

CITY OF SAN MATEO

GENERAL PLAN PROGRESS REPORT 2022



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1. **INTRODUCTION AND PURPOSE OF THIS DOCUMENT**

State of California Government Code Sections 65400 and 65700 requires local planning agencies to provide an annual update to their legislative body, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) on the status of the General Plan, Housing Element and progress in its implementation. The APR is required even when a city may be undertaking a General Plan comprehensive update. State law requires that the General Plan Annual Progress Report (APR) be completed and submitted to the state each year for the previous year.

This General Plan Progress Report looks at the City of San Mateo's progress in implementing land use related goals, policies and actions during the period beginning January 1, 2022 and ending on December 31, 2022.

2. **GENERAL PLAN BACKGROUND AND CONTENT**

California law requires that every city and county adopt a long-term General Plan that addresses seven specific topics or "elements," organized in any format or structure preferred by the community. The General Plan may also address other topics the community feels are relevant. Regardless of the format or issues addressed, the Plan must be internally consistent.

San Mateo's General Plan 2030 was adopted on October 18, 2010. Community participation played an important role in preparing the City's General Plan. Community feedback helped shape the General Plan's Vision and in developing policies and implementation actions. Community participation included residents, businesses, as well as, civic and professional organizations were engaged during the General Plan preparation stage. Additionally, other agencies and utilities were consulted including the Native American tribes, county agency, school districts, water districts, and regional transportation agencies. At the time of its adoption, San Mateo's General Plan 2030 complied with applicable OPR General Plan Guidelines.

The General Plan 2030 is organized into seven elements that meet the State requirements, as shown in Table 1 - General Plan Contents.

Table 1 - General Plan Contents

Required Plan Topics¹	San Mateo General Plan 2030 Elements	Issues Covered
Land Use	Land Use	Community character, land use, development, economic development, planning activities, public facilities, regional coordination, sustainability
	Urban Design	Focal points, corridors, gateways, design
Housing	Housing	Housing, sustainability
Circulation	Circulation	Transportation, mobility, regional coordination
Conservation, Open Space	Conservation, Open Space, Parks and Recreation	Biological resources, open space, cultural resources, parks and recreation, sustainability
Noise	Noise	Noise
Safety	Safety	Natural and man-made hazards (flooding, geologic, seismic, hazardous waste, wild fires, waste water, etc.), mitigation planning

¹ Senate Bill 1000 (2016) – For communities with disadvantaged communities (as defined in California Government Code 65302), SB 1000 requires the local jurisdiction to provide an Environmental Justice element, or equivalent, in its General Plan that identifies the location of the disadvantaged communities and their environmental burdens, health risks and needs.

City's Responsibility

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. State law requires that most actions of local governments affecting the physical environment be consistent with the General Plan. General Plan implementation is the responsibility of numerous departments including: City Attorney, City Manager's Office (Economic Development), Community Development Department, Finance Department, Information Technology Department, Information Technology Department, Parks and Recreation Department, Police Department and Public Works Department to name a few.

Additionally, several other governmental agencies and utilities provide services within the City's boundary. While these agencies are neither part of the City's operational structure nor directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These agencies include but are not limited to: San Mateo Consolidated Fire District, water districts (California Water Company, Estero Water District), school districts (San Mateo Foster City Unified School District, San Mateo High School District, California State College System), and County of San Mateo.

3. DATE OF PRESENTATION/ACCEPTANCE BY THE LOCAL LEGISLATIVE BODY.

The General Plan Progress Report 2022 is scheduled for City Council review on March 20, 2023.

4. IMPLEMENTATION.

The Progress Report is focused on land use actions in implementing the General Plan. As some of the General Plan goals, policies and action items have been implemented through the adoption of ordinances or resolutions; or incorporated into the City's regular governmental activities in previous years, they are not individually listed in the Progress Report; but are rather noted in Exhibit A as "ongoing" along with a brief description. For example, this includes "ongoing" work in the City's Development Review process as development proposals are reviewed for consistency with the City's policies. Exhibit A is not a comprehensive list of all policies and action items in the General Plan, rather it summarizes the implementation status of select land use related goals, policies and actions. The purpose of providing Exhibit A is to streamline the review and highlight the City's progress efficiently.

5. HOUSING ELEMENT ANNUAL PROGRESS REPORT REQUIREMENTS.

State law requires local agencies to complete an annual review of the implementation of the programs in the Housing Element toward meeting City's Regional Housing Needs Assessment (RHNA). The City's Housing Successor Agency and Housing Element Annual Progress Report are provided as separate attachments to the March 20, 2023 agenda report.

6. GENERAL PLAN COMPLIES WITH OPR'S GENERAL PLAN GUIDELINES.

At the time of its adoption, San Mateo's General Plan 2030 complied with applicable OPR General Plan Guidelines. Subsequent amendments to the General Plan, including the two adopted by the City in 2020, also complied with applicable OPR General Plan Guidelines. The City did not review or approve any such requests in 2021 and 2022.

7. DATE OF THE LAST UPDATE TO THE GENERAL PLAN.

The City Council adopted General Plan 2030 on October 18, 2010.

8. PRIORITIES FOR LAND USE DECISION MAKING ESTABLISHED BY THE LOCAL LEGISLATIVE BODY.

The following highlights major legislative actions by the City Council that support the goals of the General Plan:

- A. Mechanical Parking Standards – In 2021, the City initiated an update of the parking standards to establish interim parking standards to include mechanical parking; thereby setting into motion the opportunity for new developments to utilize mechanical parking systems in lieu of, or in combination with, traditional surface parking or parking garages. On January 3, 2022, the City Council approved [Parking Standards for Mechanical and Automated Parking Systems](#) which may be utilized in multifamily developments and mixed-use developments that include housing.
- B. Accessory Dwelling Units/Junior Accessory Dwelling Units (ADU/JADU) – On March 7, 2022, the City Council adopted San Mateo's ADU/JADU Ordinance (Zoning Code Chapter 27.19) which establishes the development standards and requirements for ADUs and JADUs. The updated ordinance aligns with applicable state ADU law and makes clear that the review and approval process for a compliant ADU or JADU is ministerial, with only a building permit and related permits required. A planning application with public notification is not required. Following ordinance adoption, the City also developed a one-stop [ADU/JADU webpage](#), an [ADU/JADU Handout](#), an [ADU/JADU Plan Submittal Guide](#), and the [San Mateo ADU Handbook](#) which provides a comprehensive overview of the City's ADU development standards, process requirements and local resources.
- C. SB 9 Code Amendment – Effective 2022, SB 9 allows for the ministerial (staff-level) approval of certain housing development projects containing up to two (2) residential units (i.e. duplexes) on single-family zoned parcels. SB 9 also allows for the staff level approval of certain lot splits in single-family zoned areas and the creation of up to two (2) residential units on each newly created lots. On October 3, 2022, the City Council adopted a local Two-Unit Development Overlay District Ordinance ([Section 27.21 of the San Mateo Municipal Code](#)) to enact the provisions of SB 9.

9. **AMENDMENTS TO THE GENERAL PLAN.**

State law allows the City to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearing by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

No applications for General Plan amendment was submitted or approved in 2022.

10. **MAJOR MILESTONES AND PROJECTS.**

The following highlights major planning activities and projects that support the goals of the General Plan. Some of the projects are partially funded through grants, these have been identified with an “*”. Community planning activities/programs are multi-year initiatives and, for the purposes of the APR, the information below includes a status summary for projects that were initiated, continued or completed in 2022.

Background on Grants

SB 2 Planning Grant – The City was awarded \$310,000 in grant funding from the California Department of Housing and Community Development (HCD) for a Comprehensive Development Impact Fee Study and development of Objective Design Standards for multifamily projects. The City executed an Agreement with HCD on December 10, 2019, and initiated work on the projects as described below.

Local Early Action Planning (LEAP) Grant – The City was awarded \$500,000 in grant funding from the California Department of Housing and Community Development (HCD) for planning initiatives to increase the supply of housing and remove barriers. The grant funds a significant portion of the update of the Housing Element, development of an automated and mechanical parking system ordinance to provide an alternative to traditional parking, development of a community benefits program, and partial funding of a Downtown Parking Study and code amendment. The city entered into a formal agreement with HCD in February 2021, and initiated work on the projects as described below.

Caltrans Sustainable Transportation Planning Grant – The City was awarded approximately \$490,000 from the Caltrans Sustainable Communities grant to fund the San Mateo Complete Streets Plan and received notice to proceed in mid-December 2021, and initiated work on the project as described below.

Planning Activities

- A. Development Impact Fee Study* – In 2020, the city contracted with a consulting firm and initiated the study of citywide development impact fees that apply to a variety of development projects. Substantial progress was made in 2021, and the city held public study session meetings with the City Council in June and September of 2021 to share study findings, gather public input and receive direction from the City Council regarding policy options for reducing the impact fee burden on affordable housing projects and exploring possible incentive programs for affordable housing. The Comprehensive Fee Study was completed, and the recommendation have been incorporated into adopted the FY2022-23 Comprehensive Fee Schedule.
- B. Objective Design Standards* - In 2017, the Governor signed multiple housing bills including Senate Bill (SB) 35 Streamlined Approval Process (found in California Government Code Section 65913.4) which provides a streamlined, ministerial approval process for certain types of multi-unit housing projects (two or more residential units) provided they meet certain conditions and are consistent with objective zoning and design review standards. In response to this new legislation, the city initiated the development of Objective Design Standards for applicable multi-unit housing projects which will include related amendments to the San Mateo Municipal Code. A virtual workshop was held on June 1, 2021 to gather community input and a public study session meeting was held on August 24, 2021 with the Planning Commission to gather additional public input and Planning Commission direction. During 2022, the City staff and consultant team continue to make progress in developing design standards based upon the feedback received with community outreach/workshops anticipated in Spring/Summer 2023.
- C. Housing Element Update* – In 2020, the city entered into a multi-year contract with a consultant to assist with the update Housing Element (6th Cycle) to meet the city’s Regional Housing Needs Assessment (RHNA) and comply with applicable state laws. During 2021, significant progress was made in analyzing sites throughout the city in preparation for releasing the draft Housing Element in 2022. The city held several virtual community workshops in March, April, May and November 2021 to gather community and stakeholder input; held study sessions with the Planning Commission and City Council in October and November 2021 to gather input on existing policies and programs and suggestions for new ones; conducted an online survey from October 11, 2021 to January 15, 2022; and held five pop-up activities in Fall of 2021. Additionally, the City is part of 21 Elements which is a countywide collaboration of all 21 jurisdictions in San Mateo County working together on Housing Element issues. The 21 Elements group hosted four public engagement events in September, October and November 2021.

During 2022, the City staff and consultant team continue to make further progress through multiple community engagement activities/events and in the development of the Housing Element. The City hosted a Fair Housing Workshop (January 13) and held study sessions and public hearings with the Planning Commission and/or City Council (February 7, April 26, May 3, May 23, November 7) to share information and gather input and direction. Through the input gathered and direction provided by the Planning Commission and City Council, the team completed the Draft Housing Element which was published for public review in April 2022, submitted the draft document to California Housing and Community Development Department (HCD) in July 2022, revised the draft document based upon HCD’s comments, and published the Updated Draft Housing Element in December 2022. The City’s 6th Cycle Housing Element was adopted by the City Council on January 24, 2023.

- D. General Plan Update – The General Plan Update is a multi-year effort that was initiated in 2018 and has a target for adoption by the end of 2023. The General Plan Update effort was paused during most of 2020 due to the Covid-19 pandemic, with the effort being resumed in the beginning of 2021. In 2021, the City conducted an outreach and engagement effort to scope three land use and circulation alternatives, with the City Council selecting three land use and circulation alternatives for further study in August 2021. The remainder of the year was spent preparing a technical analysis that compared the differing outcomes of the alternative scenarios against a set of metrics, including environmental sustainability, traffic and circulation impacts, impacts on utilities and public services, and applicable state regulations.

In 2022, the preferred land use and circulation scenario was selected in July 2022 followed by additional community outreach and engagement and preparation of the Goals and Policies for the full General Plan during Summer and Fall 2022. The City conducted a range of outreach and engagement activities and events including Strive San Mateo Newsletter mailed to all households in July 2022, Online Survey from July – October 2022, virtual Workshop on September 8, 2022, in-person Spanish language Workshop on September 10, 2022, in-person Open House on September 17, 2022, multiple Pop-up Events at various locations in the City, as well as multiple working study sessions and public hearings with the General Plan Subcommittee, Planning Commission and City Council. The next step is a City Council study session to discuss land use heights and densities, and Measure Y on March 6, 2023.

- E. Complete Streets Plan* - The Complete Streets Plan will complement the City's General Plan Update by creating an actionable plan rooted in safety for all modes and will result in policies, goals, and prioritized projects that are focused on improving mobility, equity, connectivity, and sustainability to build a better circulation network for the City's future. The Plan will provide the basis for projects that are planned, designed, constructed, and maintained for all roadway users, allowing the City to develop a safe mobility network for many years to come.

Following a competitive RFP process, the City has selected and entered into an agreement with a consultant firm, on October 3, 2022, to assist the City in developing the Plan. The City staff and the consultant team has initiated work to develop a project scope, timeline and community engagement plan, which is scheduled for review by the Sustainability and Infrastructure Commission in March 8, 2023 followed by City Council review.

It should be noted that through the Plan, the city may also qualify for future grant opportunities to implement Plan programs and capital improvement projects.

Major Construction/Development Projects

Planning applications that were submitted during one reporting year typically receive their entitlements in the next reporting year. Consistent with the GP APR reporting requirements, planning application entitlements that were approved during the reporting year are included in the APR report. During 2022, the City approved entitlements for 331 net new residential units and made progress on several publicly funded projects. Major projects are highlighted below with a brief status update:

2940 South Norfolk Street (Hampton Inn and Suites Hotel) – On August 20, 2018, the City Council approved the redevelopment of a hotel site with a new 182-room hotel building. Phased building permits were issued beginning in 2019 with substantial construction progress from 2020 through 2022. Construction is anticipated to be completed sometime in Summer 2023.

Bay Meadows Phase II Station 1 & 5 – On September 25, 2018, the Planning Commission approved the development of two vacant parcels in the Bay Meadows Phase II Specific Plan area with two office buildings totally approximately 184,295 square feet. Designed as a Transit Oriented Development (TOD) community, Bay Meadows encompasses 18 blocks comprising of a mix of residential unit types, office, retail, services and parks. The building permits for Station 1 & 5 were issued in 2019. Construction began in 2020 and continued through 2022.

303 Baldwin Ave – Approved on January 8, 2019, the mixed-use development consists of 64-residential units, ground floor commercial/retail use and office use above. The site was formerly a local grocery store serving neighborhoods near downtown. Building permits were issued in 2020. Construction began in 2020 with completion anticipated in 2023.

1, 2, and 3 Waters – On January 23, 2019, the City Council approved development a 190-unit residential development, replacing the 11.1-acre Waters Technology Office Park. The new development consists of a mix of housing types. Building permits were issued in 2020. Construction began in 2020 with completion anticipated in 2023.

Kiku Crossing – On August 17, 2020, the City Council approved a 225-unit affordable/work-force housing development and new public parking garage on two downtown parking lot sites. The project is one of the first in the state to utilize Assembly Bill 1763 which allows for taller and denser affordable housing developments near transit. Building permits were issued in 2021. Construction began in 2021 with completion anticipated in 2024. [publicly funded project]

Peninsula Heights – Approved on December 8, 2020, the project consists of redevelopment of two office use sites, totaling 15.45 acres, with a new 290-unit residential development (of which 29 units are below market rate residential units). Building permit application(s) for construction were issued and construction began in 2022 and is anticipated to continue through 2023.

Bay Meadows Phase II MU 2 & MU 3 – Approved on June 11, 2021, the mixed-use development consists of two buildings with 67 residential units and office space. Building permit applications and subsequent construction are anticipated in future years.

1919 O’Farrell – Approved on October 15, 2021, the project consists of the demolition of existing offices and construction of a new 49-unit residential development. Building permit applications and subsequent construction are anticipated in future years.

1 Hayward Ave – Approved on May 10, 2022, the mixed-use development consists of approximately 5,365 square feet of office use and 18 residential units. Building permit applications and subsequent construction are anticipated in future years.

500 E. 3rd Ave (Block 21) – Approved on June 20, 2022, the mixed-use development consists of 111 residential units (53 studios and 58 1-bedrooms) and 179,560 square-feet of office use. Building permit applications and subsequent construction are anticipated in future years.

401 Concar Dr (Hayward Park Caltrain Station Parking Lot Redevelopment) – Approved on August 23, 2022, the project consists of the demolition of an existing Caltrain parking lot and construction of a 191-unit apartment building. Building permit applications and subsequent construction are anticipated in future years.

222 E. 4th Ave (Draeger’s) – Approved on December 1, 2022, the project consists of the demolition of an existing Draeger’s Market and construction of a new mixed-use development with ground floor retail

with office space and 10-residential units on the upper floors. Building permit applications and subsequent construction are anticipated in future years.

2022 – 2023 Community Development Block Grant (CDBG)* - The City of San Mateo receives annual funding through the Community Development Block Grant (CDBG) from the United States Department of Housing and Urban Development (HUD). The CDBG program provides resources to address a wide range of community development needs, principally for low-income households. Public Works Department utilizes a portion of the funding to deliver infrastructure improvements within the CDBG priority neighborhood area. The 2022-23 CDBG Project will repair approximately 4,800 sidewalk tripping hazards throughout the CDBG priority neighborhood area by means of horizontal concrete cutting. Construction is anticipated to start in February 2023.

2050 Detroit Drive (Wastewater Treatment Plant Upgrade) – On July 16, 2018, the City Council approved the multi-year project to modernization, expansion, and upgrade of the City’s wastewater treatment plant facility. Building permits were issued in 2019 with substantial construction work in 2020 through 2022. Temporary Certificate of Occupancy for the new Administrative Building is anticipated in early half of 2024. [publicly funded project]

Clean Creeks and Flood Protection Initiative – The City is committed to providing the community with reliable stormwater infrastructure to help mitigate flood risk; protect our Bay and waterways; create safer communities; and reduce impacts of pollution, climate change, and heavy storms. Clean waterways, beaches, and properly working infrastructure help protect residents and the environment. Marina Lagoon is part of the City’s stormwater system that provides flood control and recreation to the entire community, and ecological/wildlife benefits. The Lagoon’s ability to maximize these benefits is compromised; and significant improvements are needed. The City conducted a survey to gather community input in Fall of 2021, and completed two public meetings in 2022 with the Sustainability and Infrastructure Commission and City Council which included a review of stormwater activities, survey results, funding analysis, and options. [publicly funded project]

North Shoreview Flood Improvement Project – The North Shoreview Flood Improvement Project include improvements to the Coyote Point and Poplar Avenue Pump Stations to increase pump capacity and raise a 1,300-foot levee segment located between the San Mateo and Burlingame border off Airport Boulevard. Construction began in September 2020 and continued through 2022. Project completion is projected in early 2023. [publicly funded project]

5th Avenue Bike Lanes Project – The 5th Avenue Bike Lanes project implements the 2020 Bicycle Master Plan and includes new Class II bicycle lanes on 5th Avenue from Virginia Avenue to El Camino Real as well as concrete work on the street and sidewalk. The striped bike lanes will be constructed as part of the Citywide Street Rehabilitation Package 1-C (Phase 2) project. Coordination between the city’s paving schedule and bicycle projects is important to guarantee the bike facility has a smooth surface. This project will expand our bicycle network and create a safe connection for bicyclists accessing Downtown San Mateo. Construction began in September 2021 and was completed in 2022. [publicly funded project]

North Central Bike Lanes Project – The city received funding from the federal Community Development Block Grant (CDBG) to implement pedestrian and bicycle improvements in the North Central neighborhood. Once completed, the project will further develop our bicycle network and create bicycle connections to Downtown San Mateo. In December 2021, project contractors installed ADA-compliant sidewalk ramps along E. Poplar Avenue and N. Claremont Street, N. Humboldt Street and Peninsula Avenue, and N. Humboldt Street and Indian Avenue. Work on this project was completed in 2022. [publicly funded project]

EXHIBIT A - Land Use Implementation Summary

GOAL, POLICY OR ACTION NO.	GOAL, POLICY OR ACTION TEXT	IMPLEMENTATION STATUS
GOAL 1a:	Maintain San Mateo as the pre-eminent city in San Mateo County.	Ongoing through collective effort of all City departments.
GOAL 1b:	Continue the balance between development and open space, between conserving the lower density residential neighborhoods and meeting the City's fair share of new dwellings, between residential and commercial development, between conserving old buildings and new buildings, and between jobs and housing.	The City has incorporated this into its Development Review process which includes staff from multiple departments and the San Mateo Consolidated Fire Department (a separate agency). Implementation is ongoing.
GOAL 1c:	Establish a distinctive city image distinguishable from other Peninsula communities to improve the quality of both the built and natural environments, and assure that future development is both of high quality and compatible with the City's existing character. Guide development to provide efficient circulation and to protect existing neighborhoods, views and natural resources.	Ongoing implementation as part of Development Review process.
Goal 1d:	Concentrate major high-intensity commercial office and retail development in specific focal areas, as delineated on the City Image Plan, Figure UD-1.	Ongoing implementation as part of Development Review process.
GOAL 1e:	Provide adequate transportation, utilities, cultural, educational, recreational, and public facilities, and ensure their availability to all members of the community. Establish San Mateo as the cultural center of San Mateo County.	Ongoing implementation as part of Development Review process, and in planning work such as Public Work Department's Capital Improvement Projects, Park and Recreation Department's Facilities Plan.
GOAL 1f:	Provide a wide range of land uses, including retail, commercial services, office, industrial, parks, open space, and housing, to adequately meet the needs of the community.	Ongoing implementation as part of Development Review process.
GOAL 1g:	Attain development which occurs in an orderly fashion and which limits adverse environmental impacts to the community.	Ongoing implementation as part of Development Review process.
GOAL 1h:	Encourage participation of residents and representatives of local businesses and neighboring jurisdictions in planning for and reviewing community development.	Encouraging participation is an ongoing part of Development Review process, and in community planning initiatives such as update of General Plan, Housing Element, Transit Oriented Development (TOD) Pedestrian Access Plan (aka San Mateo Walks to Transit) and Complete Streets Plan .
GOAL 1i:	Consider the effects of Climate Change on the City of San Mateo. Incorporate Sustainability into the City's policies, work programs and standard operations.	Ongoing implementation through City Council priority setting. Adopted on 4/6/2020, the Climate Action Plan sets forth goals and policies for the city to incorporate sustainability in future policy work, work programs and operations. Adopted on December 6, 2021, the 5-year Multijurisdictional Local Hazard Mitigation Plan includes climate adaptation policies and actions for the City to incorporate or implement in future work programs and operations. The cities and the County of San Mateo continue to work together to build resiliency in addressing flooding and sea level rise through the OneShoreline collaborative. For more information, see www.oneshoreline.org

GOAL, POLICY OR ACTION NO.	GOAL, POLICY OR ACTION TEXT	IMPLEMENTATION STATUS
POLICY LU 1.1	Planning Area Growth and Development to 2030. Plan for land uses, population density, and land use intensity as shown on the Land Use, Height and Building Intensity and City Image Plans for the entire planning area. Design the circulation system and infrastructure to provide capacity for the total development expected in 2030. Review projections annually and adjust infrastructure and circulation requirements as required if actual growth varies significantly from that projected.	Ongoing implementation as part of Development Review process.
POLICY LU 1.2	Land Use Plan. Adopt and maintain the Land Use Plan which graphically displays the intended uses and development intensity/density for all land within the planning area.	Ongoing implementation as part of Development Review process.
POLICY LU 1.3	Land Use Standards. Adopt and maintain the land use categories included in Appendix B defining the range of intended uses and linked to development intensity/density limits.	Ongoing implementation as part of Development Review process.
POLICY LU 1.4	Development Intensity/Density. Adopt and maintain the development intensity/density limits as identified on the Land Use Map and Building Intensity Plan, and as specified in Policy LU 6A.2. Development intensity/density shall recognize natural environmental constraints, such as flood plains, earthquake faults, debris flow areas, hazards, traffic and access, necessary services, and general community and neighborhood design. Maintain a density and building intensity range, with densities/intensities at the higher end of the range to be considered based on provision of public benefits such as affordable housing, increased open space, public plazas or recreational facilities, or off-site infrastructure improvements.	Ongoing implementation as part of Development Review process.
POLICY 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.	Ongoing implementation as part of Development Review process.
POLICY LU 1.6	Residential Development. Facilitate housing production by carrying out the goals and policies in the Housing Element.	Ongoing implementation as part of Development Review process.
POLICY LU 1.7	Multi-Family Areas. Allow multi-family areas to develop at densities delineated on the Land Use Plan.	Ongoing implementation as part of Development Review process.
POLICY LU 1.8	Mixed Use Commercial-Residential. Facilitate housing production by allowing commercial mixed use development which includes multi-family dwellings in all non-residential land use categories except service commercial, manufacturing/ industrial and parks/open space.	Ongoing implementation as part of Development Review process.
POLICY LU 1.9	Single-Family and Duplex Preservation. Protect established predominantly single-family areas by limiting new development in such areas to single-family uses, and protect predominantly duplex areas by limiting new development to low-density residential uses as delineated on the Land Use Map. Consider redesignating multi-family areas to single-family and low-density residential uses where such uses predominant and where the creation of additional legal non-conforming uses would be minimized.	State laws, such as those pertaining to ADUs/JADUs, may preempt aspects of this policy.
POLICY LU 1.9a	Single-Family Dwelling Projects. Enhance the livability of San Mateo neighborhoods by reviewing Single-Family Dwelling Design Review planning applications for compatibility with neighborhood character, relationship to the neighborhood, and elements of design and site layout as described in the City's Single-Family Design Guidelines.	State laws, such as those pertaining to ADUs/JADUs, may preempt aspects of this policy.
POLICY LU 1.9b	Duplex Projects. Provide a transition between neighborhoods of differing densities by ensuring two-family dwelling construction and remodeling projects are consistent with the Duplex Design Guidelines which emphasize neighborhood character, relationship to the neighborhood, and elements of design and site layout.	State laws, such as those pertaining to ADUs/JADUs, may preempt aspects of this policy.

GOAL, POLICY OR ACTION NO.	GOAL, POLICY OR ACTION TEXT	IMPLEMENTATION STATUS
POLICY LU 1.10	Commercial Development. Encourage industrial, service, retail, and office development which is compatible with the desired character of the area and with adjacent residential areas in terms of intensity of use, height, bulk and design as delineated on the Land Use Plan, Building Height Plan and Building Intensity Plan. Commercial development adjacent to residential areas shall address concerns pertaining to traffic, truck loading, trash/recycling activities, noise, visual impacts, and public safety including hazardous material storage, fire safety, air pollutant emissions and odors.	Ongoing implementation as part of Development Review process.
POLICY LU 1.11	Commercial Focal Areas. Concentrate the most intense office and retail uses at locations delineated on the Land Use Plan. Discourage such uses outside the commercial nodes delineated on the Land Use Plan.	Ongoing implementation as part of Development Review process.
POLICY LU 1.12	Neighborhood Shopping Centers. Retain neighborhood shopping centers, with retail being the predominant use, at low to medium intensities and locations delineated on the Land Use Plan and Building Intensity Plan.	Ongoing implementation as part of Development Review process.
POLICY 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 Service commercial uses, including auto and truck repair, building material yards, and animal hospitals, are recognized as important components of the overall land use mix. They provide convenient access to needed services, generate tax revenues, and contribute to a diverse employment base. However, given the nature of these uses, provisions are needed to minimize nuisance impacts such as noise, odors, litter and blight, especially near residential neighborhoods. This may include limitations on outdoor storage, screening, and upgrade of buildings. Major service commercial strips include: Amphlett Boulevard, Claremont/Railroad Avenue and Palm Avenue.	Ongoing implementation as part of Development Review process.
POLICY LU 1.14	Special Use Permit for Residential Uses. To ensure a balanced mix of land use categories and to minimize nuisance impacts between conflicting uses a special use permit shall be required for residential uses in areas designated as neighborhood commercial, regional community commercial, and executive office on the Land Use Plan. However, mixed use land use designations are exempt from this requirement, as is development on the Hillsdale Shopping Center Property subject to the Q5 Qualified Overlay District, so long as such development is consistent with a Master Development Plan prepared consistent with the policies of this General Plan.	Ongoing implementation as part of Development Review process.
POLICY LU 1.15	Mixed Use. Encourage developments which mix commercial retail and office uses with residential uses at locations and intensities/densities as delineated on the Land Use Plan and Building Intensity Plan.	Ongoing implementation as part of Development Review process.
POLICY LU 1.16	Hotels. Encourage development of hotels in commercial areas and allow small "bed and breakfast" hotels in multiple family areas where they are consistent with the density of adjacent uses.	Ongoing implementation as part of Development Review process.
POLICY LU 1.17	Transportation Corridors. Maintain adequate transportation corridors to accommodate highway and rail transit. Consider redesignation of portions of the railway corridor not required for transportation purposes for development which is compatible with adjacent uses and does not generate significant adverse impacts.	Ongoing work by Public Works Department.

GOAL, POLICY OR ACTION NO.	GOAL, POLICY OR ACTION TEXT	IMPLEMENTATION STATUS
POLICY LU 1.18	Major Institutions/Special Facilities. Encourage the retention of major institutions and special facilities 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. Allow reuse or redevelopment of institutions and special facilities subject to the approval of a Specific Plan and/or Master Plan.	Ongoing implementation; however, underutilized sites owned by a public agency may be explored for other uses including affordable housing.
POLICY LU 1.19	Legal Non-conforming Developments. Allow legally established non-conforming uses and buildings to be maintained and to be reconstructed if destroyed by fire or natural disaster; allow minor expansion of legal non-conforming developments. Encourage reconstruction and/or minor expansion to have a design which is visually compatible with surrounding development.	Ongoing implementation as part of Development Review process.
POLICY LU 1.20	Code Enforcement. As a high priority support code enforcement to ensure that all uses are in compliance with City codes and conditions of development approval.	Ongoing implementation through department work planning.
GOAL 2a:	Promote economic vitality which provides jobs for existing and future residents and maintains the City's ability to finance public improvements and human services.	City does not have an economic development plan; however, City staff works with local organizations such as Chamber of Commerce and Downtown San Mateo Association, to encourage businesses.
GOAL 2b:	Develop and implement a long-term economic development plan and take actions to create financial stability for the City and high-value-added jobs for its residents.	City does not have an economic development plan. Instead, the City responds to current needs depending upon changing economic conditions.
GOAL 2c:	Promote an intensity of commercial activity that enhances the business climate in the City to increase the level of business types which will benefit existing commercial uses.	City does not have an economic development plan; however, City staff works with local organizations such as Chamber of Commerce and Downtown San Mateo Association, to encourage businesses.
GOAL 2d:	Encourage the development and redevelopment of major sites delineated in the City's economic development plan.	City does not have an economic development plan. Instead, the City responds to current needs depending upon changing economic conditions.
GOAL 2e:	Maintain streamlined Development Review and Building Permit processes.	Multiple City departments are involved in the Development Review process. As staff in each department evaluates existing codes, policies and procedures, they also work to update related handouts to clarify application requirements and development processing. Ongoing implementation as part of each department's work planning.
POLICY LU 2.1	Economic Development. Attract new businesses and encourage the retention and expansion of existing businesses which enhance the City's economic base.	Ongoing as City staff works with local organizations such as Chamber of Commerce and Downtown San Mateo Association, to encourage businesses.
POLICY LU 2.2	High City Revenue Generators. Retain existing businesses and attract new businesses which are high City revenue generators.	Ongoing as City staff works with local organizations such as Chamber of Commerce and Downtown San Mateo Association, to encourage businesses.

GOAL, POLICY OR ACTION NO.	GOAL, POLICY OR ACTION TEXT	IMPLEMENTATION STATUS
POLICY LU 2.3	Local Employment. Encourage uses which provide opportunities for employment of all the City's residents, with emphasis placed on major employers that provide high value-added jobs.	Ongoing as City staff works with local organizations such as Chamber of Commerce and Downtown San Mateo Association, to encourage businesses.
POLICY LU 2.4	Downtown Plan. Establish downtown San Mateo as the social, cultural, and economic center of the City with a wide range of office, medical, residential, entertainment, and retail uses at high intensities and densities while encouraging pedestrian activity and bicycle connectivity to adjacent neighborhoods.	Ongoing implementation as part of Development Review process.
POLICY LU 2.5	Economic Development Plan. Update and maintain the Economic Development Strategy that encourages new private investment, increases employment opportunities, ensures a variety of commercial uses, develops a balance between high value-added employment and revenue generating business, and promotes San Mateo as an economically viable and competitive location.	City does not have an economic development plan. Instead, the City responds to current needs depending upon changing economic conditions.
POLICY LU 2.6	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.	Ongoing implementation as part of Development Review process.
POLICY LU 2.7	Visitor Economy. Support the continued development of the City's visitor economy including lodging, entertainment, recreation, retail, and a lively local character.	City will collaborate as part of a regional strategy with other peninsula cities close to the airport and convention center, when the opportunity arises.
POLICY LU 2.8	Convenience Retail. Encourage and preserve convenience retail uses located adjacent to residential neighborhoods.	Ongoing implementation as part of Development Review process.
POLICY LU 2.9	Support Service Uses. Encourage a variety of support service uses such as restaurants, day care facilities, and markets in locations that are appropriate to provide services to residential neighborhoods and commercial uses.	Ongoing implementation as part of Development Review process.
POLICY LU 2.10	Optimize Development Opportunities. Ensure that developments optimize the development potential of property in major commercial areas such as the Downtown Retail Core and along South El Camino Real.	Ongoing implementation as part of Development Review process.
GOAL 3a:	Maintain downtown San Mateo as an economic, cultural, and social center of the community.	Ongoing implementation as part of Development Review process and through processing of Special Event Permits for activities hosted by the City and other parties.
POLICY LU 3.1	Downtown Plan. As the social, cultural and economic center of the City, the downtown shall maintain a wide range of office, medical, residential, entertainment, and retail uses at high intensities and densities.	Ongoing implementation as part of Development Review process.
POLICY LU 3.2	Significant Historic Structures. Protect key landmarks, historic structures, and the historic character that exists in parts of downtown as defined in the Conservation/Open Space Element.	Ongoing implementation as part of Development Review process.
GOAL 3b:	Promote residential land uses and the visual improvement of El Camino Real.	Ongoing implementation as part of Development Review process.
POLICY LU 3.3	El Camino Real. 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 Ninth Avenue through increased landscaping, coordination of public improvements, property maintenance, and sign control, through conformance with the El Camino Real Master Plan. Residential uses shall be encouraged to provide diversity to the existing commercial character, and building setbacks from adjoining residences used to reduce perceived building mass from El Camino Real. Pedestrian activity and safety should be encouraged.	Ongoing implementation as part of Development Review process.
GOAL 3c:	Promote transit-oriented development in designated areas adjacent to Caltrain stations.	Ongoing implementation as part of Development Review process.

GOAL, POLICY OR ACTION NO.	GOAL, POLICY OR ACTION TEXT	IMPLEMENTATION STATUS
POLICY LU 3.4	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 and Hayward Park Caltrain station areas, while maintaining and improving the quality of life for those who already live and work in the area. Development within the plan area shall comply with the policies of the Plan.	Ongoing implementation as part of Development Review process.
POLICY LU 3.5	Transit-Oriented Development (TOD) Land Use Designation. Maintain TOD land use designations for areas in direct proximity to the Hillsdale and Hayward Park Caltrain stations.	Ongoing implementation as part of Development Review process.
POLICY LU 3.6	Hillsdale Station Area Plan. Implement the Hillsdale Station Area Plan to develop a relocated Hillsdale Caltrain Station around an intermodal transit center surrounded by mixed-use development and other transit-oriented forms of development that is connect to neighborhoods to the east and west as well as the 25th Avenue business district.	Ongoing implementation as part of Development Review process.
GOAL 4a:	Facilities. Seek to provide a safe and predictable supply of water, and provide storm drainage, sewer and flood control facilities adequate to serve existing needs, the projected population and employment growth and to reduce the associated life safety and health risks to acceptable levels.	City does not provide water, instead the City continues to collaborate with local water providers to supply water. To address storm drainage, sewer and flood control facilities, the Public Works Department continues work on the Wastewater Treatment Plant upgrade, new Underground Flow Equalization System, and pump station upgrade projects in multiple areas of city.
GOAL 4b:	Public Facilities. Support the provision and maintenance of adequate sites and public facilities owned and/or operated by the City or other government agencies to meet existing needs and the projected 2030 population and employment including, schools, post office facilities, recreation facilities, libraries, art centers, museums, and offices. Encourage joint use and public-private partnerships where feasible.	In 2022, Public Works Department continued to manage construction of the Waste Water Treatment Plant upgrade and other public projects. City continues to support local school district's school enrollment projection studies.
GOAL 4c:	Health and Safety. Protect the community's health, safety, and welfare by maintaining adequate fire and life safety protection, providing a safe environment with a minimum of crime, reducing unreasonable risk to life and property caused by flooding, earthquakes or other natural disasters, and managing the use, storage, transport and disposal of hazardous materials.	As a separate agency, the San Mateo Consolidated Fire Department is responsible for ensuring adequate fire services. Police Department continues to service the community in reducing risk to life and property. In 2022, Public Works Department continues to manage construction of several public projects to reduce risks by flooding with some portions of the Bay Trail anticipated to completed and reopen in early 2023. Evaluation of hazardous material impacts is ongoing as part of the Devleopment Review process.
POLICY LU 4.1	Fiscal Evaluation and Priorities. All policies herein which seek to: 1) establish levels of service provided by the City or 2) address the construction of City buildings, shall be guiding principles only and shall be subject to the governing fiscal policies and priorities established by the City Council in the budget.	1 & 2) Ongoing as part of the City's annual budget review process.
POLICY 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.	Ongoing implementation as part of Development Review process. In 2022, Community Development Department completed the Comprehensive Development Impact Fee Study and has been incorporated into the FY2022-23 Comprehensive Fee Schedule.

GOAL, POLICY OR ACTION NO.	GOAL, POLICY OR ACTION TEXT	IMPLEMENTATION STATUS
POLICY LU 4.3	Location of Critical Facilities. Encourage active, healthy lifestyles, by promoting pedestrian and bicycle connectivity between civic facilities. Avoid locating critical facilities, such as hospitals, schools, fire, police, emergency service facilities and utilities in areas subject to slope failure, flooding and other hazards as identified in the Safety Element, where feasible.	City encourages active healthy lifestyles through education and events such as Public Work Department's Bike Rodeo. Ongoing implement and, where it's feasible, the City evaluate sites to avoid locating critical facilities in areas subject to hazards identified in the Safety Element.
POLICY LU 4.4	Water Supply. Seek to ensure a safe and predictable water system for existing and future development by taking the following actions: 1) As a high priority, work with California Water Company and Estero Municipal Improvement District and adjacent jurisdictions to develop supplemental water sources and conservation efforts. 2) Strongly encourage water conservation by implementing pro-active water conservation methods, including requiring all new development to install low volume flush toilets, low-flow shower heads, and utilize drip irrigation while promoting high-efficiency washing machines and establishing an education program to improve water conservation practices. 3) Investigate the feasibility of developing capacity to use recycled wastewater, stormwater runoff, graywater and ground water that will enable reuse of water for irrigation purposes, freeing comparable potable water supplies for other uses.	1 & 2) Ongoing as the City continues to collaborate with local water districts to develop supplemental water sources, educate/provide resources on water conservation. 3) Funding for the feasibility study is post-poned. The City is prioritizing funding to complete construction of the Waste Water Treatment Plant upgrade, new Underground Flow Equalization System and several pump station upgrade projects.
POLICY LU 4.4.5	Stormwater Treatment. Continue to implement the San Mateo Countywide Stormwater Pollution Prevention Program to ensure compliance with the National Pollutant Discharge Elimination System (NPDES) permit. 1) Prevent water pollution from point and non-point sources. 2) Minimize stormwater runoff and pollution by encouraging low-impact design features, such as pervious parking surfaces, bioswales and filter strips in new development. 3) Encourage the use of drought-tolerant and native vegetation in landscaping.	1, 2 & 3) Ongoing implementation as part of Development Review process.
POLICY LU 4.5	Wastewater Treatment Plant Expansion. Provide adequate waste water treatment for the projected 2030 service area population, employment and development. Require that any future expansion of the Waste Water Treatment Plant (WWTP) be designed to be compatible with the adjacent parks, school, and low-density residential areas by screening views of the WWTP with extensive and tall landscaping and reducing the height of all new structures to the maximum practicably feasible. Any future expansion of the WWTP shall take into account the possible rise in sea level.	The Public Works Department continues to manage the construction of the Wastewater Treatment Plant upgrade, new Underground Flow Equalization System, and several pump station upgrade project in 2022.
POLICY LU 4.6	Inter-Agency Coordination. Coordinate future expansion or modification of the Wastewater Treatment Plant with the other users of the plant including the Estero Municipal Improvement District (Foster City), the Crystal Springs County Sanitation District, Hillsborough and Belmont.	Ongoing coordination work by the Public Works Department.
POLICY 4.7	Sewer System. Provide a sewer system which safely and efficiently conveys sewage to the waste water treatment plant. Implement the Sewer System Management Plan (SSMP) to ensure proper maintenance, operations and management all parts of the wastewater collection system. 1) Comprehensive Sewer System Study. As a high priority maintain the comprehensive sewer system study to assess the efficiency and integrity of the sewer lines and facilities, and develop a Capital Improvement Program to make any necessary improvements. 2) Sewer Requirements for New Development. Require new major multi-family and commercial developments to evaluate the main sewer lines in the project vicinity which will be utilized by the new development and make any improvements necessary to convey the additional sewage flows.	1) Ongoing work by Public Works Department to implement the SSMP and develop CIP to make necessary improvements. 2) Ongoing implementation as part of Development Review process.

GOAL, POLICY OR ACTION NO.	GOAL, POLICY OR ACTION TEXT	IMPLEMENTATION STATUS
POLICY LU 4.8	Library Resources and Services. Continue to maintain a comprehensive collection of resources and services to help the community discover, enjoy, connect and learn in an ever-changing world while offering quality library services and programs to a diverse community promoting literacy and ongoing learning.	As a land use, the City's main library and two branch libraries continue to serve the San Mateo community.
POLICY LU 4.9	Cultural and Entertainment Facilities. Encourage the establishment of cultural and entertainment facilities in the downtown core and allow these types of uses to fulfill retail frontage requirements.	Ongoing implementation as part of Development Review process.
POLICY LU 4.10	Police Station. Provide Police Station facilities to meet the facility requirements through 2030.	Ongoing, as City's annual budget review process includes consideration for Police Station facilities as necessary.
POLICY LU 4.11	Fire Stations. Maintain a high level of service by modernizing Fire Stations. Provide new stations and improvements to existing stations and training facilities to meet equipment, staffing, and training requirements, as well as, Essential Services Building Requirements.	While the San Mateo Consolidated Fire Department (SMCFD) is responsible for fire service operations, each local partner agency is responsible for physical assets within its city including upgrades and adding new fire stations. The City and SMCFD will continue to collaborate on citywide service needs.
POLICY LU 4.12	Corporation Yard. Provide for such corporation yard functions as new vehicle repair facilities, administrative office space, and other facilities needed through 2030. Consider co-locating public works facilities and operations where feasible.	Ongoing work by Public Works Department.
POLICY 4.13	City Hall. Provide City Hall office space, and consider construction of a Downtown facility to meet City staffing needs through the year 2030.	Not applicable in 2022.
POLICY LU 4.14	School Assistance. As a high priority, support quality public education.	City supports school projects such as Borel Middle School gymnasium project. City supports school enrollment projection studies by providing information from Housing Element Annual Report and WhatsHappening.
POLICY LU 4.15	School Site Reuse or Redevelopment. Ensure that reuse or redevelopment of surplus public school sites is compatible with surrounding land uses. At the time any school sites are declared surplus, 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.	Not applicable in 2022 as there were no available school sites.
POLICY LU 4.16	Service Improvement and Expansion. Seek to ensure adequate gas, electric and communication systems to serve existing and future needs while minimizing impacts on existing and future residents by taking the following actions: 1) Underground electrical and communication transmission and distribution lines in residential and commercial areas as funds permit. 2) Require all new developments to underground lines and provide underground connections when feasible. 3) Balance the need for cellular coverage with the desire to minimize visual impacts of cellular facilities, antennas, and equipment shelters.	1) No funding was available for this in 2022. 2) Ongoing implementation as part of Development Review process. 3) Ongoing as part of the wireless application review process by Public Work Department and through the Development Review process.

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POLICY LU 4.17	Library Service. Maintain a materials budget, staffing, and service hours for the City's library system that are adequate to meet the community needs, provide current and adequate materials, and meet the continuing changes in information technology.	As a land use, the City's Library continues to serve the San Mateo community. Adjustments in library services were made to address safety precautions due to the pandemic.
POLICY LU 4.18	San Mateo County Hospital. Encourage the County to maintain County Hospital services in the City to provide access to medical care for all the City's residents.	No specific actions needed in 2022.
POLICY LU 4.19	Mills Health Center. Support the Mills Health Center remaining in San Mateo, and encourage the continued provision and expansion of high-quality medical care services.	No specific actions needed in 2022.
POLICY LU 4.20	Medical Services. Maintain the highest level of medical emergency readiness and response capabilities possible by encouraging inter-agency medical drills and exercises where hospital personnel work with emergency responders in the field and with Emergency Operation Centers and by encouraging citizens to become trained in basic medical triage and first aid through the Community Emergency Response Team (CERT).	No specific actions needed in 2022.
POLICY LU 4.21	Child Care. Support the provision of child care programs and facilities to meet current needs and the needs through 2030 by taking the following actions: 1) Encourage public and private agencies and employers to provide child care services and facilities. Retain existing centers and support programs at school sites and other quasi-institutional facilities, because of their suitability for such uses and convenient locations in residential neighborhoods. 2) Encourage the location of child care facilities which are consistent with State standards. Continue to allow child care centers in residential neighborhoods where they meet City standards, and encourage them at work centers.	1) Ongoing implementation as part of Development Review process. 2) City maintains a Child Care Resources webpage with information on setting up new child care spaces, resources, and funding opportunities. City also continues to collect a Child Care Development Fee which is used to provide financial assistance in development of new child care spaces.
POLICY LU 4.22	Child Care and New Construction. Encourage inclusion of space for child care in new residential and non-residential developments by taking the following actions: 1) Provide incentives for inclusion of space for a child care center in a new development. 2) Promote child care to developers as an amenity favored by the City. 3) Include child care in appropriate redevelopment projects and for redevelopment funds. 4) Continue to implement the developer impact fee for funding child care facilities.	1, 2) City maintains Child Care Resources webpage with resources to set up new child care spaces and funding opportunities. Ongoing implementation as part of Development Review process. 3) In 2011, the state abolished all redevelopment agencies in California thereby removing redevelopment funds as a financial resource for child care facilities. This policy will be removed when the General Plan is updated. 4) City collects a Child Care Development Fee which is used to provide financial assistance to establish new child care spaces.
POLICY LU 4.23	Social Services. Support the provision of the City's fair share of social services. Avoid the concentration of social services in any one neighborhood, and seek dispersal throughout the City. Encourage other cities to provide their fair share of social service facilities.	Ongoing as City's Housing Division continues to work with social service providers and provide support through financial assistance.
POLICY LU 4.24	Fire Inspections. Maintain fire inspection staffing levels to meet existing needs and the projected 2030 population, employment and development, and inspections mandated by other governmental agencies.	Ongoing implementation. San Mateo Consolidated Fire Department (SMCFD) serves cities of San Mateo, Belmont and Foster City. The City and SMCFD work collaboratively to address changing service needs. SMCFD conducts inspections related to developments, and implements governmental mandates.

GOAL, POLICY OR ACTION NO.	GOAL, POLICY OR ACTION TEXT	IMPLEMENTATION STATUS
POLICY LU 4.25	Maintenance and Replacement. Continue fire apparatus replacement and maintenance programs to provide a high state of readiness.	Ongoing as part of City's annual budget review process.
POLICY LU 4.26	Public Education. Provide public education programs targeted to segments of the community posing the greatest concern for fire and life safety.	City continues to collaborate with San Mateo Consolidated Fire Department on the CERT program to provide public education regarding fire and life safety. City continues to support youth prevention/early intervention education, traffic safety awareness programs, and neighborhood watch; and continues to educate community on public safety through Community Police Academy or similar overview courses.
POLICY LU 4.27	Automatic and Mutual Aid Agreements. Maintain automatic and mutual aid agreements with all jurisdictions within San Mateo County.	City Council reviews and approves these Agreements. Staff in the Police Department and San Mateo Consolidated Fire Department (a separate agency) implement the Agreement by providing automatic and mutual aid to other agencies.
POLICY LU 4.28	Peakload Water Supply. Seek to ensure that the California Water Service Company and the Estero Municipal Improvement District provide and maintain a water supply and distribution system which provides an adequate static pressure to deliver a minimum fire hydrant flow of 2,500 gallons per minute to all areas of the City, except where a lesser flow is acceptable as determined by the Fire Chief. Ensure that new development does not demand a fire flow in excess of that available.	The City does not provide water; however, the Public Works Department continues to collaborate with local water providers on water supply and distribution systems. City works with local water company/district on projects and reviews them as part of the Development Review process.
POLICY LU 4.29	Effective Police Services. Maintain facilities, equipment, and personnel to provide an effective police force to serve existing and future population and employment as identified in the Land Use Element.	Ongoing implementation through assessment of facilities, technology and personnel needs; and changes to response based on social change and legislated requirements. Police and Public Works Departments work collaboratively on any necessary police station facility changes.
POLICY LU 4.30	Defensible Design. Require all developments including parks and public places to incorporate physical security, personal safety, and traffic measures to provide a safe environment through application of crime prevention through design principles consistent with the City's Security Ordinance.	Ongoing implementation as part of Development Review process.
POLICY LU 4.31	Solid Waste Disposal. Continue to support programs to reduce solid waste materials in landfill areas in accordance with State requirements.	Ongoing in accordance with State requirements.
POLICY 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.	Ongoing in accordance with state requirements.
POLICY LU 4.33	Waste Management. Manage toxic and hazardous wastes by following the goals and policies contained in the Safety Element.	Ongoing in accordance with state requirements.

GOAL, POLICY OR ACTION NO.	GOAL, POLICY OR ACTION TEXT	IMPLEMENTATION STATUS
GOAL 5:	Promote cooperative interaction with other public agencies regarding regional issues.	Ongoing as the City continues to promote and collaborate with other agencies regarding regional issues such as transportation, housing, etc.
POLICY LU 5.1	Inter-Agency Cooperation. Promote and participate in cooperative planning with other public agencies and adjacent jurisdictions, especially regarding regional issues such as water supply, traffic congestion, rail transportation, air pollution, waste management, fire services, emergency medical services and climate change.	Ongoing as the City continues to collaborate in regional working groups regarding regional issues. Example of regional working groups include but is not limited to: 21 Elements, Cities/County Associate of Governments (C/CAG) of San Mateo County and OneShoreline.
POLICY LU 5.2	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.	When projects by other public agencies are determined to be subject to the City's local land use authority, the City implements this policy through the Development Review process.
GOAL 6:	Ensure that the City's General Plan is consistent with State Law, legally adequate, and up-to-date.	Given the City's financial resources, the General Plan is updated approx. every 10 years. At the time of adoption, General Plan 2030 was consistent with applicable state laws. City is currently updating its General Plan and Housing Element to comply with applicable state laws.
POLICY LU 6.1	Periodic General Plan Review. Report to the City Council yearly on the status of the implementation of the General Plan and on the need to update the plan.	Community Development Department will provide annual updates to City Council, and submit the Progress Report to the state.
POLICY LU 6.2	General Plan Amendments. Amendments to the General Plan shall be considered a maximum of three times per year to ensure that Elements remain consistent and that the overall effect of Plan amendments is considered.	No General Plan Amendments was submitted or approved in 2022.
GOAL 6A:	Ensure that all development in the City is consistent with and implements the General Plan.	Ongoing implementation as part of Development Review process.
POLICY LU 6A.1	Specific Plan, Zoning, Permit and Subdivision Review. The City shall not approve any specific plan, rezoning, permit, subdivision, variance, or other land use permit which is not consistent with and does not implement the General Plan. Specific Plan and zoning ordinances were amended so as to conform to the General Plan by the end of 1992.	Ongoing implementation as part of Development Review process and planning work. In September 2022, The City Council approved the zoning map reclassification of the property located at 31-57 S. B Street to align the property's zoning designation with its General Plan Land Use designation. No Specific Plans were adopted in 2022.
POLICY LU 6A2	Building Height and Building Intensity Maps/Plans. Maintain Building Height and Building Intensity maps/plans which delineate development intensity in the form of building heights and FARs in a manner which implements the height, intensity, density and design standards in the General Plan, consistent with the Building Heights and Intensities maps/plans as amended by initiative in November 1991 and November 2004., General Plan standards for building heights and intensities are specifically set forth in the Building Height Plan and the Building Intensity Plan that were formerly included in the General Plan, and designated respectively as figure LU-4 in the table of contents (marked as figure LU-5), and figure LU-5 in the table of contents (marked as figure LU-6).	Ongoing implementation as part of Development Review process.
GOAL 7:	Permit the annexation to the City of adjacent unincorporated lands, when in the City's interest.	There was no annexation in 2022.

GOAL, POLICY OR ACTION NO.	GOAL, POLICY OR ACTION TEXT	IMPLEMENTATION STATUS
POLICY LU 7.1	Annexation. Annex urbanized areas of the unincorporated land adjacent to the City limits in those areas where landowners petition the City to be annexed subject to the following conditions: 1) The annexation is comprehensive, rather than piecemeal; and 2) Landowners will pay the full cost of City services, will assume a proportionate share of existing City debts and will contribute, either in cash or in kind, to the existing capital improvements of the City which will benefit the area to be annexed.	There was no annexation in 2022.
POLICY LU 7.2	New Development within the Sphere of Influence. Seek to require new developments and related infrastructure to be consistent with and to be designed to the City's General Plan goals and policies, zoning code requirements, development standards and the City's municipal code	No applicable projects in 2022.
GOAL 8a:	Reduce greenhouse gas emissions each year consistent with the Climate Action Plan.	Sustainability staff annually updates Council on progress of CAP initiatives. For the 2022 CAP Progress Update, see https://www.cityofsanmateo.org/3962/CAP-Progress-Updates
GOAL 8b:	Recognize potential climate change consequences such as increased sea level rise, changing weather events, less snow melt in the Sierras - therefore less drinking water availability, hotter temperatures, changing air quality and more heat related health issues.	Ongoing work among multiple City departments; and collaboration with regional agencies and utilities to address sea level rise, drought, and air quality.
POLICY LU 8.1	Carbon Footprint. The City shall prepare an updated greenhouse gas emissions inventory consistent with the Climate Action Plan.	Sustainability staff annually updates Council on progress of CAP initiatives, see link to report in Policy 8a.
POLICY LU 8.3	Greenhouse Gas (GHG) Emission Reductions. Monitor and report progress toward the City's GHG emissions reduction target on an annual basis and regularly review emission reduction measures and new opportunities consistent with guidance of the City's Climate Action Plan.	Sustainability staff annually updates Council on progress of CAP initiatives, see link to report in Policy 8a.
GOAL 8c:	Ensure that all improvements to existing structures are developed or remodeled in a sustainable manner.	Consistent with the 2020 CAP, the City's reach codes apply to NEW construction. Implementation is ongoing through the Development Review process.
GOAL 8d:	Increase new annual installations of solar or renewable energy systems consistent with the Climate Action Plan.	Sustainability staff annually updates Council on progress of CAP initiatives, see link to report in Policy 8a.
POLICY LU 8.2	Effects of Climate Change. Incorporate consideration of the effects of climate change in development of General Plan updates, disaster planning, City projects, infrastructure planning, future policies and long-term strategies. Explore voluntary adjustments of base flood elevation.	Ongoing implementation as part of Development Review processing of City projects and in planning work such as General Plan update and infrastructure planning.
POLICY LU 8.4	Sustainable Development. Incorporate Sustainability into existing single family and multifamily housing. Require sustainable features and techniques to address energy and water efficiency in remodels of existing structures.	Ongoing implementation as part of Development Review process of. City's reach codes apply to NEW construction only; currently, there are no policies addressing remodels.
POLICY LU 8.5	Solar Energy. Promote or join local partnerships and opportunities that offer renewable energy options to the residents and/or help inform them of rebates and options while ensuring that the permit process is quick and inexpensive.	Ongoing work by Sustainability staff in continuing to educate/inform users of renewable energy options and available rebates.

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POLICY LU 8.6	Waste Reduction. Reduce waste sent to landfills by San Mateo’s residents, businesses and visitors by a minimum of 40% from 2017 levels by 2030 by mandating recycling, setting aggressive waste reduction goals for all development, implementing composting programs, and increasing costs for residential and commercial waste collection then using increased waste collection revenue to provide waste reduction incentives. Supportive actions for waste reduction are detailed in the Climate Action Plan.	Public Works Department continues to adhere to latest codes and requirements regarding waste reduction, consistent with 2020 Climate Action Plan.
POLICY LU 8.7	Water Reduction Strategies. Establish a partnership with California Water Service (CWS), Bay Area Water Supply Conservation Agency and other mid peninsula cities to promote the water reduction strategies that are offered and to create an outreach program that will help inform residence and businesses of increase costs and the need for conservation efforts.	Ongoing collaboration with other agencies, as applicable, to educate residents and businesses of increase costs and the need for conservation efforts.
POLICY LU 8.8	Water Rates. Actively support a strategy to decouple water utility revenues from water consumption and any other regulatory changes that will offer incentives to CWS to actively pursue conservation while working with CWS to implement progressive water rates.	Where appropriate, City supports CWS in pursuing water conservation and implementation of progressive water rates.
POLICY 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).	1, 2, & 3) Ongoing implementation as part of Development Review process.
POLICY LU 8.10	Odors. When proposed development generating odors is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment/solutions shall be provided to reduce the potential exposure to acceptable levels. Potential mitigation associated with this policy requirement will be coordinated with any required permit conditions from BAAQMD. When new residential or other sensitive receptors are proposed near existing sources of odors, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment/solutions shall be provided to reduce the potential exposure to acceptable levels.	Ongoing implementation as part of Development Review process.

GOAL, POLICY OR ACTION NO.	GOAL, POLICY OR ACTION TEXT	IMPLEMENTATION STATUS
POLICY LU 8.11	<p>Toxic Air Contaminants. The City shall require that when new development that would be a source of toxic air contaminants (TAC's) is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment/solutions shall be provided to reduce the potential exposure to acceptable levels.</p> <p>When new residential or other sensitive receptors are proposed near existing sources of TAC's, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment/solutions shall be provided to the source to reduce the potential exposure to acceptable levels.</p>	Ongoing implementation as part of Development Review process.
POLICY LU 8.12	Engaging the Public. Create a multi-phased information campaign 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 recycling.	Ongoing work by Sustainability staff in continuing to educate residents and businesses.