

PA 13-052 CVS PHARMACY & ADDITIONAL RETAIL BUILDING PRE-APPLICATION

APPLICABLE GENERAL PLAN AND SHORELINE PARK SPECIFIC PLAN POLICIES

Future growth and redevelopment of the subject site is guided by the following relevant planning documents:

1. General Plan Vision 2030
Available online at: <http://www.cityofsanmateo.org/index.aspx?NID=2021>
2. City of San Mateo Zoning Code
Available online at: <http://www.cityofsanmateo.org/index.aspx?NID=1982>
3. Bicycle Master Plan
Available online at: <http://www.cityofsanmateo.org/index.aspx?nid=1894>
4. Pedestrian Master Plan
Available online at: <http://www.cityofsanmateo.org/index.aspx?nid=1894>
5. Shoreline Park Specific Plan
Available online at: <http://www.cityofsanmateo.org/index.aspx?NID=1135#plans>

Applicable General Plan Elements and Policies and Shoreline Park Specific Plan policies are listed to facilitate further discussion and direction for the project at this preliminary stage.

General Plan Vision 2030

Land Use Element

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.

Factors such as building height, bulk, design and intensity of use help to achieve high quality urban design, to regulate traffic, and to minimize impact on neighboring uses.

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.

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.

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).

Area Specific Policies

Shoreview

PA 4.5: Norfolk/SR 92 Vicinity. Encourage redevelopment of the area along South Norfolk Avenue between Susan Court and SR 92 as follows:

1. For properties between Norfolk Avenue and Marina Lagoon, encourage medium scale public-serving commercial uses, as delineated on the Building Height and Intensity Plans, such as retail and restaurants. Redevelopment shall maximize public access to and along the lagoon.

Intensification or redevelopment of the land abutting Marina Lagoon is encouraged contingent on provision of continuous landscaped public access along the Lagoon from Susan Court to SR 92, and on achieving a building design that is oriented to and sensitive to the waterway.

Circulation Element

- C 1.1** **Minimize Traffic Diversion.** Discourage non-local and commercial traffic from using local and collector residential streets through land use restrictions and traffic control devices, where appropriate. Design existing arterial roadways to minimize the diversion of traffic onto local residential streets.

Local streets are designed to serve only adjacent land uses and are intended to protect residents from through traffic impacts. New multi-family residential and commercial development should not have primary access on local streets, except where there is no feasible alternative.

- C 4.5:** **Pedestrian Enhancements with New Development.** Continue to require as a condition of development project approval the provision of sidewalks and wheelchair ramps where lacking and the repair or replacement of damaged sidewalks. Require that utility poles, signs, street lights, and street landscaping on sidewalks be placed and maintained to permit wheelchair access and pedestrian use. Increase awareness of existing trails and routes by promoting these amenities to residents.

- C 4.7:** **Pedestrian Safety.** Pedestrian safety shall be made a priority in the design of intersection and other roadway improvements.

- C 4.9:** **Pedestrian and Bicycle Connections.** Implement an area-wide pedestrian and bicycle circulation plan which will result in convenient and direct connections throughout San Mateo. Implementing connections in the Rail Corridor Transit-Oriented Development Plan (Corridor Plan) area and into adjacent neighborhoods and districts is a priority.

- C 4.10:** **Bikeway Systems.** Review the City's planned bikeways systems for adequacy, consistency and connectivity throughout the City to facilitate ease of use and safety for the users including adequate parking for bicycles.

Urban Design Element

- UD 1.2:** **Preservation of Natural Focal Points.** Preserve and enhance views of and access to the foothills and the Bay through the design of new development consistent with the Shoreline Park Specific Plan.

- GOAL 4:** Improve the visual character, livability and vitality of commercial areas.

- UD 2.6:** **Orient Buildings Toward the Street.** Encourage commercial development to be located at the street in retail areas to encourage pedestrian activity and the use

of on-street parking. Locate required parking towards the side and rear of parcels.

Buildings that are located towards the rear of a parcel with parking in front create a cluttered appearance from free standing signage, parking areas and many exposed building faces. They also discourage pedestrian activity by placing a parking lot between the street/sidewalk and the building. Buildings located at the street provide visual interest for motorists and pedestrians, encourage pedestrian activity by being located next to the sidewalk and on-street parking, and provide a sense of street enclosure. Placing the parking towards the rear of the parcel also helps to buffer adjoining residential uses.

UD 2.7: Respect Existing Scale. Encourage new commercial development to respect the scale of surrounding buildings by providing breaks in the building face at spacings common to buildings in the area and by stepping back upper floors.

A street composed of buildings with greatly varying height and width proportions appears confusing. Larger buildings appear more important and smaller buildings appear out of place. Larger buildings may be successfully added if they adopt the scale of neighboring building forms by providing breaks in the building facade, or by adopting a window or detailing pattern common to the area.

UD 2.8: Trademark Building Forms. Discourage 'signature' or trademark building forms or colors where they would contribute to the visual clutter of the area.

Trademark building forms and colors detract from other buildings by unnecessarily standing out. These should not be permitted if they cause visual clutter.

UD 2.9: Pedestrian Oriented Design. On retail commercial projects, designate pedestrian activity as a priority through the design and provision of adequate sidewalk widths, locating windows along ground floor street facades, trees and awnings, and human scale construction materials and features.

UD 2.14: Sustainable Design and Building Construction. Require new development and building alterations to conform with the City's Sustainable Initiatives Plan and subsequent City Council adopted goals, policies, and standards pertaining to sustainable building construction.

Conservation and Open Space Element

C/OS 1.6: Public Access. Continue to require public access from new developments adjacent to the Lagoon and Shoreline consistent with the Shoreline Park Specific Plan.

C/OS 9.1: Development Requirements. Require new developments to protect and enhance the character of scenic roadways and trails designated on Figure C/OS-4, including but not limited to treatment of signs and screening, land uses, and preservation of view corridors.

C/OS 12.5: Compatible Public Use. Provide for public access, study, and recreation opportunities at the Shoreline, Sugarloaf Mountain, San Mateo and Laurel creeks that are compatible with their setting and natural attributes; ensure that significant natural qualities and habitat are protected.

Shoreline Park Specific Plan

4.B.: Improvements and Recreational Opportunities. Bikeways and trails along the Lagoon, when feasible, with connections to citywide bikeways and trail systems.