

General Plan Issues and Action Guide

North Bayshore Housing

Background:

Originally, retail, housing, and office were considered for North Bayshore so persons could live close to where they work while supporting expanded retail services. North Bayshore was envisioned as a mixed-use boulevard with frequent transit service connecting to downtown, retail on the ground floor, and apartments and office above. Allowing housing would give people an option to live close to their jobs, support expanded retail services, and justify frequent, all-day transit service between Downtown and North Bayshore. However, City Council recently removed housing from the mix due to concerns that housing would impact wildlife and exacerbate transportation problems. The [Final Environmental Impact Report](#) (EIR) recently stated that allowing housing would have no additional impact on wildlife compared to existing development (pg82, B6-4), and additional policies in the General Plan call for concentrating new development along Shoreline Boulevard which would restore previously built-upon land to wildlife.

Potential Action:

1. Ask Council to restore housing to the North Bayshore area in the General Plan.
2. Consider asking that additional study on housing's impact on wildlife be conducted in the North Bayshore Precise Plan, but we should not be eliminating a major solution to our traffic and emissions challenges this early to the process
3. Consider asking that the impacts for a *range* of housing units be studied in the North Bayshore Precise Plan, since additional units may have a positive impact on emissions and traffic.

Flexible Mixed Use

Background:

Council recently added a draft policy that would allow greater intensities along El Camino Real at "key locations" coupled with "significant community benefits." These criteria would be defined through the zoning, not in the General Plan, but they are excellent mechanisms to locate growth near transit, jobs, and services. Additionally, it's an opportunity for the city to leverage development interest to get new civic amenities and create great places.

Potential Action:

1. Support the proposed policy

2. Ask that it be expanded to other change areas in addition to El Camino Real
3. Remind Councilmembers that the criteria of “significant community benefits” and “key locations” will be defined during the zoning process.

Transportation

Background:

Most of the transportation policies are solidified and unlikely to change prior to adoption of the General Plan. Major studies of new transit service are likely to be undertaken in later, more focused planning efforts. However, there are opportunities to add some language to existing policies to strengthen outcomes.

Potential Action.

1. Ask that additional language be added to Draft General Plan bicycling policies to define the city’s ambition as a “leader in bicycling.” Language supporting this vision could include “development of innovative infrastructure conducive to a low-stress bicycle transportation network comfortable for all ages and abilities.
2. Support the city’s continued work on the pedestrian master plan and interventions that make the city more walkable.

Avenues of Action

1. **Attend** the Council and/or EPC public hearings on the Draft General Plan and speak to the above issues during the public comment period.
2. **Write** a letter to EPC members prior to their 6/27 meeting addressing these issues
3. **Write** a letter to City Council Members prior to their 6/3 Study Session on the Draft General Plan

Public Hearing Dates

June 27: Environmental Planning Commission meeting– 7PM @ City Hall

July 3: City Council Study Session– 5PM @ City Hall ***Only time for one meeting? This is the most important one to speak at.***

July 10: City Council Final Meeting– 6:30PM @ City Hall

Councilmember Contact Information

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