintaining its the City's~~ ability to ~~finance~~ pay for public improvements, core infrastructure and essential services.*

## POLICIES

**Policy LU-P12.1** **High City Revenue Generators.** Retain existing businesses and attract new businesses which are high City revenue generators to ensure adequate

resources to pay for infrastructure improvements and finance needed essential City services such as police, fire, parks, recreation and libraries.

**High City Revenue Generators.** Retain existing businesses and attract new businesses which are high-City-can generate high revenue for the City generators to ensure adequate resources to pay for infrastructure improvements and finance needed essential City services such as police, fire, parks, recreation and libraries.

### Recommended New Policy

**Commercial Linkage Fee.** Maintain the City's commercial linkage fee assessed to new non-residential construction that recognizes the connection between increased workers in San Mateo and increased demand for housing. Use the fees collected to support the creation or preservation of affordable housing to assist the workers who will make lower or moderate wages and cannot afford the current housing market prices.

## ACTIONS

### Action LU-A12.1

**Fiscal Neutrality.** Study the feasibility and potential consequences of adopting a Fiscal Neutrality Policy that would require developers of projects that do not generate net revenue to the City to approve land-secured financing, such as Community Facilities Districts, to offset any difference between tax revenues and the cost of service.

**FISCAL NEUTRALITY.** STUDY THE FEASIBILITY AND POTENTIAL IMPACTS ~~CONSEQUENCES~~ OF ADOPTING A FISCAL NEUTRALITY POLICY THAT WOULD REQUIRE NEW DEVELOPMENT TO OFFSET ANY DIFFERENCE BETWEEN TAX REVENUES AND THE COST OF CITY SERVICES. THE POLICY SHOULD ALSO CONSIDER THE CITY'S GOALS TO PROVIDE A DIVERSE RANGE OF HOUSING AFFORDABLE TO ALL MEMBERS OF THE COMMUNITY.

## DEVELOPMENT REVIEW

### GOAL LU-13

Maintain Development Review and Building Permit processes that are comprehensive and efficient.

## POLICIES

### Policy LU-P13.1

**Development Review Process.** Review development proposals and building permit applications in an efficient and timely manner while maintaining quality

standards in accordance with City codes, policies, and regulations, and in compliance with State requirements.

**Policy LU-P13.2** **Public Education.** Promote public awareness of the development review and permitting process.

**Policy LU-P13.3** **Fee Information.** Maintain an updated schedule of fees and housing development affordability requirements, all zoning ordinances and development standards, and annual fee or finance reports on the City's website. In addition, maintain archives of impact fee nexus studies, cost of service studies, or equivalent reports for ease of information sharing with the public.

## REGIONAL COOPERATION

**GOAL LU-14** Collaborate and communicate with other public agencies regarding regional issues.

### POLICIES

**Policy LU-P14.1** **Inter-Agency Cooperation.** Promote and participate in cooperative planning with other public agencies, such as the 21 Elements collaboration, and the jurisdictions within San Mateo County regarding regional issues such as water supply, traffic congestion, rail transportation, wildfire hazards, air pollution, waste management, fire services, emergency medical services, and climate change.

**Policy LU-P14.2** **Public Agency Developments.** Require developments constructed by other governmental agencies to conform to the City's General Plan, Zoning Ordinance, and other development regulations to the extent legally possible.

**Policy LU-P14.3** **Plan Bay Area.** Remain engaged in current and future long-range plans prepared by MTC, ABAG, and other regional organizations to influence and be aware of projected growth assumptions for San Mateo and regional priorities for transportation, infrastructure, and the economy that could affect the City.

## GENERAL PLAN MAINTENANCE

**GOAL LU-15** Ensure that the City's General Plan is consistent with State Law, legally adequate, and up-to-date.

### POLICIES

**Policy LU-P15.1** **General Plan Amendments.** Amendments to the General Plan shall be considered a maximum of four times per year to ensure that Elements remain consistent and that the overall effect of Plan amendments is considered.



**General Plan Amendments.** Amendments to the General Plan shall be considered ~~a maximum of four times per year~~ as needed to ensure that Elements remain consistent and that the overall effect of Plan amendments is considered.

**Policy LU-P15.2**

**Specific and Master Plans.** All adopted development plans, such as Specific Plans and Master Plans, should be consistent with this General Plan.

**Specific and Master Plans.** All adopted ~~development~~ plans, ~~such as including transportation plans~~, Specific Plans and Master Plans, ~~should~~ shall be consistent with this General Plan.

**ACTIONS**

**Action LU-A15.1**

**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 each year, per Government Code Section 65400.

**Action LU-A15.2**

**Specific Plans and Master Plans.** Review all adopted Specific Plans and Master Plans and determine if updates are needed for consistency with this General Plan or if any out-of-date plans should be retired.