

From: [Diane Papan](#)
To: [Circe McDonald](#)
Cc: [Patrice Olds](#)
Subject: Re: Support For R1 Upzoning Study Proposal
Date: Monday, August 19, 2019 8:03:18 AM

Thank you for your communication.

I am copying our City Clerk to ensure that it is made a part of the record on this matter.

With best regards,

Diane Papan

From: Circe McDonald [REDACTED]
Sent: Sunday, August 18, 2019 11:22 AM
To: Diane Papan <dpapan@cityofsanmateo.org>; Joe Goethals <jgoethals@cityofsanmateo.org>; Maureen Freschet <mfreschet@cityofsanmateo.org>; Eric Rodriguez <erodriguez@cityofsanmateo.org>; Rick Bonilla <RBonilla@cityofsanmateo.org>
Subject: Support For R1 Upzoning Study Proposal

Hello,

I have heard a lot of noise about the discussion concerning a proposal to consider upzoning some R1 neighborhoods in the city of San Mateo.

While I will try to voice my opinions at the city council meeting tomorrow as well if it is discussed, I would like to voice my strong support for the consideration of proposals which increase the density of housing in San Mateo. It's disheartening to live in what is functionally a major metropolis and see such desperation to maintain a sprawling and wasteful suburban zoning strategy which raises prices while decreasing my quality of life.

For more background, I have been a resident of the city of San Mateo for three years now and working in the area for the last two as well. I'm a late-twenties professional currently renting a single family unit with three other working professionals. There is only one vehicle in the household with the rest of us using alternative and public transportation. While San Mateo has met our needs (unlike many cities in the US would), I feel deeply unwelcome in my neighborhood. Many landlords seek to avoid roommates, and infrastructure is deeply car-centric. The demand for the apartments that do exist means that they are a more expensive option than sharing a house.

I have grown to care about San Mateo, but I think legislation and regulations will need to evolve as the demographics and needs of the residents change. Further, I have first hand seen businesses suffer as they cannot recruit workers due to a lack of housing and public transportation. I believe there is a danger in the traffic argument and the assumption that one new bedroom means one new car.

Despite volunteering, being active in a community, and paying significant taxes, I am treated as a problem for not living in a traditional nuclear family, for cycling, and renting. Everyone in our household would love to see the city we've called home for years start to fully acknowledge our presence and allow infrastructure to develop which serves our needs

including walkable and mixed use planning. The only way for San Mateo to increase in density is through redevelopment of existing land, which means zoning changes.

The residents of San Mateo will continue to change and adapt whether or not it's acknowledged by the city council. The question is whether the city works with these changes for everyone's benefit or fearfully maintain the status quo while problems continue to emerge from the divergence of the perceived single-family 1950's San Mateo from the reality of modern San Mateo.

Thank you,

Circe McDonald