

From: [Diane Papan](#)
To: [Paul Krupka](#)
Cc: [Patrice Olds](#)
Subject: Re: General Plan Update > Study Areas; City Council Meeting August 19, 2019
Date: Monday, August 19, 2019 11:30:13 AM

Thank you for your communication.

I am copying our City Clerk to ensure that it is included in the record on this matter.

With best regards,

Diane Papan

From: Paul Krupka <[REDACTED]>
Sent: Monday, August 19, 2019 11:27 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: General Plan Update > Study Areas; City Council Meeting August 19, 2019

Dear Mayor Papan and Council Members,

I am very grateful for your efforts and those of the General Plan Subcommittee in carrying out the General Plan Update in a reasoned, deliberate manner. Please keep seeking to increase community input.

With regard to tonight's agenda and discussion, which I cannot attend in person, I have two comments for you.

First, I wholeheartedly support the following summary (from the agenda packet) of other feedback from Planning Commission Members.

In addition to the comments on the study areas, the majority of the Planning Commission also recommended:

Studying districts currently zoned single family with regard to housing needs.

Improving outreach to engage a much broader range of community members, including Hispanic community and renters.

Equitably distributing housing across the city.

Second, in line with the first and third bullets above, I believe the approved Vision & Values statement is very strong. **However, to achieve the Vision, we must look beyond the present and beyond 2040 — perhaps to 2070 — and identify BOLD plans that will help set the stage for the NEXT General Plan update.** We humans have a tendency to look at current conditions and expect change (and its attendant challenges) to happen immediately.

It is clear we need more homes - a substantial increase in product across the board - and I believe the identified Study Areas are quite appropriate with regard to defining the opportunities to and tradeoffs of accommodating the projected demand through 2040.

However, please don't limit yourselves to the Year 2040 targets. We know from experience we may likely achieve only fractions thereof. *If we need 8,000 to 12,000 units as noted, we must seek at least double these values to achieve the Vision.*

To exclude Single-Family Zoned Properties from any consideration other than ADU production, as Staff is recommending, is not compatible with the Vision & Values given the dramatic societal, cultural and economic changes that are occurring and will continue into the future. *I believe there is an opportunity to identify realistic scenarios that will allow for creative accommodation of changes in property owners' desires over time. For example, could we see reduction in demand for single family properties? I think so (and this kind of change will not happen overnight) and this could result in a net increase in homes in these Single-Family Zoned areas. I see no downside to carefully studying what could happen if we allow for consideration of small multi-family redevelopment in Single-Family Zoned areas. I see a big downside if we don't consider it.*

Thank you again for caring for this great community.

Sincerely,

Paul

Paul Krupka

[REDACTED]

San Mateo, CA 94402

[REDACTED]