

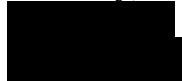
From: [David Levitz](#)
To: [Julia Klein](#)
Cc: [General Plan](#)
Subject: Re: Haward Park - TOD zoning
Date: Wednesday, September 11, 2019 6:08:53 AM

Hi Julia,

This is unfortunate, as the City of San Mateo's P&Z department is on the brink of losing control over its ability to regulate aspects of new development. I'm at a loss why P&Z hasn't allowed more multifamily homes within a .5 radius of a transit station. Throughout New England, in areas less dense than ours, multifamily homes are very common. I would strongly suggest the City of San Mateo take action and look into organizations which help the implementation of small scale development and move our CITY in the right direction.

<https://www.incrementaldevelopment.org>

Sincerely,



On Tue, Jul 16, 2019 at 2:10 PM Julia Klein <jklein@cityofsanmateo.org> wrote:

Hi David,

The city does not have any proposed plans to increase density for single-family homes to allow for conversion into 3 or 4 unit developments.

The City is updating the General Plan and, as part of that, community members will have an opportunity to share their thoughts on land uses and densities as part of the land use alternatives phase. We're not there yet in the project timeline. Currently, we are in the middle of identifying areas in the city to study.

City staff and consultant team will be taking the Proposed Study Areas map to Planning Commission on Tuesday, July 23, 2019 to seek their input on the areas to study. The materials for the Planning Commission meeting will be posted online later this week. If you have not signed up to receive email updates when meetings or new information is posted online, then please sign up at: www.strivesanmateo.org (the sign up box is at the bottom of the webpage).

Lastly, if you have questions about the General Plan, please send your questions to generalplan@cityofsanmateo.org. This allows the city staff team to keep track of all incoming emails and do not miss any.

Thanks,

Julia



Julia Klein | Principal Planner

Community Development Department | Planning Division

330 W. 20th Avenue, San Mateo, CA 94403

650-522-7216 | jklein@cityofsanmateo.org

www.cityofsanmateo.org/planning

The Planning Counter is closed on Tuesdays from 8am-12:30pm

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****Need to find your zoning designation, floor area ratio, or height limit? Find it here 24/7 - [Property Information Report](#)****

Please consider the environment before printing this email.

From: David Levitz [REDACTED]
Sent: Tuesday, July 16, 2019 1:23 PM
To: Julia Klein <jklein@cityofsanmateo.org>
Subject: Re: Haward Park - TOD zoning

Quick point of clarification; I'm meant mandating in the sense the State will overrides local authority i.e. San Mateo Planning Dept - clearly no one is going to tell a homeowner they have to develop.

On Tue, Jul 16, 2019 at 1:17 PM David Levitz [REDACTED] wrote:

Dear Julia Klein,

I've been made aware of the proposed State bill SB 50 by neighbors who see this as a step

in the right direction. Personally, I'm in favor of higher density but I'm not a fan of the State of California mandating it - for a variety of reasons. I would absolutely support single-family dwellings within a 1/2 mile radius having the option to convert into a 3 and 4 unit developments but with local controls.

Do you have any proposed plans in the works which increasing density within a 1/2 mile radius around transit hubs for single-family homes?

Sincerely,

--

David Levitz

[REDACTED]

[REDACTED]

David Levitz

[REDACTED]

[REDACTED]

Nutmeg Industrial Holdings LLC

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