



CITY OF SAN MATEO

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Agenda Report

Agenda Number: 15

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TO: City Council
FROM: Drew Corbett, City Manager
PREPARED BY: Community Development
MEETING DATE: October 7, 2019

SUBJECT:
2040 General Plan – Update Study Areas

RECOMMENDATION:

Consider and accept clarifications that update the study area boundaries map V4, including eliminating one- and two-family residentially zoned parcels citywide from study areas.

BACKGROUND:

On August 19, 2019, the City Council considered and accepted 11 study area boundaries as the first step in the land use alternatives phase of the General Plan Update. The August 19 City Council Agenda Report is included as Attachment 1, and the accepted Study Areas map V1 is included as Attachment 2. At the Council meeting, representatives from the North Central neighborhood (parts of which are included in Study Areas 4, 5, and 6) expressed concern about the inclusion of the one- and two-family residential areas of North Central. City staff clarified that the focus of the study area was intended to analyze infrastructure and transportation-related improvements holistically, including neighborhood safety and walkability. The City Council accepted V1 of the study areas map but expressed concern about the map and wanted to ensure equitable study of all areas while balancing and responding to community feedback received throughout the process. Staff further stated that study would initially focus on underutilized commercial properties and open parking lots as a first stage of analysis throughout the City, as well as streamlining and removing barriers to construct Accessory Dwelling Unit's (ADU's) citywide in all residential areas.

ANALYSIS:

Following the Council and community concern expressed at the August 19th meeting and in written communication received after the meeting, City staff from the Community Development and Public Works Departments met and identified various opportunities for study related to transportation, infrastructure, and multi-modal access, which could take place concurrently with the General Plan Update. City staff also met with the San Mateo County Health Department's Public Health, Policy, and Planning Division to discuss outreach strategies as well as studies related to building healthy and equitable communities. These additional targeted studies, which will take place concurrently with the land use alternatives analysis, can be woven into the General Plan Update Goals, Policies, and Programs. They are also directly responsive to the specific concerns expressed by North Central residents that the General Plan Update address issues such as pedestrian safety, infrastructure condition, and health equity.

Preliminary analysis since the August 19th Council meeting indicates that non-residentially zoned parcels in the V1 study areas can likely accommodate a significant proportion of future growth; therefore, the General Plan team will continue to focus on these parcels first as the process to create and analyze alternatives moves forward. In addition, analysis of alternative future scenarios will consider the capacity for all residential areas citywide to accommodate additional residential growth through accessory dwelling units, as allowed under current City regulations.

Therefore, staff is recommending that the City Council review and consider an update to the study areas map V4 in order to confirm that no land use alternatives or upzoning will be initially considered in the one- and two-family residential parcels throughout the City. Existing one- and two-family zoned properties that currently have existing non-residential uses, as well as parking lots, are proposed to remain in the study areas. Staff recommends the following revisions to the study area boundaries:

- **Study Area 1** – Remove one-family residentially zoned properties (between 37th and 38th Avenues), and adjust the boundary to capture the commercially zoned properties on both sides of 37th Avenue.
- **Study Area 2** – Same as Study Area 2 in map V1.
- **Study Area 3** – Remove one- and two-family residentially zoned properties located north of Concar Drive, on 16th Avenue, near Hayward Park Caltrain station (on Ivy Street, Palm Avenue, Gum Street, 18th Avenue, 19th Avenue and 20th Avenue) and adjust the boundary to capture the full extent of the commercially zoned parcel (near Pacific Boulevard and South Delaware Street).
- **Study Area 4** – Remove the one-family residentially zoned properties on Tilton Terrace, and add properties between 2nd Avenue, HWY 101, 5th Avenue and Railroad Ave. This addition incorporates the southern portion of Study Area 6 from map V1, and is generally the same geographic area as the Downtown Plan Update with the exception of the properties on Tilton Terrace.
- **Study Area 5** – Remove one- and two-family residentially zoned properties and add properties located between Poplar Avenue, railroad tracks, Tilton Avenue, and San Mateo Drive. This addition incorporates the western portion of Study Area 6 from map V1.
- **Study Area 6** – Remove the majority of what was Study Area 6 on map V1, which are one- and two-family residentially zoned properties. As noted above and below, the southern edge of the former Study Area 6 would become part of Study Area 4, the western edge would be added to Study Area 5, and the eastern edge would be added to Study Area 7. Map V4 would rename what was Study Area 11 on map V1 to Study Area 6.
- **Study Area 7** – Remove the one- and two-family residentially zoned properties, and add the commercial, existing medium- and high-density properties (located between College Avenue, North Amphlett Boulevard, 2nd Avenue and Humboldt Street) which includes the Poplar Ave/HWY 101 on/off-ramp area. This addition incorporates the eastern portion of Study Area 6 from map V1.
- **Study Area 8** – Remove one-family residentially zoned properties, public school land, and open space areas.
- **Study Area 9** – Remove one- and two-family residentially zoned properties, and open space area.
- **Study Area 10** – Same as Study Area 10 in map V1.
- **Study Area 11** – Remove the two-family residentially zoned properties from map V1 and rename what was Study Area 11 to Study Area 6 in map V4. Map V4 no longer contains a Study Area 11.

NEXT STEPS:

The City is currently in the process of implementing a robust outreach plan to discuss what should be studied in each of the study areas with the community. The City has added the Peninsula Conflict Resolution Center (PCRC) to the General Plan team, and PCRC representatives have already initiated Spanish-language outreach in the City, as well as providing recommendations on how to make outreach materials more effective in reaching all community members. A targeted community event will be held in each of the study areas, as well as a citywide workshop to hear what the community envisions in San Mateo by 2040. City staff participated and reached many San Mateo residents and workers during the

September Nights events hosted by the City on September 5, 12, and 19. The City is also concurrently evaluating and preparing an opportunity sites analysis to provide an initial assessment of the existing capacity of each parcel within the study areas (not including the one- and two-family residential areas) in order to inform the possible land use alternatives that could be considered for each site.

The General Plan Update process is iterative, and as new information is received through community conversations or feedback, state legislation, or new information not known previously, City staff will review and propose modifications for Council consideration. Public involvement is key to the success of this General Plan Update.

BUDGET IMPACT:

There is no fiscal impact to taking this action.

ENVIRONMENTAL DETERMINATION:

In accordance with Public Resources Code section 21065, the City Council's review and consideration of the clarification to the study areas for the General Plan Update effort is not a project subject to CEQA because the City Council is providing direction for the General Plan Update and not adopting the update at this time. An environmental review will be completed for the General Plan Update project as a whole, prior to any formal decision on the project.

NOTICE PROVIDED:

All meeting noticing requirements were met for the City Council meeting.

ATTACHMENTS:

- Att 1 – August 19, 2019 Agenda Report (without attachments)
- Att 2 – Study Area Boundaries Map V1 Accepted by Council August 19, 2019
- Att 3 – Study Areas Boundaries Map V1 Showing R1 and R2 Zoned Properties
- Att 4 – Updated Study Area Boundaries Map V4 Excluding One- and Two-Family Residential
- Att 5 – Public Comments

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