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Sent: Saturday, December 1, 2018 10:11 AM
To: Julia Klein <jklein@cityofsanmateo.org>
Subject: planning letter

Condon & Sons Lumber Company

117 East 25th ave
San Mateo, Ca 94403

Since 1957

To: City of San Mateo Planning Dept.
Dec 1, 2018

We have been serving the City of San Mateo for over 60 years. During that time we have seen many changes to our City. We remember the open fields and the families lined up during the City wide parades. We have seen the property values increase over 500%.

Our employees have always been local people from nearby friends and families. Over the years we started to notice our employees were coming from farther and farther distances so that they could afford housing to live. We also realized our need for increases in benefits to cover the travel costs and tolls to keep a good employee.

Now in our present times, we find it nearly impossible to find local employees due to the housing costs verses the wages needed to survive. When you combine the housing costs and the wages needed, then add the newer travel times with the current traffic conditions, we found employees on the road for hours. It was not hard to realize when travel time vrs family time, that employees were not wanting the travel and with the growth in the bedroom communities, more jobs for the same pay are readily available locally and they do not need to travel as far.

This now shortage of local available affordable labor for the smaller brick and mortar stores has made it extremely difficult. We now find ourselves as owners working longer harder hours to make up for the employee shortage but as we are getting older, it is that much more work.

We look at the future of our business with our four generations that have grown up within our business and realize that our retirement is near. We look at our open space property and do not see it as an efficient space for the future. Our location is walking distance to the train station as well as a located close the highway intersections, airport, walking distance to the local shopping district. So the need for a car would be minimal.

We would like to see higher density "affordable" housing with mixed use below at our location as Europe as developed over time so we must we. We feel that locals should be able to afford to live and work in the same city.

Gene Condon
Condon & Sons Companies

