

**From:** [Kohar Kojayan](#)  
**To:** [General Plan](#)  
**Subject:** FW: Neighborhood Re-Zoning Study for City of San Mateo  
**Date:** Monday, September 9, 2019 10:38:45 PM

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**From:** Diane Papan  
**Sent:** Tuesday, August 20, 2019 5:36 PM  
**To:** Kohar Kojayan <[kkojayan@cityofsanmateo.org](mailto:kkojayan@cityofsanmateo.org)>  
**Subject:** Fw: Neighborhood Re-Zoning Study for City of San Mateo

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**From:** linda lara [REDACTED]  
**Sent:** Monday, August 19, 2019 8:37 PM  
**To:** Diane Papan <[dpapan@cityofsanmateo.org](mailto:dpapan@cityofsanmateo.org)>; Joe Goethals <[jgoethals@cityofsanmateo.org](mailto:jgoethals@cityofsanmateo.org)>;  
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**Subject:** Neighborhood Re-Zoning Study for City of San Mateo

Dear Mayor Papan and Councilmembers, Bonilla, Goethals, Freschet, and Rodriguez,

I am unable to attend the meeting tonight. This is a very long e-mail, just wanting to advise you so you can read when you have ample time.

I wanted to share with you my feelings about this proposed study to re-zone San Mateo neighborhoods to accommodate potential new and different housing opportunities.

To my understanding this potential re-zoning is just being studied at this time.

I arrived in San Mateo in 1961. I have seen many changes in our community over the years.

As much as I agree that more housing is needed all over the peninsula not just San Mateo, I am not sure just saying "more housing is needed" is the answer. What we really need is "reasonable" housing, I'm not even going to use the word "affordable" because that word is so overused and seems meaningless at this time when nothing in San Mateo regarding normal housing opportunities is "affordable" Maybe only to a certain segment of the population that can afford the increasingly exorbitant rents and purchase prices in San Mateo.

I recently had to move after living in my apartment, "my home" for almost 29 years. I am 67 years old and this was the first time in my entire life, (even as a child at home living with my parents when we needed to move) that I could not find a place to live that I could afford.

New owners purchased the apartment building where I was living for 29 years in my 1 bedroom apartment. The new owners immediately raised the rents or gave 60 days to vacate. Fortunately I had added my name to senior housing lists some years ago and I was blessed with having a studio apartment offered to me right at the needed time. Otherwise it is highly possible that I would have been one of the victims of this housing crisis that ended up on the streets.

My rent was increased from \$1100 to \$2400 all at one time. The reason I am telling you all of this is because I believe if the re-zoning takes place that is being studied and if it is not done very carefully and with much consideration for the general public that does not earn 6 figure salaries, our city will lose a good number of our citizens that have made this city our home for many years.

It seems all the development and building that has been going on for so many years and with the re-zoning of the 603 acres of land in the rail corridor, there still is not a lot of "reasonably" priced rentals or homes for purchase. We keep adding to the supply but it does not seem to make prices level out or become reachable, it seems to do the opposite and just keep increasing property values to the point where nothing makes sense.

2 bedroom, one bath fixer uppers are selling for over 1 million dollars, sometimes close to 2 million. To me this is insane.

The apartment that I had to move out of is in a building that was created back in the 30's or 40's and has no upgrades or amenities, yet the new owner claimed that the \$2400 a month rent they increased me to was a discounted rate, and that they had other families that would move in at a much higher price than what they quoted me. This too is insane.

I don't see how our region can support and sustain ever increasing population with the stress and strain on our infrastructure. Water, waste, sewage, schools and power cannot sustain the increase we are putting upon them. Nor can our city streets and highways.

I am asking that you take very serious consideration of the stress on infrastructure in all aspects before making any re-zoning decisions.

I believe what we really need is a larger police department to address the traffic issues and disregard that drivers have for the traffic laws and common sense. This also goes for pedestrians. It is very hard to believe that a city in this county and region of California, one of the wealthiest parts of the country cannot afford a fully dedicated traffic department to address the ever increasing danger being presented every day by distracted drivers, speeding and making up their own rules as they go along, making U turns in the middle of the block in downtown San Mateo just to get a parking place. Also stopping and double parking everywhere and anywhere they see fit to the detriment of traffic and congestion everywhere.

With gridlock comes impatient and angry drivers and we as citizens witness this everyday in our city. Some of the violators probably do not even live in San Mateo, they are just visiting or "cutting through" and have no personal investment here. I could stand on any street in downtown San Mateo and write numerous traffic violations in a 10 minute span. I rarely see any police officers in downtown issuing tickets yet the violations are numerous.

There is excessive speeding on our quiet city streets along with excessive cut through traffic.

All of these things need to be addressed and corrected before any decisions are made to re-zone residential neighborhoods to multi-family dwellings. And please don't label me a NIMBY, I know first hand the need for "reasonable" housing costs and I am not against development but just as the nation is asking for "reasonable" gun control, I am asking you to consider and only approve "reasonable" infrastructure improvements and changes before re-zoning anything.

The 35 town homes that were just approved for Kingston and Monte Diablo newspaper article stated that there will be two markets to serve this new development. I can only think that is Chavez on Norfolk and the small ethnic grocery store on Kingston across from North Shoreview Montesorri. These markets will not be enough to sustain these new developments in this neighborhood if one is even able to get to them thru traffic.

I realize this e-mail is extremely long and I appreciate your taking the time to read. I do have another issue regarding traffic that I will send to you in a separate e-mail at a later date. I hope it too will shed more light on the serious traffic issues we have in San Mateo.

Thank you so much for listening.  
Best regards,  
Linda Lara

[REDACTED]

Linda Slocum Lara

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