

From: [Kohar Kojayan](#)
To: [Julia Klein](#)
Cc: [General Plan](#); [Joanna Jansen](#); [Carey Stone](#); [Wendy Lao](#)
Subject: FW: 10/7/19 - City Council Meeting - Item 15 - Comments on General Plan Update - Study Areas excluding one and two family residentially zoned areas.
Date: Monday, October 7, 2019 3:38:39 PM

FYI

From: Drew Corbett
Sent: Monday, October 7, 2019 3:25 PM
To: Kohar Kojayan <kkojayan@cityofsanmateo.org>
Subject: Fwd: 10/7/19 - City Council Meeting - Item 15 - Comments on General Plan Update - Study Areas excluding one and two family residentially zoned areas.

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From: I watanuki <[REDACTED]>
Sent: Monday, October 7, 2019 12:15:02 PM
To: Diane Papan <dpapan@cityofsanmateo.org>; Maureen Freschet <mfreschet@cityofsanmateo.org>; Council Member Eric Rodriguez <eric@ericrodriguez.com>; Joe Goethals <jgoethals@cityofsanmateo.org>; Rick Bonilla <RBonilla@cityofsanmateo.org>
Cc: Michael Weinhauer <[REDACTED]>; Maurine Killough <[REDACTED]>; [REDACTED]; Shelly Weinhauer <[REDACTED]>; Drew Corbett <dcorbett@cityofsanmateo.org>
Subject: 10/7/19 - City Council Meeting - Item 15 - Comments on General Plan Update - Study Areas excluding one and two family residentially zoned areas.

October 7, 2019

Re:
10/7/19 - City Council Meeting - Item 15 - Comments on General Plan Update - Study Areas excluding one and two family residentially zoned areas.

Dear Mayor Papan and Members of the City Council.

We wanted to submit our comments in writing since we can not attend the Monday meeting due to other conflicts.

We would like to include residential **4th Avenue** (south side from Eldorado to S. Idaho), **5th Avenue** (both sides Delaware to S. Amphlett), and **S. Delaware** (west side 5th to 9th Avenues) in this group of single family and duplex areas which will be excluded in the study areas for V4.

We have a CNA Survey Board with which shows the composition of our residential neighborhood on 4th, 5th, and S. Delaware on a colored map. This CNA Survey Board will be in the City Council office. Please take a look at this presentation board before the City Council Meeting on Monday evening.

The percentage of single family homes is much higher than 67% because the homes on 4th Avenue on the south side were left out of the calculation on our colored map on the housing survey. We recently discovered this.

More facts:

1.

These 3 residential streets below have no protection in Version 4 or Version 1 which was approved by the City Council on August 18, 2019. The high number of single family and duplex homes have remained in place for the last 30 years. Our request for residential protection can be applied to Version 1 or Version 4. These are the streets that will be impacted in both versions.

*

4th Ave (south side) has 21 single family dwellings and 1 duplex.

*

5th Avenue (both sides) has 46 single family dwellings and 12 duplexes.

*

S. Delaware (5th to 9th both sides) has 35 single family dwellings and 9 duplexes.

2.

We may become targets for demolition because we are already over-zoned at R3 (36 units per acre) on south side of 4th and both sides of 5th, and R5 (50 units per acre) on the west side of S. Delaware.

3.

We are not interested in up-zoning, increasing heights or densities, or adding a boarding house or a four plex next to our single family homes.

4.

We lost 25 single family homes and duplexes in the R5 area of The Metropolitan Apartment Project on 3rd and 4th Avenues to develop over 200 apartment units.

5.

Some residents may be interested in adding an ADU -Accessory Dwelling Unit to a Single Family Home, but the current process very long and complicated. Can this process be stream-lined? Our parcels are too small for duplexes.

The Central Neighborhood is part of the oldest group of bungalow homes on the east side of San Mateo. These homes include Craftsmen, Mediterranean, and Tudor architectural style homes.

Please take a look at our presentation board in the City Council office and consider the inclusion of these 3 streets in red with the other single family and duplex neighborhoods which we would like to preserve.

Best,

Michael Weinbauer
Maurine Killough
Laurie Watanuki

Central Neighborhood Association



CNA SURVEY