

From: [Adam Nugent](#)
To: [Kohar Kojayan](#)
Cc: [Amo Lee](#); [General Plan](#); [Drew Corbett](#); [Julia Klein](#)
Subject: Re: General Plan: 10/7 City Council meeting - Update Study Areas
Date: Sunday, October 6, 2019 12:16:41 PM

Hi Kohar,

I appreciate this additional detail. We have a lot at stake in what your team, paired with state law, facilitates moving forward, and I am glad that you took the time to go into more depth for us.

Best,
Adam

On Oct 5, 2019, at 6:48 PM, Kohar Kojayan <kkojayan@cityofsanmateo.org> wrote:

Hi Adam,

Thanks for your sharing your thoughts on these.

The report was not intended to refer to the statements from any single individual or group but rather capture the sentiment of all community members who spoke at the 8/19 meeting and voiced their concerns about the map. HANCSM's position has been included as a public comment uploaded to the website and included as Attachment 5 to the staff report.

While I do understand the concern about including multi-family zoned parcels (R-3 and R-4); some of these sites are currently included in the city's adopted housing element which was certified by the State. The intent is to analyze these sites to help inform future decisions, especially as it relates to the 6th cycle of RHNA (Regional Housing Needs Allocation) and the next Housing Element. It does not necessarily mean any land use changes or housing alternatives will be proposed; we are just further learning about the sites in order to inform future policy discussions about housing. The study will include a wide range of topics to address concerns identified by community members such as housing for all income levels, age and ability, commercial and residential displacement, access to transit and multimodal access, environmental sustainability, economic sustainability, etc.

Additionally, there are a lot of new considerations and recent changes to state law that will inform RHNA 6 and the next housing element. For example, it will be much harder to find acceptable sites. Sites cannot be reused unless they provide "by right" zoning. There is also going to be more scrutiny on site capacity. Jurisdictions will need to review densities of similar projects, including affordability levels when making assumptions in the housing elements about how many units to claim on a site and at what affordability levels. RHNA 6 requires that the local Housing Elements

“affirmatively further fair housing”. This means taking meaningful actions that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunities. We need to study a variety of sites in order to inform these decisions and determine whether or not they should or could be considered for updates to the land use map or the next housing element which will be worked on concurrently with the 2040 GPU.

Thanks,
Kohar

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www.cityofsanmateo.org

-----Original Message-----

From: [Amo Lee <\[REDACTED\]>](mailto:Amo Lee <[REDACTED]>)
Sent: Friday, October 4, 2019 2:40 PM
To: Julia Klein <jklein@cityofsanmateo.org>
Cc: Amo Lee <[\[REDACTED\]](mailto:[REDACTED])>; Kohar Kojayan <kkojayan@cityofsanmateo.org>; General Plan <generalplan@cityofsanmateo.org>
Subject: Re: General Plan: 10/7 City Council meeting - Update Study Areas

Hi Julia,

Thank you for sharing your time and sending us the city report for the upcoming council meeting. I have read the report and discussed it with Amo. We are concerned about two aspects. The first aspect is the representation of HANCSM’s position. The following statement in the Background portion of the report is vague to the point of depicting our position completely counter to what we intend:

“At the Council meeting, representatives from the North Central neighborhood (parts of which are included in Study Areas 4, 5, and 6) expressed concern about the inclusion of the one- and two-family residential areas of North Central.”

While the “expressed concern” is an ambiguous statement that could mean a number of things, to nearly all readers the sentence flips our position on its head.

A more accurate representation of our position would be to state that... “the North Central neighborhood supports the inclusion of the neighborhood’s residential areas, but only if the city’s other similar, transit-adjacent residential areas are studied as well.”

We strongly support the study of all land within walking distance of our transit stations - without distinguishing between residential zoning types and legacy neighborhood borders. Our recent position letters go into greater detail if you want more clarification.

On that note, the second area of concern is the continued inclusion of residentially-zoned land other than one- and two-family residentially-zoned areas. Combined with the proposed exclusion of all one- and two-family properties, we find this deeply troubling.

Again, the continued inclusion of residential properties that have been historically populated by people of lower income relative to the rest of the city, paired with the exclusion of our most high-end and expensive property types is as fraught as studying only residential land within North Central. Among other things, this promotes the stratification of our city and signifies special treatment of our more wealthy residents. Zoning change within an existing R-3 or higher community should not be discounted or treated any differently than zoning change within a community primarily comprised of detached housing.

Best,
Adam Nugent

> On Oct 3, 2019, at 5:12 PM, Julia Klein <jklein@cityofsanmateo.org> wrote:

>

> Hi Amo and Adam,

>

> Kohar asked me to provide you both with the Agenda Report for the General Plan – Update Study Areas item that is scheduled for Monday, October 7, 2019 City Council meeting. The attached should be “mobile” friendly in file size; but if you would prefer to access the materials in higher resolution, they are available on the new Public Meeting Portal at www.cityofsanmateo.org/publicmeetings! (This new portal works best opened in CHROME.)

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> Additionally, we have posted community feedback (provided at past workshops/pop-up events) and written public comments online as follows:

> • Community feedback (including those provided at September Nights):<http://strivesanmateo.org/workshops-pop-up-events/>

> • Written Public Comments:

<http://strivesanmateo.org/documents/publiccomments/>

>

> Let us know if you have any questions.

>

> Best,

> Julia

>

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