

# **“The City With a Heart”**



Linda Mason, *Chair*  
Sophie Lagacè, *Vice Chair*  
Rick Biasotti  
Tom Hamilton  
Mary Lou Johnson  
Kelly Lethin  
Valentine Morgan

## **AGENDA**

### **PLANNING COMMISSION MEETING**

#### **[VIEW FULL MEETING](#)**

**May 7, 2019**

**7:00 p.m.**

**Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno**

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Members of the public wishing to submit documents of any kind to the Commission for consideration at the meeting are requested to bring ten (10) copies of the document for distribution to the Commission, staff, and public. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

#### **ROLL CALL**

#### **PLEDGE OF ALLEGIANCE**

**1. APPROVAL OF MINUTES:** none

**2. PUBLIC COMMENT ON ITEMS NOT ON AGENDA** Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

**3. ANNOUNCEMENT OF CONFLICT OF INTEREST**

**4. PUBLIC HEARING:**

**A. 300 Piedmont Avenue (APN: 019-170-020)**  
**(a.k.a Former Crestmoor High School Site)**

Recommended Environmental Determination: (Not applicable because this is not a project pursuant to CEQA)

Adopt a Resolution confirming review for conformance with the San Bruno General Plan of the disposition (sale) of property located at 300 Piedmont Avenue (APN: 019-170-020) (a.k.a the former Crestmoor High School), owned by the San Mateo Union High School District, for

the purpose of future development, pursuant to Education Code Section 17464 et sec. This is a request for determination of General Plan conformity for the sale or lease of the property only; this is not an action related to the sale or development of the property.

**5. CONDUCT OF BUSINESS**

**A. San Mateo Avenue Streetscape Plan.** Conduct a study session to provide an update on the progress and results of community outreach process to date and receive initial input on the conceptual designs of the San Mateo Avenue Streetscape Plan.

**6. ITEMS FROM STAFF**

- ) Select the June 13, 2019 Architectural Review Committee members.
- ) Future Agenda Items Tentatively Scheduled for May 21, 2019:
  - i. Review of the 2019-2024 Five-Year Capital Improvement Program and Fiscal Year 2019-20 Capital Improvement Program Budget and its conformance with the San Bruno General Plan, pursuant to California Government Code Section 65401

**7. PUBLIC COMMENT ON ITEMS NOT ON AGENDA** (Remaining comments not heard during previous comment period.) See text above.

**8. ITEMS FROM MEMBERS AND SUBCOMMITTEE REPORTS**

- ) Chair Mason would like to discuss whether to agendize a Housing Element Annual Report Staff Summary Presentation and Overview of City Inclusionary Housing Requirements for a future meeting.
- ) Chair Mason would like to discuss whether to agendize a City Recreation and Aquatic Center presentation for a future meeting.

**9. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on May 21, 2019 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.



567 El Camino Real  
 San Bruno, CA 94066  
 Voice: (650) 616-7074  
 Fax: (650) 873-6749  
[www.sanbruno.ca.gov](http://www.sanbruno.ca.gov)

**STAFF**

Darcy Smith, *Community and Economic Development Director*  
 Michael Smith, *Senior Planner*  
 Matt Neuebaumer, *Associate Planner*  
 Ruha Dande, *Associate Planner*  
 Ami Upadhyay, *Contract Associate Planner*  
 Marc Zafferano, *City Attorney*

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**PLANNING COMMISSION  
 STAFF REPORT  
 AGENDA ITEM NO. 4.A  
 MAY 7, 2019**

**REQUEST**

Adopt a Resolution confirming review for conformance with the San Bruno General Plan of the disposition (sale) of property located at 300 Piedmont Avenue (APN: 019-170-020) (a.k.a the former Crestmoor High School) owned by the San Mateo Union High School District for the purpose of future development, pursuant to Education Code Section 17464 et sec. This is a request for determination of General Plan conformity for the sale or lease of the properties only; this is not an action related to the actual sale of the properties.

Education Code Section 17464 et sec requires that any sale or lease of real property be in accordance with Government Code Section 54220.

**RECOMMENDATION**

Staff recommends that the Planning Commission adopt the attached Resolution No. 2019-03 (Exhibit A), finding that the sale or lease of 300 Piedmont Avenue, owned by the San Mateo Union High School District, is in conformance with the San Bruno General Plan.

**EXHIBITS**

- A. Site Location
- B. Site Photos
- C. Resolution 2019-03
- D. General Plan available online at: [http://www.sanbruno.ca.gov/comdev\\_generalPlan.html](http://www.sanbruno.ca.gov/comdev_generalPlan.html)

**REVIEWING AGENCIES**

Community Development Department  
 City Attorney

**LEGAL NOTICE**

1. Notices of public hearing were mailed to the owners of property within 300 feet on April 25, 2019.
2. Advertisement published in the San Mateo Daily Journal, Saturday, April 27, 2019
3. Agenda Notice posted on May 3, 2019

**ENVIRONMENTAL REVIEW**

The Planning Commission's action to determine whether the school district's proposed sale of real property is consistent with the General Plan is not subject to the California Environmental Quality Act

(CEQA), pursuant to CEQA Guidelines Section 15378 in that General Plan conformance findings required by State law is not a project as defined under CEQA.

**ANALYSIS**

In accordance with Education Section 17454, the Planning Commission must make a finding that the sale of real property owned by the San Mateo Union High School District is in conformance with the City’s General Plan.

ADDRESS	APN	ZONING	LAND AREA	GENERAL PLAN LAND USE	CURRENT USE	MAX. HOUSING UNIT PER GP (75% OF THE MAX.)
300 PIEDMONT AVENUE	019-170-020	R-1	40.146 acres	Low Density Residential (2.1-8.0 units per acre)	High School	240 units (est.)

The subject property, 300 Piedmont Avenue, was previously the site of Crestmoor High School which opened in 1962 and closed in 1980. The site is currently the home of Peninsula High School, a public alternative high school with an estimated enrollment of 180 students, which is a fraction of the student enrollment (1,500) at the former Crestmoor High School. Baseball, football, soccer, and track fields on the site remain open for public use and are maintained by the City of San Bruno. The site is owned by the San Mateo Union High School District and is designated Low Density Residential in the City’s General Plan. This land use designation primarily allows for single family residential uses, as well as single family attached housing (i.e., duplex and townhomes) where clustering results in additional open space, provided that each dwelling unit has ground-floor living area and private open space. The permitted density range is 2.1 to 8.0 units per acre. Below is a table that indicates the other potential uses for the site in question.

<b>Permitted Uses in R-1 zoning</b>	Single-family dwellings, accessory buildings and uses, small and large family day care homes, special residential care facilities, including transitional and supportive housing
<b>Conditional Uses</b>	Schools and churches, parks and playgrounds, large family day care homes, mobile home parks, crop and tree farming
<b>Planned Unit Permit (Chapter 12.116)</b>	Allows for innovation in development of clustered housing, open space, and other amenities which make for a more desirable living environment. May be used to cluster lots and dwelling units, and to provide better utilization of land through flexibility of development standards.

The scope of the Planning Commission review is consistency between the sale of the listed properties and the adopted the Goals, Policies, and Implementation Measures outlined in the eight Elements of the General Plan: Land Use & Urban Design (LU), Economic Development (ED), Transportation (T), Open Space and Recreation (OSR), Environmental Resources and Conservation (ERC), Health and Safety (HS), Public Facilities and Services (PFS), and Housing (HE). Staff has reviewed the proposed sale of the subject property and has determined that the property’s

sale conforms to the City's adopted General Plan. Staff's rationale for making the finding of General Plan conformance for the disposition is supported by applicable General Plan guiding and implementing policies outlined below.

*Applicable General Plan Goals and Policies:*

- J LUD-E: Ensure that new development, especially in residential neighborhoods, is sensitive to existing uses, and is of the highest quality design and construction.
- J LUD-1: Promote development of single-family housing on former school sites owned by public school districts. Retain existing recreation facilities for resident use, whenever possible.
- J LUD-3: During Plan review, protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale.
- J OSR-4: Undertake a program to add 20 acres of parkland to the City system over the next 20 years. Seize opportunities to develop and/or maintain parks and recreation facilities within existing residential neighborhoods through acquisition or preservation of former school facilities.
- J OSR-8: During reuse of the former Crestmoor High School site (designated for single-family residential development), preserve the existing playing fields for recreational use per direction of the General Plan Update Committee.
- J PFS-52: Provide technical assistance to local school districts in design and planning for reuse of former school sites throughout the city. Consider acquisition or leasing of former school sites for recreation, education, or other community needs.

*Chapter 4.4 of the Housing Element – HOUSING OPPORTUNITIES ON FORMER SCHOOL SITES*

Former school sites available for residential reuse within San Bruno include Crestmoor High School, Edgemont School, Willard Engvall School, and Crestmoor Elementary School. Crestmoor Elementary School became vacant in 2013, while the other schools were vacant during the prior Housing Element cycle. While these former school sites are not considered "affordable", they represent opportunities for redevelopment in line with existing neighborhood character. The former school sites require no zoning changes prior to redevelopment with residential use. The realistic development capacity of these sites is 6 units to the acre because they are designated Low Density Residential under the General Plan and Zoning (a maximum of 8 units to the acre). The quantified objectives for these sites assumes provision of 15 percent affordable housing per **Program 6-A** and existing City Ordinance. The City anticipates that these affordable single family units will likely fall under the moderate-income category. **Program 2-D** describes the City's role in monitoring and facilitating the School District's redevelopment of these sites with both affordable and market-rate housing, and reminds City Staff to align the redevelopment program for the Crestmoor site with the General Plan policy to conserve open space on the site for community use.

*Applicable Housing Element Goals and Policies:*

- J Program 2-D: Reuse former school sites. Facilitate the reuse of former school sites to accommodate affordable housing.
  - o Work with the School District regarding the following reusable school sites (designated low density residential in the General Plan) to encourage the development of a variety of housing types to address the needs of all incomes. Densities shall be compatible with the surrounding uses, consistent with available service capacities and environmental constraints, and in accordance with existing City ordinances:

- Willard Engvall School site
- Crestmoor High School site
- Edgemont School site
- Allow the redevelopment of the Crestmoor site to utilize clustering of new housing units to facilitate the preservation of open space and playgrounds according to General Plan Policy OSR-8 while not reducing the overall number of units achievable on the site.
- Work with the School District to increase access to information on how their low density residential sites may be suitable for affordable housing development.
- Initiate a dialog with affordable housing developers about what kind of partnerships and financial leverage would be necessary to reuse the school sites in a profitable way for the District and the developers.

Though no particular use is guaranteed or anticipated, the sale or lease of this surplus school site would provide opportunities for housing development in San Bruno to meet its regional housing needs, be developed as open space for San Bruno residents, and/or be developed for recreation, education, or other community needs.

### **RECOMMENDATION**

The Planning Commission action is only to determine whether the sale or lease of the subject property, owned by the San Mateo Union High School District, for uses other than public education, is in conformance with the City's General Plan. Staff recommends that the Planning Commission adopt the attached Resolution finding that the sale or lease of the property is in conformance with the San Bruno General Plan.

Date of Preparation: May 3, 2019  
Prepared by: Michael Smith, Senior Planner

**300 Piedmont Avenue**  
**APN: 019-170-020**  
**Exhibit A: Site Location**



**300 Piedmont Avenue**  
**APN: 019-170-020**  
**Exhibit B: Site Photos**



**300 Piedmont Avenue**  
**APN: 019-170-020**  
**Exhibit B: Site Photos**



**300 Piedmont Avenue**  
**APN: 019-170-020**  
**Exhibit B: Site Photos**



**RESOLUTION NO. 2019-03**

**A RESOLUTION OF THE SAN BRUNO PLANNING COMMISSION FINDING THE PROPOSED DISPOSITION OF 300 PIEDMONT AVENUE (A.K.A. THE FORMER CRESTMOOR HIGH SCHOOL), BY THE SAN MATEO UNION HIGH SCHOOL DISTRICT, TO BE IN CONFORMANCE WITH THE SAN BRUNO GENERAL PLAN**

**WHEREAS**, the San Mateo Union High School District has identified 300 Piedmont Avenue (a.k.a. the former Crestmoor High School) as a surplus school property;

**WHEREAS**, California Education Code Section 17464 requires that the Planning Commission make a determination that the proposed sale of the surplus school site is in conformance with the City's General Plan;

**WHEREAS**, the Planning Commission has reviewed the relevant adopted Goals, Policies, and Implementation Measures outlined in the General Plan which apply to surplus school sites;

**WHEREAS**, the Planning Commission's action to determine whether the proposed sale of the referenced surplus school site is consistent with the General Plan, is not subject to the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15378 in that General Plan conformance findings required by State law is not a project as defined under CEQA;

**WHEREAS**, future development of the property must undergo separate environmental review prior to development;

**WHEREAS**, on May 7, 2019, the Planning Commission held a duly noticed public hearing to determine whether the sale of the property is in conformity with the City's General Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the San Bruno Planning Commission hereby finds, determines and resolves as follows:

Section 1. The Planning Commission determines that the General Plan Conformity Finding is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 since it is not a project as defined under CEQA;

Section 2. The Planning Commission finds that the proposed disposition of the surplus school site located at 300 Piedmont Avenue (a.k.a. the former Crestmoor High School) is consistent with the General Plan goals and guiding policies and implementing policies because it allows the site to be developed with housing that would help San

Bruno meet its regional housing share, be developed as open space for the residents of San Bruno, and/or be developed for recreation, education, or other community needs.

Section 3. The Planning Commission hereby adopts Resolution No. 19-03 finding that the San Mateo Union High School District's proposed disposition of the school site located at 300 Piedmont Avenue is in conformity with the City's General Plan.

\_\_\_\_\_  
Dated:

\_\_\_\_\_  
Linda Mason  
Planning Commission Chair

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Planning Commission Secretary

\_\_\_\_\_  
City Attorney

I, Darcy Smith, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of San Bruno on this 7th day of May 2019, by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_



567 El Camino Real  
 San Bruno, CA 94066  
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 Fax: (650) 873-6749  
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**PLANNING COMMISSION  
 STAFF REPORT  
 AGENDA ITEM NO. 5.A  
 MAY 7, 2019**

**SUBJECT**

Conduct a study session to provide an update on the progress and results of community outreach process till date and receive initial input on the conceptual designs of the San Mateo Avenue Streetscape Plan.

**RECOMMENDATION**

Receive presentation and provide input to staff and the consultant team on the preliminary draft streetscape plan.

**BACKGROUND**

On January 8, 2019, the City Council adopted Resolution 2019-09 approving the preparation of the San Mateo Avenue Streetscape Plan to implement the city's *General Plan* and *Transit Corridors Plan*. The City staff with the help of the consultants (WRT) are in the process of preparing this streetscape plan for San Bruno's downtown. The San Mateo Avenue Streetscape Plan is focused on preparing a conceptual design for an enhanced street with improved sidewalks; well-marked and decorative crosswalks; widened sidewalks at some locations; green infrastructure; improved signage and way-finding including to public parking lots; integrated and attractive street furniture and lighting; and roadways that accommodate multiple modes of transportation.

Overall, this plan will provide design recommendations to improve pedestrian safety and comfort, improve the amount of usable public space in the downtown, and support environmentally-sustainable storm-water management. The overall project planning area will encompass south San Mateo Avenue, which is comprised of the public right-of-way on San Mateo Avenue between San Bruno Avenue at the Caltrain Station to the north and the El Camino Real intersection to the south. This staff report provides a project summary outlining the key meetings and outcomes of the community planning process to date and present the conceptual designs of the San Mateo Avenue Streetscape Plan. The purpose of this study session is to provide an update on the progress and results of the community meetings and receive initial input on the conceptual designs of the San Mateo Avenue Streetscape Plan.

## **DISCUSSION**

### **Overall Planning Process**

The Streetscape Plan planning process is distributed based on various tasks to be accomplished as mentioned below:

Task 1: Analysis and Preliminary Feasibility Study

Task 2: CEQA Determination

Task 3: Community Outreach

Task 4: Streetscape Plan preparation

*Analysis and Preliminary Feasibility Study:* The existing conditions and feasibility study, was completed over the course of February to March 2019. To accomplish this task, the existing City plans such as the *San Bruno General Plan, Transit Corridors Plan, Downtown Parking Management Plan, and Walk' n Bike Plan* were reviewed to lay a foundation for future design and recommendations. A scaled base map depicting the public right of way and approximate building footprints of the San Mateo Avenue study area was prepared during this process. San Mateo Avenue's assets, opportunity sites, existing streetscape features were identified and mapped. A scaled base map for the project area, a detailed documentation of the existing conditions that will serve as a chapter in the final report and determination of CEQA analysis are expected deliverables of this task.

*Community Outreach:* The San Mateo Avenue Streetscape Plan preparation process is dedicated to a thorough, transparent and open community input process. The community outreach process for this project consists of two community meetings - one pop-up event and one traditional community meeting, online survey, a 'walk'shop, two stakeholder meetings, two storefront displays, two Planning Commission meetings and one City Council meeting. Until April 2019, a 'walk'shop, an ongoing online survey, a pop-up workshop, and one stakeholder meeting has been held. In general, these meetings helped gather input through mapping the downtown's assets and challenges, set principles, and outline desired activities for the future of the downtown. The following timeline summarizes the major project meetings held to date:

- March 12, 2019 - 'Walk'shop – a walking tour, Community Workshop #1
- March 28, 2019 - Stakeholder Meeting #1
- March 30, 2019 - Drop-in Community Workshop #2

The public engagement activities that are coming up next:

- May 8, 2019 - Stakeholder meeting #2
- May 22, 2019 - Community Meeting #3

All project updates for the completed meetings are available on the project website:

<https://www.sanbruno.ca.gov/streetscapeplan>

‘Walk’shop: The ‘walk’shop: a walking tour, was held on March 12, 2019 at 10 am at the Posy Park. The purpose of this tour was to observe and make suggestions for improvements to the sidewalks, intersections, benches, bicycle racks, paseos and various street features within the public right of way. At this two hour walking tour, 37 community members including the San Bruno City officials, City Council members, staff, various board, commission, and committee members actively participated. The groups walked from Posy Park south on San Mateo Avenue, one group on each side of the street. Participants were encouraged to comment, take the survey, make suggestions, and provide ideas of their vision towards the improvement of the San Mateo Avenue. A wide spectrum of creative ideas were expressed and the consultant team and the City staff recorded the ideas that are summarized below.

Drop-in Community Workshop: The second of three community workshops/meetings was held on Saturday, March 30, 2019. Participants built upon their comments from the ‘walk’shop and further provided input by articulating their preferences for public right-of-way improvements. For example, visioning the use of the Centennial Plaza and Posy Park, character of the Downtown, seating areas and design, signage and public improvements in various locations of the project area. At this workshop, boards were displayed to layout the understanding of existing conditions and preliminary concepts of the Streetscape Plan. The participants were given an opportunity to provide feedback and comments on the existing conditions of the downtown, preliminary concepts of various street features and potential themes for signage, public art, street lights, public seating, and miscellaneous custom urban elements. Feedback tools included surveys, “dots” exercise on graphics - to assess preferences, and Post-it notes comments on a large existing conditions map. Photo simulation methods were used to mock-up specific potential improvements which included changes to the curb alignment to provide space for public use or additional planting area or adding furniture and potted plants to certain bulb-out areas or a “parklet” in a parking space. One of the boards included a prioritization exercise including design for seating, lights, signage, trees, etc. where people could stick a dot to vote for their priority theme. This on-site “drop-in pop-up” community workshop was a great way to provide input especially for those who were unlikely to attend an evening meeting.

Stakeholder Meeting #1: On March 28, 2019 a stakeholder meeting was conducted for two hours. Ten stakeholders, including business people, representatives from various institutions and BPAC members attended this meeting. They commented and provided input on various topics such as trees in the right of way, types of businesses that should be encouraged in the downtown, and also shared examples from various other downtowns. A common suggestion that was brought out through this meeting was having a robust maintenance plan for all the street features, especially trees, once they have been installed.

The following points highlight key ideas from the community’s comments during the two workshops, stakeholder meeting and online survey. For details under each idea see attachment A.

- 1. Planting more trees and general planting is a high priority in the downtown**
- 2. Outdoor café seating and general activation of the downtown should be increased**
- 3. Safety, accessibility and better/more lighting is the most important for the future of San Mateo Avenue**
- 4. There is a need for way finding to the downtown and to public parking lots**
- 5. Funding and maintenance sources for the implementation of the Streetscape Plan should be explored**

- 6. Bulb-outs should be developed with a balance of planting and seating**
- 7. Parklets are a great idea if City approvals are streamlined**
- 8. Pedestrian safety features is a priority**
- 9. The aesthetics of the businesses should be updated, modernized and unified (Not in scope of this project)**

Outcome: The result of this community engagement process sets a vision for the design of the San Mateo Avenue which is simple and elegant, has activated paseos and more public spaces, better street trees, unified street features, enhanced pedestrian safety, better and more way finding signage and a unique identity.

### **Next Steps**

Building upon the comments received as mentioned above, a preliminary Draft Streetscape Plan was completed in late April 2019. The preliminary draft streetscape design includes advanced concepts for tree placement in the public right-of-way, bulb-out treatments, pavement designs, streetlight and gateway designs and signage designs. Based on the vision elements and land use objectives established in the community meeting, Streetscape Plan preparation phase is focused on developing conceptual design and strategies for various public spaces that will culminate in a preferred plan concept.

The City staff and the consultant team seek guidance from the Planning Commission on the preliminary draft Streetscape Plan as being presented today. Specifically, staff seeks input on:

- The concept designs of the Centennial Plaza and Posy Park
- The future usage and design of paseos
- The concept designs of green infrastructure, such as corner bulb-outs
- The concept designs and placement of street furnishings, way finding signage and gateways
- The character of the street

Based on this input, the project team will refine the preliminary draft of the streetscape plan and begin working on final draft streetscape plan, and return to the Planning Commission again (estimated in June or July 2019) and finally present to the City Council for adoption (estimated in July or August 2019).

### **Attachments**

Attachment 1: Community Engagement Summary  
Attachment 2: Key Slides – Draft Streetscape Plan

Date of Preparation: May 3, 2019

Prepared by: Rucha Dande, Associate Planner

## **Attachment 1: Community Engagement Summary**

### **1. *Planting more trees and general planting is a high priority in the downtown***

- The trees should be large and significantly sized
- The choice of the tree species should ensure the visibility of the store fronts
- The trees in the future should not cause damage to the sidewalks
- If the existing trees in pots should remain, they should be well maintained
- The downtown should be enhanced with abundant landscaping
- Posy Park has too much concrete and is underutilized. It should be utilized by using the blank walls for more art and by adding more landscape.

### **2. *Increase outdoor café seating and general activation of the downtown***

- San Mateo Avenue should be activated by allowing more outdoor seating, outdoor music/concerts, and farmer's market in the plazas
- Concepts such as 'Sunday Streets'- closing the street to car traffic, should be encouraged
- New community oriented businesses should be promoted in the downtown
- More lights, public art ('a heart sculpture') should be installed
- Funds should be raised for streetscape improvements through sponsorship of trees, benches or paver programs
  - In the dot exercises, people favored the wood slat aesthetic (fig and sparrow), but were generally in favor of any outdoor café seating
- The existing paseos leading the parking lots in the rear of the San Mateo Avenue are an asset and should be activated with the help of adding lighting, seating, murals, planting and better signage
  - In the dot exercise, people most favored the arbor/planting idea and the art/mural idea, but were generally in favor of activated paseos
- The centennial plaza should be opened for various uses including as an event space (with seating and a stage), as a plaza with a coffee cart, to add children's activities and/or a playground, and a community garden.
  - The existing art in Centennial Plaza is outdated and doesn't reflect the rest of the corridor. Generally more art should also be added to the San Mateo Avenue.
- Nicer and more seating should be incorporated throughout the corridor, especially for the elderly

### **3. *Safety, accessibility and better/more lighting is the most important to improve for the future of San Mateo Avenue***

- For daytime, better and aesthetically appealing light poles should be installed

- During the evening hours there should be more lighting and activation of the street
- Consider having a police substation in the downtown
- Police should patrol on bikes passing through a couple of times a day
- Safety is a concern especially at night
  - In the dots exercise people seemed to like all of the night lighting ideas - but most dots went to the lighted spheres.
- More wheelchair ramps should be added
- Consider providing accessible entrances to businesses and not having pedestal tables
- Raised crosswalks should be proposed at various intersections
- Nicer paving should be chosen that takes into account future needs for replacement

#### **4. *There is a need for way finding to downtown and to parking***

- The downtown needs a noted entrance on both ends (it doesn't have to be an arc)
- Adding directories in the paseos should be explored
- Possible new sign location could be at Hazel Ave and Crystal Springs Ave, at City Park; one sign at Jenevein Ave and San Mateo Ave, and one sign at Kains Avenue leading to downtown – because that is how people arrive from City Hall and Library
  - In the dots exercise, most dots were placed on Pleasant Hill's over the street gateway (one person noted that they liked the fact that it was over the street).
  - For way finding, most dots were placed on the Des Moines Iowa downtown way finding signage: people seemed to most like simple clear graphics, with some people liking the more craft/artistic like signage like Castro valley

#### **5. *Funding and maintenance sources should be explored***

- Questions were raised on who will maintain the landscape, trees and improvements
- Better to have less, better maintained items, than more that can't be maintained
- Maintenance should be included in the budget, and the City should ensure an adequate budget now.
- Currently the street is not maintained enough - there is a need to clean up the trash, maintain the potted trees, and clean the sidewalks

#### **6. *Bulb-outs should be developed with a balance of planting and seating***

- Most people liked the balance of planting and seating, and liked the idea of planting and activating these. However, people also liked the option that removes the bulb

outs for more parking spaces. Someone asked for no bulb-outs between Kains Ave. and Caltrain station because it's a bicycle hazard.

**7. Parklets are a great idea if getting approvals from the City is streamlined**

- Most people seemed excited about parklets, but some were hesitant about losing parking. In the dots exercise, people most liked a parklet that incorporates planting.

**8. Pedestrian safety features is a priority**

While it was high on the priority list, it wasn't mentioned in people's comments as much as other issues. There was a minority opinion that it's unsafe to cross the street.

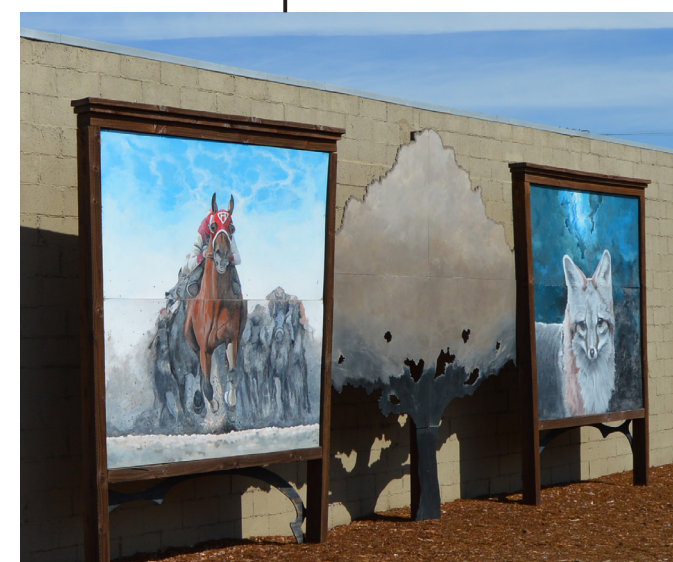
- Make the street safer for moms with kids to walk, and make it generally more pedestrian friendly by adding crosswalk lights.
- Keep bikes off the sidewalk, making it more walkable
- Add a bike lane from Caltrain
- Bulb-outs and double parking for loading on San Mateo Avenue make it unsafe for bikers

Some ideas which were an outcome of this community engagement process but not in the scope of the Streetscape Plan is as below:

**9. The aesthetics of the businesses should be updated, modernized and unified**

- More big name stores (ex. Trader Joe's) should be allowed and encouraged.
- The businesses should be more diversified (not only restaurants), and more upscale, to balance out all of the low-end options
- There are many vacancies and hodgepodge aesthetics/signage, closed blinds of businesses that needs code enforcement from the City
- There should be a downtown business plan
- The City should provide more support to new small businesses

- Markets
- Restaurants
- Goods/Services
- Community
- Open Space
- Trees
- Potted trees
- Paseos
- Bulb Outs
- Architecture of Interest
- Exist. Sidewalk Seating
- Artwork/Distinctive



# EXISTING CORRIDOR CHARACTER

## THE AVENUE

SAN MATEO AVENUE  
STREETScape PLAN

# Public and Community Engagement Meetings:

- ongoing: Survey (online and physical) - 92 respondents
- 3/12: Community Walk-shop
- 3/28: Stakeholder Meeting
- 3/30: Community Workshop

## Design Process:

Halfway point in the Draft Streetscape Plan

## Future Public+Community Engagement Meetings:

- 5/8: Stakeholder Meeting
- 5/22: Community Workshop #2
- Estimated in June or July 2019: Planning Commission
- Estimated in July or August 2019: City Council Meeting



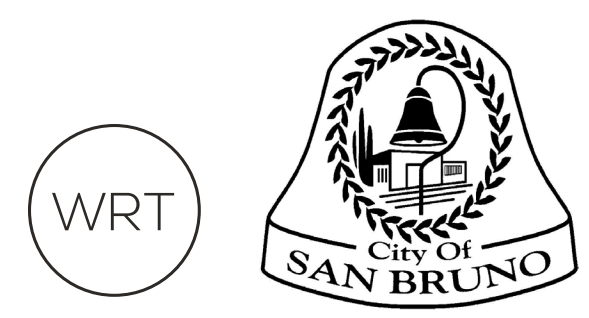
WHERE WE ARE NOW

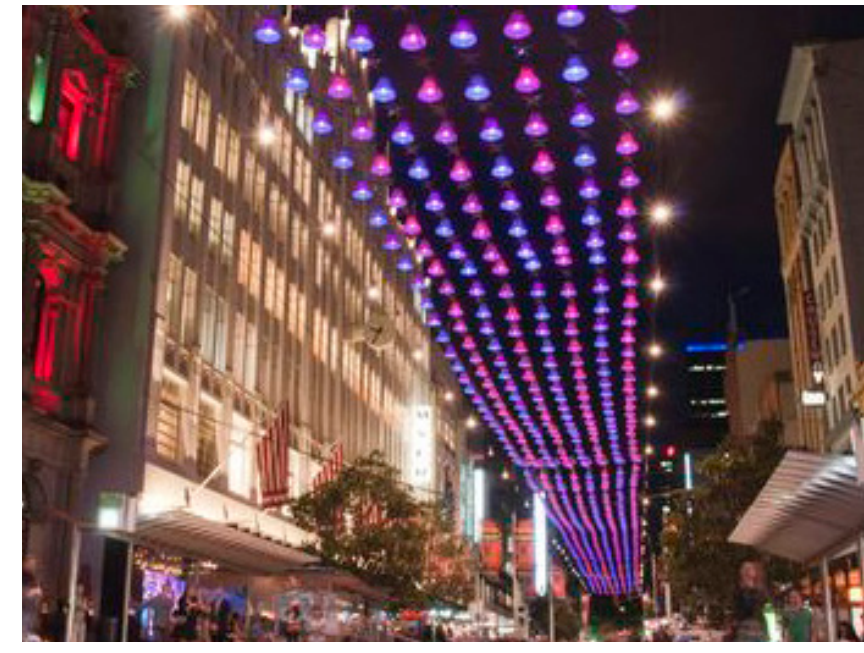
**THE AVENUE** SAN MATEO AVENUE  
STREETScape PLAN



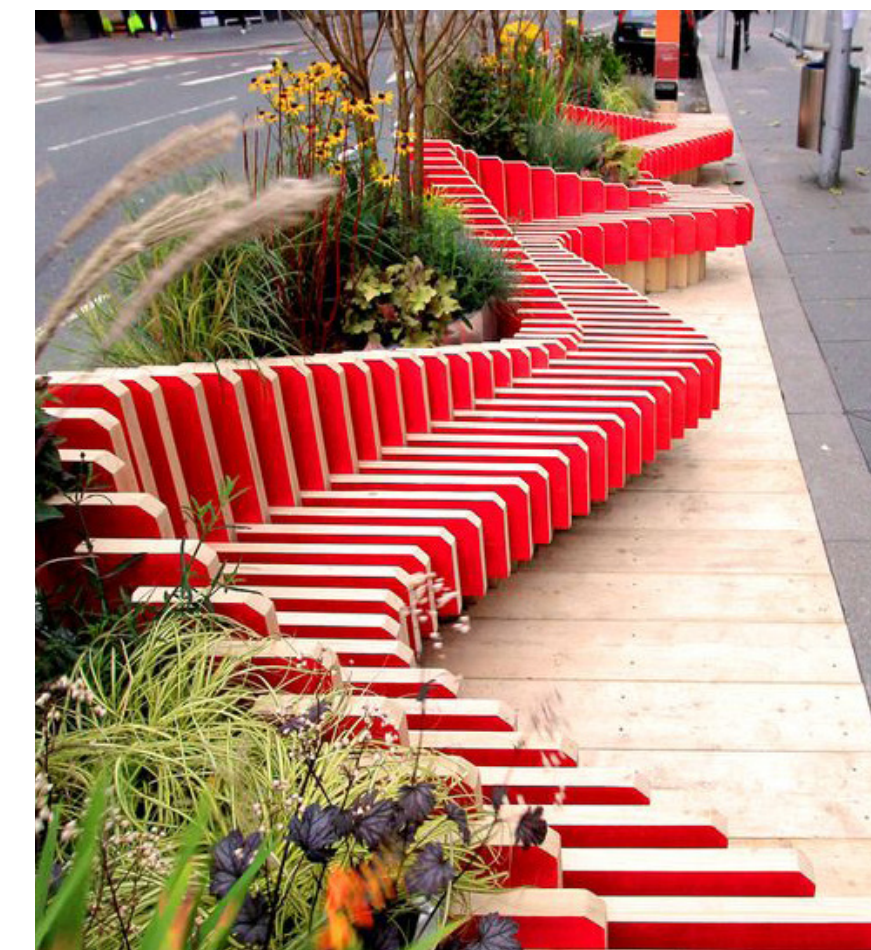
# WHAT WE HEARD Community Workshop #1 'Dots Exercise'

**THE AVENUE** SAN MATEO AVENUE STREETScape PLAN





COMMUNITY  
 DIVERSITY  
 TRANSPORTATION  
 POTENTIAL  
 ARTISTIC +UNIQUE  
 MODERN  
 CHARM  
 SIMPLE



Activation

Character-Identity

WHAT WE HEARD Community Workshop #1 - Preferred Activation and Character Images

- **Activation:** Activate the corridor, paseos, Posy Park and Centennial Plaza day and night
- **Greening:** Plant trees, increase vegetation
- **Beautification:** Provide an updated and unified corridor aesthetic, including additional seating opportunities and new paving design
- **Safety:** Ensure pedestrian safety
- **Wayfinding:** Provide wayfinding signage to 'The Avenue', parking lots and design gateways
- **Identity:** San Mateo Avenue's character should be simple, elegant and unique

PROJECT GOALS BASED ON COMMUNITY INPUT

**THE AVENUE** SAN MATEO AVENUE  
STREETSCAPE PLAN



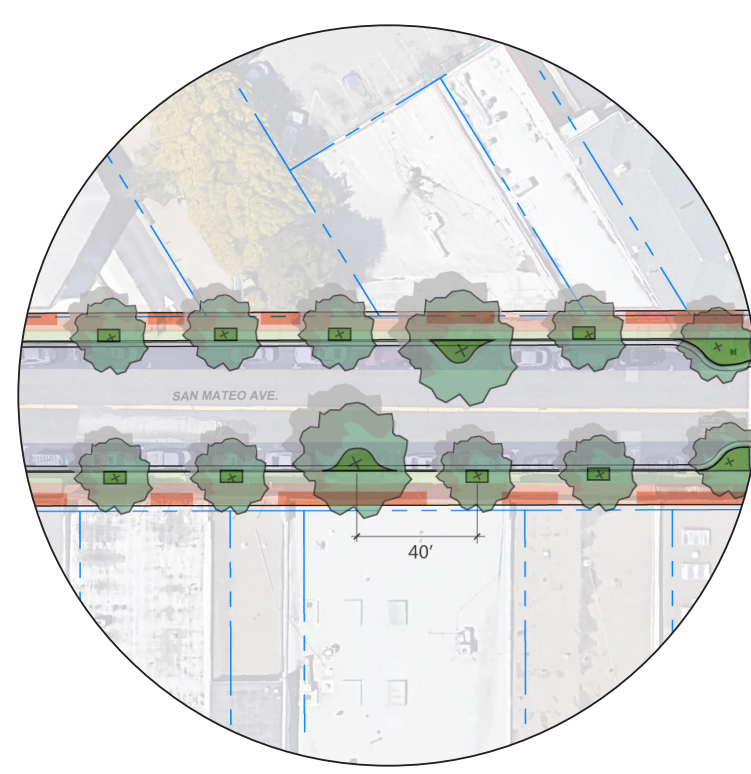
SEATING



TRASH + RECYCLING RECEPTACLES



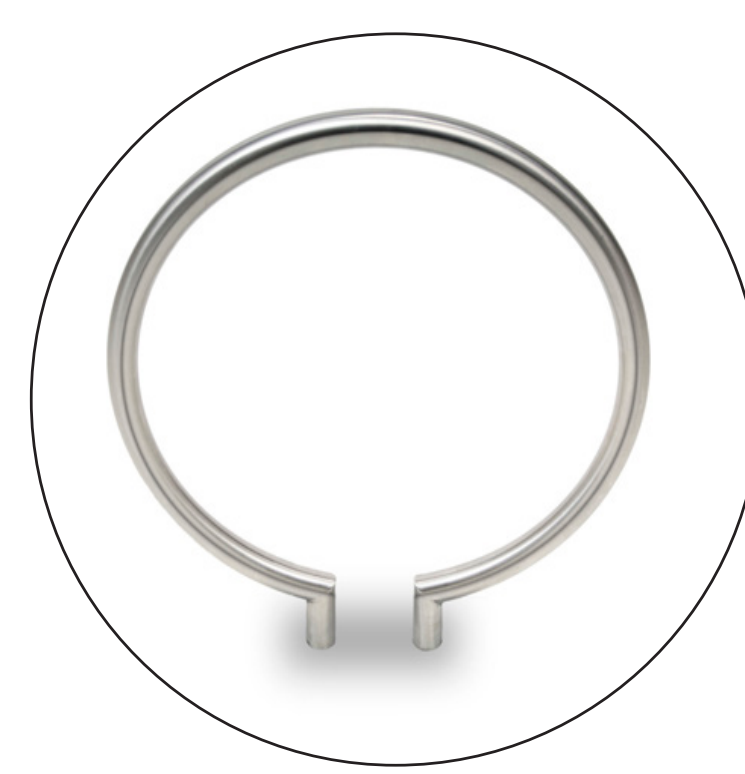
STREET TREES



LIGHTING



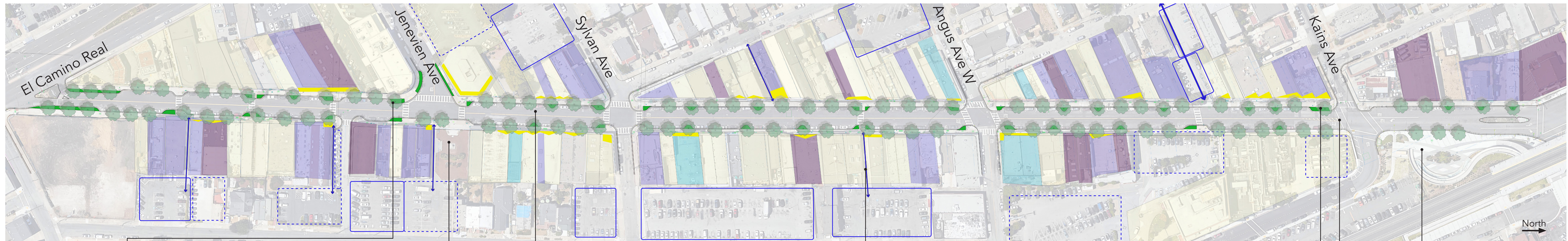
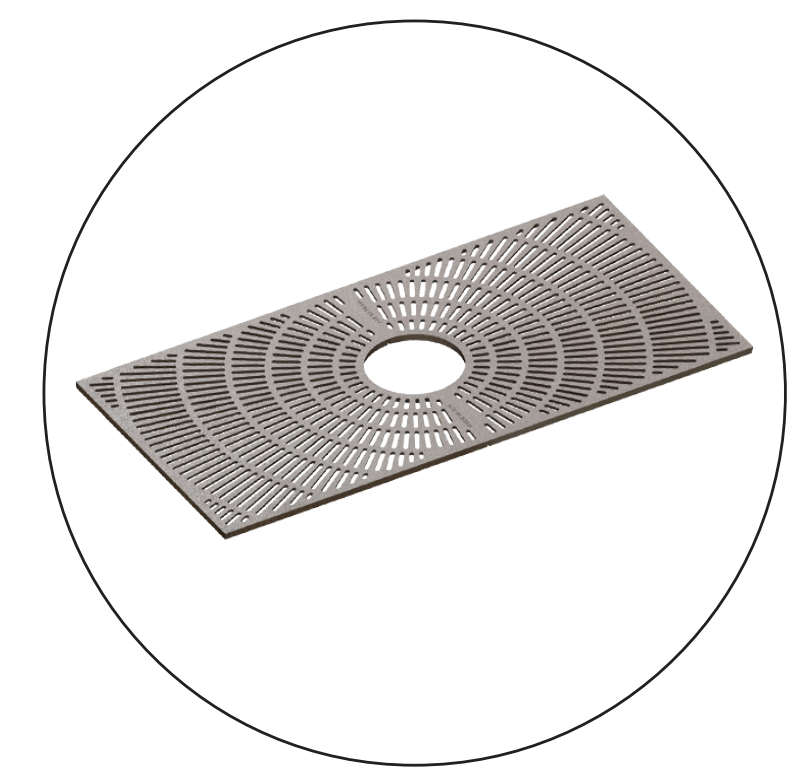
BIKE RACKS



PAVING



TREE GRATES



- Markets
- Restaurants
- Goods/Services
- Community
- Open Space
- Paseos
- Public Parking
- Private Parking
- ▲ Bulb Outs
- ▲ Building Set Backs



Performance space  
Seating  
Lighting  
Children's play area

BANK OF AMERICA  
RAIN GARDEN  
OPPORTUNITY



MID-BLOCK BULBOUTS



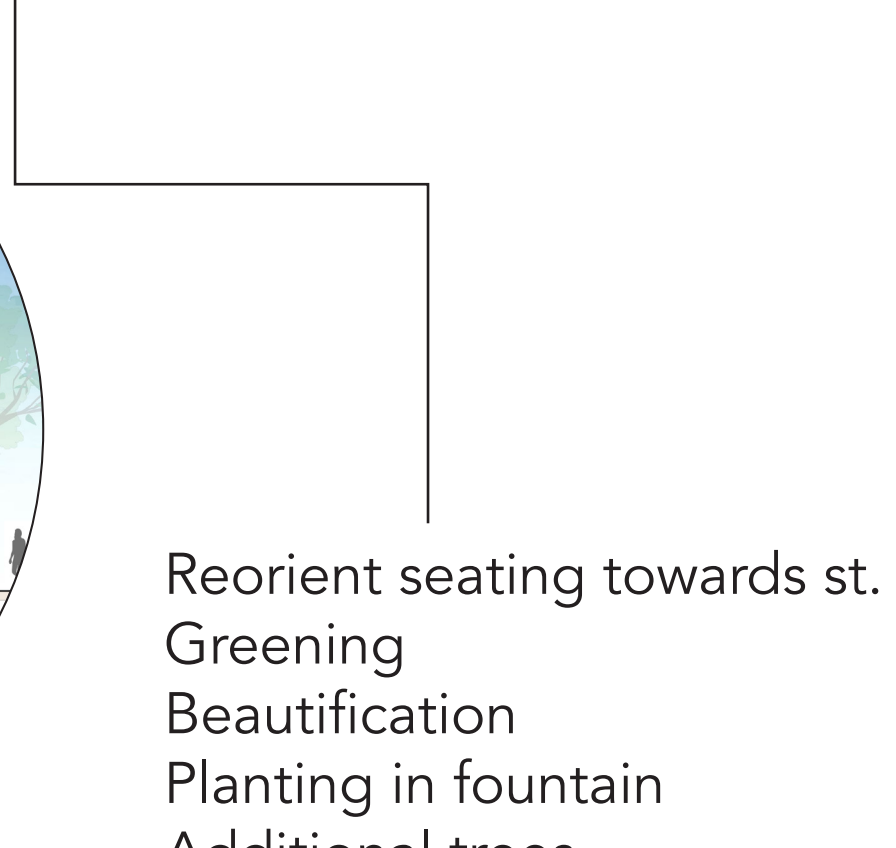
PASEOS + WAYFINDING  
TO PARKING



CORNER BULB-OUTS



GATEWAYS



Reorient seating towards st.  
Greening  
Beautification  
Planting in fountain  
Additional trees

ACTIVATE POSY PARK

# OVERALL CONCEPT DIAGRAM

## THE AVENUE

SAN MATEO AVENUE  
STREETSCAPE PLAN

