

From: Thomas Morgan II [REDACTED]
Sent: Tuesday, February 1, 2022 9:06 AM
To: General Plan <generalplan@cityofsanmateo.org>
Subject: Land Use Alternatives Comment/ Question

Good Morning,

In looking at the land use alternatives, I am not a huge fan of the blanket designations for the various designations (i.e residential 1-3, residential 4-, office low, etc.) I am thinking perhaps a better way is to model after the ADU model of height and density being dependent on lot size.

It appears there is/ was a desire to split lots in to smaller and smaller sizes. This seems to me to drive up the cost of land. I think it would be better and more housing would be built if we encourage combining of lots for larger projects. Otherwise, lots will get smaller and smaller, this combined with increased density will make it more expensive to produce each unit of additional housing.

Hypothetically if there were 10 lots downtown on a given block and they were all redeveloped separately there would be 10 separate planning application, architectural and consultant costs , then there is a certain amount of fix cost to mobilize each project. If these same projects could be reduced to one or two larger projects this could squeeze a significant amount of costs.

I also feel there should be separate densities and height for projects that include affordable housing versus those who do not. So a project without affordable units should have a significantly reduced height and density.

I think we could also encourage more affordable housing by increasing the percentage to say 25%, but the portion between 15% and 25% tenants are chosen at the discretion of the property owner versus the City. We are encouraging mixed use, these projects do create a demand for housing. The property owner does not seem to have an incentive currently to provide extra housing, but if they themselves could provide the housing needed for tenant employees, engineers, janitorial staff, and security personnel; needed for their own project. This arrangement would seem to make such project more desirable for tenants to sign a leases with these landlords as we move toward ESG investing.

Thanks,

Thomas

San Mateo