

	<b>Plan Bay Area</b>	
	<b>January 2012 Public Workshops</b>	
	<b>Oral Comments: Land Use and Complete Communities</b>	
	<b>County</b>	<b>Comments</b>
1	San Mateo	Clarify and define terms like PDA, region, and how they apply to San Mateo County.
2	San Mateo	Discuss place types. What do you mean by rural? Would have liked to see examples and how they apply to San Mateo County.
3	San Mateo	Provide info on what percent of housing are condos, section 8 housing, etc., in San Mateo County and in the region.
4	San Mateo	How do we address affordability? What about other services needed in the community?
5	San Mateo	Does this plan supersede the plans made by local governments or coerce them to change their plans?
6	San Mateo	Likes the complete community that provides options/places to live throughout San Mateo County. Wants to see more options.
7	San Mateo	Define sustainability -- what does it mean?
8	San Mateo	How do we know data and growth population numbers are accurate? Believes many people are leaving rather than coming here.
9	San Mateo	Wants clarification on maps and pie charts for the PDAs that were on the PowerPoint slide. Wanted specifics, not visuals.
10	San Mateo	How are private homes affected?
11	San Mateo	Define urban growth boundary. How does that affect San Mateo County cities?
12	San Mateo	Saw colors of "Hillsborough-Woodside" on the PowerPoint map slide. Will they get growth or dense housing? Wants more discussion and specific information.
13	San Mateo	Wants more detailed maps of communities; the map used was too general and did not give any sense of community or what development could look like.
14	San Mateo	List schools as improvements to communities. This is an important issue for families moving in. Density will negatively affect the quality of schools.
15	San Mateo	Sees plan as movement toward Russia's lifestyle and density but notes that they're currently moving toward our more open housing away from the density.
16	San Mateo	How are residents involved/engaged in planning communities? How does Agenda 21 affect local decisions?
17	San Mateo	If you want to deal with land use issues, get rid of rent control.
19	San Mateo	Believes that low income housing destroys neighborhoods.
20	San Mateo	Concerned about quality of life along coast cities. What will costs be on the coasts from this plan and its focus on PDAs? Will coast cities lose bus service diverted to the other PDA areas? There would be 41,000 residents affected.
21	San Mateo	Pay attention to the county's coast area. Need better infrastructure, good schools and good transit. Worried about being disenfranchised. Want smart growth -- need to address transportation here.
22	San Mateo	Clarify the slide about Grand Blvd. The colors show 'city center' and 'mixed use.'
23	San Mateo	What about towns not along El Camino Real Blvd? What will work in Pacifica?
24	San Mateo	From a labor perspective: Ensure there is workforce housing and affordable options. Focus on economic development. Commuting long distances is a problem.

25	San Mateo	Smart growth and dense development will work if the transit options are there. Walkable communities can make the difference.
26	San Mateo	Building: We have to be sensitive to neighboring communities and lots. Rental housing issues. What about the Palmer Decision?
27	San Mateo	Wants to see cities as approved. Allocate funds for public work programs.
28	San Mateo	Understands concept of complete communities, but we haven't equally developed complete communities throughout the county. How will housing and neighborhoods be improved beyond a piece meal approach?
29	San Mateo	Concern for gentrification and method of concentrating resources. Sees these plans as pricing out workers who are below median income and making it difficult for them to thrive. This plan affects income groups differently
30	San Mateo	Schools are a concern. Good schools/high performance schools attract homeowners. Where schools are located on the housing map and the cost of housing makes a difference. How do we address this dynamic with low-income housing and low-performance schools?
31	San Mateo	Does not think agencies have the competence to take on this land use-transportation planning task.
32	San Mateo	About redevelopment funding -- how does losing redevelopment agencies and funding affect Plan Bay Area? Where do we go from here?
33	San Mateo	Gave example of Arlington, VA. Since 1960 they have developed transit corridors with high density; this made communities more economically viable, put billions of dollars in coffers. See a video online documenting what they have accomplished at Arlington VA web sites.