

**From:** [Patricia Anixter](#)  
**To:** [Zachary Dahl](#)  
**Subject:** General Plan update EIR: Community Development and Historic Districts  
**Date:** Friday, February 11, 2022 1:15:32 PM

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Dear Zachary,

Thank you for the work you are doing for San Mateo community development .  
Not an easy task to balance the many conflicting wants and needs of such a vibrant and diverse community.

I believe we must increase housing and know the city is working toward this goal. I also hope it will be done with an approach that not only considers but identifies the historic areas and its homes. ( For the record, I do not have a historic home.)

We have many homes within San Mateo neighborhoods, which have historic homes - in Baywood, Hayward Park, Aragon, Glazenwood, San Mateo Park and more.  
Please include in the EIR plan a policy and a plan to identify historic resources and districts.

I know Redwood City has one -  
<https://www.redwoodcity.org/home/showpublisheddocument/5103/635782756595400000>

Thank you for your consideration

Patty Anixter



**From:** [Rita Armstrong](#)  
**To:** [Zachary Dahl](#); [City Council \(San Mateo\)](#)  
**Subject:** General Plan EIR NOP Comments  
**Date:** Thursday, February 10, 2022 10:31:54 PM

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February 10, 2022

Mr. Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, California 94403

SUBJECT: Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)

Dear Mr. Dahl:

You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. Please include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

We also must add that we chose to live in Baywood more than 20 years ago because of the architectural unity of the neighborhood, among other elements. This appreciation rubbed off on our daughter and son-in-law, who bought a house in the Historic Irvington District of Portland. The neighborhood is a source of pride to the entire city of Portland. It's beautiful, has the same type of community spirit as Baywood, and has changed gracefully with the times. We just visited and were amazed at the amount of remodeling and construction taking place in the neighborhood. It's happening in a controlled and considerate manner that seems to be serving everyone's needs. It's also interesting that these vintage homes created a niche of architects and contractors who specialize in historic home construction. Change is inevitable, but Irvington shows that it can happen beautifully, without conflict. (Property values in Irvington also increase at a faster rate than in the rest of Portland.)

We hope these points resonate with you. Thank you for your consideration.

Sincerely,

Bruce and Rita Armstrong

Rita Armstrong  




**From:** [Elvira Auerweck](#)  
**To:** [Zachary Dahl](#)  
**Cc:** [City Council \(San Mateo\)](#)  
**Subject:** General Plan EIR NOP Comments  
**Date:** Friday, February 11, 2022 11:41:16 AM

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Dear Mr. Dahl:

I am writing regarding the proposed content and scope of the EIR for San Mateo's general plan 2040. I would like to request that you include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the draft EIR is published.

Thank you for your consideration.

Sincerely,

Elvira Auerweck



**From:** [Teresa Rose](#)  
**To:** [Zachary Dahl](#)  
**Subject:** General Plan update  
**Date:** Monday, February 7, 2022 10:04:38 PM

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Hi Mr. Dahl,

I'm a resident of Baywood in San Mateo. I have owned the same home, [REDACTED] for 35 years. We moved into this house, because of the charm of this neighborhood: the unique architecture and the meticulous care each home receives. The historic status of these homes (my home, for instance, is nearly 100 years old), like the Victorians in the city, make our neighborhood quite special. Daily I walk my dog through our neighborhood and often I come across people from other neighborhoods who have come here to walk and enjoy the beauty.

Needless to say, I am writing to support identifying and evaluating our San Mateo historic resources and districts (conducting an historic survey of San Mateo) and developing policies to protect these homes as treasures, like we do National Parks. Hundred year old uniquely-built homes are precious.

Please include these actions in the Draft EIR for the General Plan.

Thank you for considering my request,  
Teresa Rose Becker  
[REDACTED]

**From:** [Peggy Berlese](#)  
**To:** [Zachary Dahl](#)  
**Subject:** historic districts in San Mateo  
**Date:** Wednesday, February 9, 2022 8:36:40 AM

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Hello Zachary,

We have lived in Aragon and Baywood since 1972. Obviously, we love the neighborhoods and have enjoyed living in San Mateo. One reason I live here is because of the lovely old buildings on B Street in downtown, and the older homes with Mediterranean or Tudor or art deco architecture in the Aragon and Baywood districts, as well as the Victorian style homes in the North Central neighborhood. I truly think these older commercial buildings and homes should be valued and protected by the City. (However, one thing that should be considered is the signage permitted on B Street; often it distracts from the architecture of the buildings).

If you think about towns in California and all over the world, isn't it the towns with restored and vibrant downtowns and lovely older homes that are lively, walkable, enjoyable places to live and visit?

San Mateo has changed a lot since we first moved here. Many changes have been good; some not so good. I do not oppose increased housing. We need to build more housing if we want our children to live here and if we want people in the service industry to be able to live here. But I don't think the building of additional housing and the preservation of the older buildings and neighborhoods are opposed. Housing can be built along transportation corridors, such as El Camino Real, and the older neighborhoods can be preserved.

Thank you.

Peggy

Peggy Berlese

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** [jeanne bosschart](#)  
**To:** [Zachary Dahl](#)  
**Subject:** General Plan Update EIR  
**Date:** Tuesday, February 8, 2022 8:51:40 AM

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Mr. Dahl,

I am a 50 year resident of Fairfax Avenue and I am writing to encourage the city to designate Baywood as an historic district so that the character of the neighborhood can be preserved.

Thank you.

Jeanne Bosschart



Sent from my iPad

**From:** [Pam Mills Casey](#)  
**To:** [Zachary Dahl](#)  
**Cc:** [Casey Pam](#)  
**Subject:** General Plan NOP- EIR  
**Date:** Friday, February 11, 2022 12:09:19 PM

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Dear Mr. Dahl,

My husband and I are long time residents of Baywood- having moved to our home on Fairfax Avenue in 1994. We understand the necessity of putting forth a reasonable plan for growth. We understand the City is soliciting comments regarding the General Plan. ( GP) We have reviewed the GP online, along with the vision statement. Obviously, there has been a great deal of work and thought to put these forth.

At this time, we feel strongly that the City consider the impacts of the EIR with respect to the proposed GP. This is an historic neighborhood (our home was built in 1936 and we are the third owner) and we ask that the City consider all facets of anticipated growth on San Mateo.

SB9 and 10 should be considered against the backdrop of the historic homes in many areas of San Mateo. Change is inevitable- as is growth. Let's work to make it positive change for the community.

Best,

Pam Mills Casey





Dear Mr. Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20th Avenue  
San Mateo, California 94403

SUBJECT: Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)

Dear Mr. Dahl:

You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. We have an opportunity to save our history similar to the way many other countries preserve their history by not allowing our historical neighborhood homes to be razed. Our children for generations to come should be able to see and enjoy the historic neighborhoods. Please include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

Thank you for your consideration.

Sincerely,

Mara Castillo

**From:** [Chris Cooper](#)  
**To:** [Zachary Dahl](#)  
**Cc:** [Laurie Hietter](#); [Stephanie Liberty Zheng](#)  
**Subject:** Fwd: 415 Fairfax Avenue  
**Date:** Sunday, February 6, 2022 5:41:16 PM

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Dear Mr. Dahl,

Please conduct the historic survey of San Mateo and develop policies to protect our historic neighborhoods.

Below is a message that I sent to members of our city council in December and I did not receive a single reply or acknowledgement. I've lived and paid taxes in San Mateo for more than 20 years and I'm both concerned and frustrated by the state of affairs regarding housing and development within our neighborhoods and our city.

Our historic neighborhoods deserve more and better attention.

I look forward to hearing from you.

Thanks,  
Chris Cooper

----- Forwarded message -----

**From:** Chris Cooper [REDACTED]  
**Date:** Sun, Dec 12, 2021 at 11:15 PM  
**Subject:** 415 Fairfax Avenue  
**To:** <[citycouncil@cityofsanmateo.org](mailto:citycouncil@cityofsanmateo.org)>, <[dpapan@cityofsanmateo.org](mailto:dpapan@cityofsanmateo.org)>, <[erodriguez@cityofsanmateo.org](mailto:erodriguez@cityofsanmateo.org)>, <[jgoethals@cityofsanmateo.org](mailto:jgoethals@cityofsanmateo.org)>, <[rbonilla@cityofsanmateo.org](mailto:rbonilla@cityofsanmateo.org)>, <[alee@cityofsanmateo.org](mailto:alee@cityofsanmateo.org)>  
**Cc:** Connie Weiss <[REDACTED]>, Stephanie Liberty Zheng <[REDACTED]>, Jeffrey Kotowitz (US - ADVS) <[REDACTED]>, Karen Vitale <[REDACTED]>, Rocky Francis <[REDACTED]>, Michelle Mickey <[REDACTED]>, Lisa Nash <[REDACTED]>

Dear Council Members,

We live at [REDACTED], just a few houses away from 415 Fairfax. We have owned and cherished our home for almost 21 years. We have been careful stewards of our home and property and we are proud to be contributing to the preservation of our important historic Baywood community.

I continue to be simply stunned regarding the situation at 415 Fairfax and the plans to demolish that property. Never could I have imagined that our city would allow one of the historic Baywood homes to be simply torn down when the structure is solid and

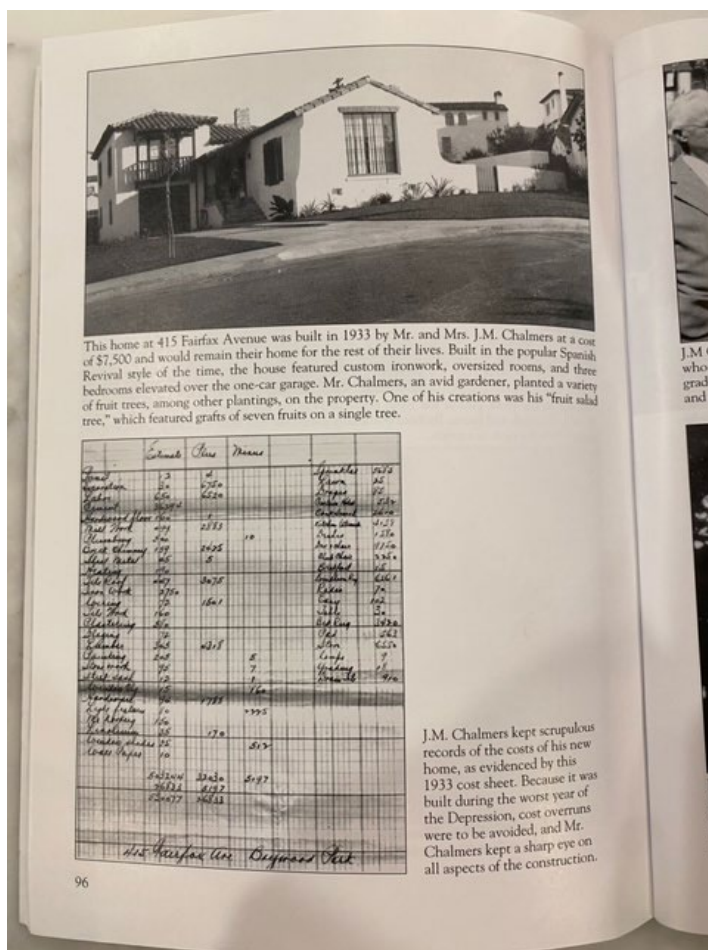
well maintained. This home is most certainly historic and in a historic area for California and the Bay Area. In fact, this very home has been featured in at least one historical study regarding the formation of Baywood. I attach that page below.

In 21 years, I have never asked anything of my city. We have tried to give back by helping to maintain common park areas and other community outreach. I am now asking that you pause and consider the need to preserve this property. My wife, Stephanie, and I support:

- the protection of historic homes and neighborhoods in San Mateo.
- updating/completing the City's Historic Resources Inventory now.

Thank you for all your hard work to keep our city a desirable community.

With respect, Chris Cooper (457 Fairfax Ave.)



**From:** [Maylin Cooperstein](#)  
**To:** [Zachary Dahl](#)  
**Subject:** Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)  
**Date:** Friday, February 11, 2022 1:32:52 PM

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Dear Mr. Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, California 94403

SUBJECT: Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)

Dear Mr. Dahl:

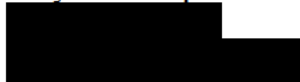
You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. Please include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

Thank you for your consideration.

Sincerely,

May Lin Cooperstein



**From:** [John Ebnetter](#)  
**To:** [Zachary Dahl](#); [Christina Horrisberger](#)  
**Cc:** [Rick Bonilla](#)  
**Subject:** EIR Scoping for San Mateos General Plan 2020  
**Date:** Friday, February 4, 2022 12:13:28 PM

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To All: this is a follow up and expansion of my stated comments about the Environmental Impact Report scoping meeting at the January 25, 2022 planning commission meeting.

1. Sea level rise needs to be included as one of the potential environmental impacts to the project. With large swaths of the city currently exposed to sea level rise and storm surges, a focus needs to be placed on protecting and conserving the existing built environment and any new development in these common areas.
2. The amount of private property and critical infrastructure, all of which is documented in studies by San Mateo County flood assessment studies, clearly demands that the city needs to include sea level rise as a highly important component of the EIR. The city of San Mateo has intimate information of the county's studies thru its participation not only of staff time yet also with council members as part of the studies as board members.
3. Additionally, and potentially more harmful to the city, is the effect of Shallow Groundwater Rise due to sea level rise. A study is being conducted for the County of San Mateo by the San Francisco Estuary Institute & The Aquatic Science Center which will map shallow ground water tables to clearly identify and quantify what if any effects this issue will have on San Mateo. This study is tentatively planned to be out in the summer of 2022. This resource should be used in the general plan updates CEQA document.
4. The city of San Mateo assembled their own PWWF analysis for the Clean Water Program identifying a PWWF of 98 million gallons in a 24 hour period every five years starting in 2035. This is another study that should be used to determine how sea level rise, storm surges, shallow groundwater rise and on land flooding will affect current and expected growth in areas exposed to these impacts.

Thanks

John Ebnetter

**From:** [Jean Garcia](#)  
**To:** [Zachary Dahl](#)  
**Subject:** Protecting Historic Neighborhood in San Mateo  
**Date:** Monday, February 7, 2022 7:28:25 PM

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Dear Mr. Dahl,

I am writing in favor of the city recognizing historic neighborhoods and protecting the architectural character of those neighborhoods. The current trend of turning every remodel into a mid-century modern does not fit with the character of many of our neighborhoods which were developed before that time period. I have lived in two different neighborhoods in the city Hayward Park, with homes mostly from the 20's and Baywood with homes mostly from the 30's and 40's. I always thought that the few ranch style homes in Baywood stuck out like sore thumbs and the occasional modern home in Hayward Park also looked very out of place. Now there are Mid century Moderns popping up which would look okay in our Eichler style neighborhoods like the Highlands and Shoreview but not in many of the other areas. The reason we bought in Hayward Park and in Baywood was because of the older styles of homes. We would like the neighborhoods to retain their original feel.

Thank you,  
Jean Garcia



**From:** [Larry Garnick](#)  
**To:** [Zachary Dahl](#)  
**Subject:** General Plan Update EIR  
**Date:** Sunday, February 6, 2022 7:40:08 PM

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Deputy Director Dahl:

I am the owner and resident of [REDACTED] and I understand that the City of San Mateo is preparing an environment impact report in support of the long-term general plan. While growth is usually an important driver of a city's general plan, I would support consideration of growth as one of the city's objectives only if preservation of historic and intrinsically beautiful areas of the city are identified as the City's top priority. In support of this objective, I urge the City to conduct an exhaustive historic survey of San Mateo and implement policies to preserve and protect our historic neighborhoods.

Regards,

Larry Garnick  
[REDACTED]

**From:** [REDACTED]  
**To:** [Zachary Dahl](#)  
**Cc:** [City Council \(San Mateo\)](#)  
**Subject:** General Plan EIR NOP Comments  
**Date:** Friday, February 11, 2022 4:30:11 PM

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Dear Mr. Dahl

I'm writing to you about the San Mateo General Plan update and EIR.

The General plan update proposes 30-50% growth. I fear that level of growth will result in many demolitions, remodels, and additions that will have a significantly negative impact on historic districts and resources. This growth will likely erase the character of historic neighborhoods and disrupt the nature of the relationships between homeowners that holds them together.

Please consider significantly lower growth levels, such as 10-20% maximum.  
Also, please complete the historic neighborhood and home surveys before completing the draft EIR to understand how growth will impact them.

Thank you,

John Hietter  
[REDACTED]



**From:** [Laurie Hietter](#)  
**To:** [Zachary Dahl](#)  
**Subject:** Second Comment Letter on General Plan Update EIR and NOP  
**Date:** Friday, February 11, 2022 9:51:38 PM

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Dear Mr. Dahl,

A brief glance at the *General Plan Land Use and Circulation Alternatives Evaluation* caused me to send these additional comments on the General Plan Update NOP, in addition to my emailed letter of February 8.

I just learned that the three alternatives that will be considered in the General Plan include growth of 30%, 40%, or 52% over the next 20 years (please also consider this a comment on the Alternatives Evaluation report). I was horrified. San Mateo would be unrecognizable. San Mateo's growth has never been anywhere close to these proposed growth rates. The 10-year growth rates since 1980 were 10% or less; the average 10-year growth was 7%. The growth since 1980--40 years--was only 33%. What is the impetus for such massive, unprecedented growth?

These levels of growth are not compatible with the desires of San Mateo residents who voted for Measure Y. The low growth alternative should be on the order of 15% or less. High growth should not be more than 20%.

The growth of San Mateo must be considered in light of the growth in the Bay Area, and the infrastructure necessary for that growth. The infrastructure (water, wastewater, electricity, roads, public transit, bridges, fire, police, schools, airport, etc.) in San Mateo, and the Bay Area, is woefully inadequate to support the proposed levels of growth.

San Mateo infrastructure has not been maintained and it is not clear how the city will pay for the infrastructure needed to support even 30% growth, or the growth that could come due to SB 9 and SB 10. I took Caltrain to San Francisco between 2011 and 2019. The trains and BART were standing room only and now they struggle for funding. The freeways were clogged. Our infrastructure is not adequate to support the proposed level of growth. "Transit-oriented housing" is a cruel hoax. There is no transit for the housing along the corridor.

The General Plan growth will exacerbate the flight from San Mateo and the Bay Area. The proposed level of growth will severely degrade our quality of life in San Mateo.

What or who is driving this vision of growth? It is not the neighbors I speak with or those who voted for Measure Y.

The General Plan Update process is long, complicated, and difficult for non-planners to really understand. It is time-consuming to dig into all the documents, synthesize the information, and compare to previous information. This is important to so many citizens who don't have the time to comment. I am doing my best to inform my community. From my conversations with my neighbors, I feel like I speak for many.

Please do not consider alternatives for growth of more than 15% population increase over 20 years.

Laurie Hietter

**Laurie and Randy Hietter**



February 8, 2022

Mr. Zachary Dahl, Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, California 94403

Dear Mr. Dahl:

We are pleased to participate in the City of San Mateo General Plan Update Environmental Impact Report (EIR) process, as requested in the Notice of Preparation (NOP) for the EIR. Please accept the following comments on specific issues to include and address in the scope and content of the General Plan Update and EIR.

## **HISTORIC RESOURCES**

San Mateo and its charming neighborhoods built in the 1920s and 1930s have been a draw for our family since we were children living in Redwood City. No trip to Hillsdale was complete without a cruise up Parrott Drive to admire the classic architecture and beautiful gardens of Baywood Park, as the subdivision was named in 1927. Our visitors never fail to admire the great architecture and gardens of Baywood, and other historic neighborhoods in the city.

There are currently five homes proposed for demolition in Baywood. The demolition and proposed new homes that do not respect the historic nature of the neighborhood is alarming to me and my neighbors who value our neighborhood.

San Mateo has not addressed historic districts in San Mateo since 1989 even though National Register of Historic Places-eligible historic districts were identified during the 1989 *Historic Building Survey Final Report*. Historic resources are an important issue for the General Plan Update and EIR.

### **Historic Background and Existing Conditions**

The 2018 *San Mateo Existing Conditions Report Parks, Recreation, and Cultural Resources* report does not adequately describe existing historic resources and districts. The report does not recognize or identify the many historic districts in San Mateo that were described in the 1989 *Downtown Historic Building Survey Final Report* and called out by the California State Office of Historic Preservation (OHP) in their 1990 letter commenting on the report.

The 1989 *Historic Building Survey Final Report* states the area west of El Camino:

“Many neighborhoods were well established and exhibited a fine range of historically important architectural styles. San Mateo Park, Baywood Knolls, and parts of Aragon in particular have a rich assortment of architectural styles dating from 1900 to 1939. San Mateo Park, Baywood Knolls, and parts of Aragon in particular have a rich assortment of architectural styles dating from 1900 to 1939.

Early in the survey process, it became apparent that the most sensible approach to surveying these areas was to document various neighborhoods as historic districts (using the same methods applied in Hayward Park's Glazenwood). While this process is simpler than documenting single properties, the task of surveying over 2,000 buildings (the combined number in these areas), proved beyond the scope of this one year project. Although zoning remains primarily R-1 west of El Camino Real, dramatic changes to historically intact neighborhoods can occur with subdivisions of larger existing lots, remodelings, and expansions. Thus, long-range preservation goals in San Mateo might include future study of these neighborhoods as either local or National Register Historic Districts.”

In 1990, the California State Office of Historic Preservation (the state agency responsible for identification, evaluation, registration, and protection of California’s irreplaceable cultural and historic resources resources) wrote to the Mayor of San Mateo with comments on the 1989 *Historic Buildings Survey Final Report* and characterized neighborhoods west of El Camino as containing:

“...at least two huge (500+ resources) Register<sup>1</sup>-eligible residential districts in the areas....Because of the undocumented districts, certain types were underrepresented in the inventory, viz., large houses ca. 1910-1930 and houses ca. 1930-1940. In addition, apartment buildings may need further attention, even though several appear in the inventory.”

The City has not yet conducted the necessary survey to formally identify the historic districts. With the General Plan update process underway, now is the ideal time to conduct the necessary historic surveys and identify the historic resources and districts in San Mateo. The study must be conducted to adequately evaluate effects of the intense growth proposed in the General Plan and the dramatic changes that will occur over the next 20 years.

### **Effects to Historic Resources and Districts**

San Mateo’s historic neighborhoods attract residents and visitors alike, but are in danger due to the piecemeal demolition of these homes in these neighborhoods without adequate environmental review and public notice under the California Environmental Quality Act.

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<sup>1</sup> California Register of Historical Resources

Baywood residents have recently mobilized to express their opposition to demolishing these historic homes and their desire for the City to preserve and protect the historic homes and protect the historic integrity of the neighborhood. Dozens of Baywood neighbors have written the City Council to request the City identify the many historic resources and districts in the City before additional homes are lost to demolition.

A thorough historic resources survey has been performed in many Peninsula cities, including Burlingame. The General Plan update must identify the resources in order to identify effects and mitigation measures for the significant effects that will surely occur with such intense development proposed in the General Plan and expected through AB 9 and 10. The City should identify stronger policies and design guidelines that truly protect our historic neighborhoods.

### **Request for Historic Resources Workshop**

Historic resources have been an ongoing issue in San Mateo and will continue to be an issue of concern. Dozens of my neighbors have written the City Council and expressed interest in historic preservation in San Mateo. I request a General Plan EIR workshop to address the scope, methodology, and potential mitigation measures for the historic resources sections of the General Plan and EIR.

### **NOP COMMENTS AND SCOPING REPORT**

It is critical that the voices of residents be heard in this General Plan Update process. Is the City planning to prepare a Scoping Report to identify issues raised in response the NOP? It is a useful tool that would help residents understand the comments other residents have made regarding the scope of the EIR, and clearly show comments were accurately captured. The Scoping Report should be available on the City website, and interested parties notified when it is available. The EIR should describe how the city will track NOP comments to clearly show how comments are addressed in the EIR.

### **HOUSING**

The General Plan and EIR should describe how the City will address SB 9 and 10 and their resulting changes in the existing conditions in the City, including increased density, traffic, loss of green space and wildlife habitat, water use, wastewater capacity, school capacity, etc.

How will the city reconcile the long-standing public support for Measure Y with SB 9 and 10 and the wide-ranging impacts they will have on established residential neighborhoods?

## SUMMARY

I have lived in San Mateo since 1980 and my husband since 1988. The historic homes and neighborhoods with architectural integrity are key aspects of what makes San Mateo special. We are continually dismayed to see so many classic, historic homes being out right demolished or remodeled to contemporary styles (or worse) without respecting the surrounding neighborhood styles. The San Mateo policies and design guidelines specify protection of neighborhoods and historic resources but do not seem adequate to protect these resources.

We look forward to participating in a workshop on historic resources, reviewing a Scoping Report, and seeing how our comments are addressed in the EIR. Please include our contact information in the General Plan and EIR mailing list. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Laurie Hietter".

Laurie and Randy Hietter



**From:** [gisoardi@aol.com](mailto:gisoardi@aol.com)  
**To:** [Zachary Dahl](#)  
**Subject:** Protect historic character and areas in San Mateo.  
**Date:** Monday, February 7, 2022 4:13:09 PM

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**Dear Mr Zachary Dahl,  
Director of San Mateo Community Development**

**This letter is my plea for the City of San Mateo to take a good hard look at what is going happen to San Mateo with the passage of the ABAG regional housing quota mandates, ADUs, SB9 and 10 to our historic districts in San Mateo.**

**There are many historic districts like Baywood, Aragon, Hayward Park, North Central etc. which have been recognized as such including the parts of the downtown. Many of these structures were built in the early 1900's and most before 1940 (I even helped put together a historic walking guide to Downtown San Mateo when I was a Downtown Ambassador working for the city) These districts represent the character and history of San Mateo with many streets named after the original inhabitants/founders of San Mateo. Do we want to tear down that history or preserve it? It sets San Mateo apart as a community with its own unique identity. Most of us are proud of that.**

**These historic housing areas were built with a particular style and charm that cannot be replaced. With the state legislation recently passed, the developers are going to run wild and put up many large multiunit buildings which will dominate neighborhoods with the highest profit motive, irrespective of the impact on the surrounding neighborhood. They will ruin the historic character/history of these neighborhoods along with inadequate onsite parking. It will become a real unsightly and less livable urban mess.**

**The city must identify historic resources, districts and policies that allow for protection of these districts. These actions must be considered in the Draft EIR for the General Plan. I really do not think these policies will compromise the continued availability of housing in San Mateo with good urban planning and efficient use of lots of space that is or will become available.**

**Thank you for taking the time to listen**

**Best Regards**

**Gary Isoardi  
San Mateo**

**We need you to send comments to Zachary Dahl, Deputy Director of Community Development ([zdahl@cityofsanmateo.org](mailto:zdahl@cityofsanmateo.org)) about the need to identify and protect historic resources in San Mateo!**

Your comments are critical because the City Council is prioritizing more housing rather than protecting historic resources. Here are some key points you can make:

- There are many historic districts in San Mateo, including Baywood, Aragon, San Mateo Park, Glazenwood, Hayward Park, North Central, etc. Many districts have not been formally recognized by the City, even though they were identified in the 1989 Downtown historic study and recognized by the State Office of Historic Preservation.
- Increasing housing will have an adverse effect on historic resources and districts throughout San Mateo.
- The City must identify historic resources and districts.
- The City should identify policies that allow for the identification, evaluation, and protection of historic districts.
- These actions must be considered in the Draft EIR for the General Plan.

The City does not really give much weight to form letters so please add your words, even it is to just say:

**Please conduct the historic survey of San Mateo and develop policies to protect our historic neighborhoods.**



**From:** [REDACTED]  
**To:** [Zachary Dahl](#)  
**Cc:** [City Council \(San Mateo\)](#)  
**Subject:** Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)  
**Date:** Friday, February 11, 2022 8:36:58 PM

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Dear Mr. Dahl:

You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. Please include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

Thank you for your consideration.

Sincerely,

Christine Jeck

**From:** [Joanne Kiefus](#)  
**To:** [Zachary Dahl](#)  
**Date:** Friday, February 11, 2022 4:34:55 PM

---

Please protect our neighborhoods and stop the overbuilding in San Mateo.  
People are leaving our state not entering it.

Thanks you.

JoAnne Kiefus, 

JoAnne Kiefus

**From:** [Paul Krupka](#)  
**To:** [Zachary Dahl](#)  
**Subject:** NOP for DEIR > San Mateo General Plan Update > Transportation  
**Date:** Friday, February 11, 2022 7:57:23 AM

---

Dear Mr. Dahl:

I am concerned that the Circulation Alternatives relating to streets in the General Plan Update are not sufficiently defined for laypersons or experts to understand. Put simply, there are no layouts or dimensions shown in the exhibits presented to date by the City's team. Furthermore, I understand there is no intent to provide further detail or evaluation as the General Plan Update closes.

This stimulated by desire to issue comments about the scope of the DEIR. I believe the scope should 1) carefully define the layouts and dimensions of street alternatives; 2) present them to the public for questions and comments; and 3) evaluate the street traffic operations of the alternatives using industry and City standard intersection and roadway Level of Service (LOS) procedures under the time horizons and cumulative conditions defined in the General Plan Update.

Please bear in mind that the evaluation I seek is not intended to define environmental impacts according to CEQA. Rather, it is meant to determine whether there are functional limitations or flaws in the alternatives and refine them to address such matters, all in the spirit of informing the public. This can be properly documented as "non-CEQA analysis" in the DEIR.

I am a Registered Traffic Engineer and Registered Civil Engineer in California with over 40 years of relevant experience in all aspects of transportation planning and engineering, and I am quite familiar with CEQA requirements regarding evaluation of transportation impacts.

I appreciate the opportunity to comment on the NOP. Please contact me if you have questions or other requests.

Sincerely,

Paul Krupka, PE  
California Registered Traffic and Civil Engineer

Paul Krupka





**From:** [Shana Larson](#)  
**To:** [Zachary Dahl](#)  
**Subject:** General Plan EIR NOP Comments  
**Date:** Wednesday, February 9, 2022 10:52:06 AM

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Dear Mr. Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20th Avenue  
San Mateo, California 94403

SUBJECT: Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)

Dear Mr. Dahl:

You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. Please include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

Thank you for your consideration so that we may preserve the San Mateo's historic beauty and character.

Sincerely,  
Shana Larson, resident of Baywood

**From:** [Kevin Laughlin](#)  
**To:** [Zachary Dahl](#)  
**Subject:** Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)  
**Date:** Friday, February 11, 2022 2:46:11 PM

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Mr. Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, California 94403

Dear Mr. Dahl:

I am the owner of [REDACTED] in the Baywood section of San Mateo. I purchased my home in 2006 and did a major remodel shortly thereafter that preserved the original facade of the house. Many of us in the neighborhood are concerned about changes that may occur in our neighborhood.

My understanding is that you have asked for comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. Many of us would like to include the following in the program-level EIR:

- An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
- Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
- An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
- A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

Thank you very much for your time and consideration.

Sincerely,  
Kevin Laughlin  
[REDACTED]

**From:** [Tracey Lee](#)  
**To:** [Zachary Dahl](#)  
**Cc:** [City Council \(San Mateo\)](#)  
**Subject:** General Plan EIR NOP Comments  
**Date:** Tuesday, February 8, 2022 8:00:48 PM

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Dear Mr. Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, California 94403

SUBJECT: Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)

Dear Mr. Dahl:

You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. Please include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

Thank you for your consideration.

Sincerely,

Tracey E. Lee

[REDACTED]  
[REDACTED]

**From:** [Steve McKay](#)  
**To:** [Zachary Dahl](#)  
**Cc:** [City Council \(San Mateo\)](#)  
**Subject:** General Plan EIR NOP - Please Save our Neighborhoods from Destructive Construction  
**Date:** Thursday, February 10, 2022 12:30:02 PM

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Dear Deputy Director Dahl,

The irreparable destruction of our historic neighborhoods recently hit our family directly when we saw the plans at 415 Fairfax Drive where investors purchased a wonderful historic home only to be convinced by their architect to tear it down and build a 5K square foot monstrosity in its place. Many of us have lived in the historic Baywood neighborhood for decades and invested much of our lives and savings into our homes to keep them in keeping with the history and architecture here. It is incredibly distressing to witness a Planning Commission that is clearly more interested in maximizing profits for themselves and their friends in the building industry rather than protecting the historical gems in our community. The reckless abandon in which large ADUs, many larger than the original houses, are being haphazardly approved is especially stressful.

Related to all of this is the proposed content and scope of the EIR for San Mateo's General Plan 2040. We are concerned that historical homes and districts will be skimmed over in this plan. I urge you to please include the following in your study:

- An evaluation and prioritization of project alternatives that will protect our historic resources in the community.
- Protection of know, even if yet undocumented, historic districts in residential areas across San Mateo, including west of El Camino and specifically including the historic home at 415 Fairfax Drive.
- An updated historic resources survey / inventory that identifies San Mateo's historic resources, both individually and collectively as districts.
- A plan to address the impacts of projected population growth on our historic resources.
- Protection against investors and architects who are so easily navigating the loopholes in the system so that they can personally profit while doing harm to the neighborhoods.
- An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
- A summary of comments received in response to the NOP so the public can understand the issues before the DRAFT EIR is published.

Thank you for your consideration,  
Steve McKay  
Citizen, San Mateo



**From:** [Michelle Murphy](#)  
**To:** [Zachary Dahl](#)  
**Subject:** Protecting our neighborhoods  
**Date:** Sunday, February 6, 2022 8:07:47 PM

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Zachary-

I am a homeowner of a historic home in the community of Baywood at [REDACTED]  
[REDACTED] I think it is very important to identify and protect the historic neighborhoods of San Mateo. It is these historic neighborhoods which make each city on the Peninsula unique (Burlingame, San Carlos, Palo Alto, etc). We need policies to protect these beautiful old neighborhoods, and I believe we have a strong community who invests in the necessary maintenance and upgrades to these historic hoes.

Thank you,  
Michelle Murphy

**From:** [Michael Nash](#)  
**To:** [Zachary Dahl](#)  
**Cc:** [Christina Horrisberger](#); [City Council \(San Mateo\)](#)  
**Subject:** Comment on NOP for the General Plan 2040  
**Date:** Friday, February 11, 2022 2:36:41 PM

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Dear Mr Dahl:

I am writing to provide my comments, as requested, on the NOP for the General Plan 2040 Environmental Impact Report (EIR).

As you know there is a significant and growing concern among San Mateo residents about San Mateo's historic resources and neighborhood ambiance. Neighbors are concerned that demolition, remodeling, and other developments will gradually transform the neighborhoods to something other than what they chose when they moved here. This concern is not limited to the general plan study areas but to all neighborhoods. We should be able to definitively answer how any proposed changes would impact the history and character of the area under development.

The county and state supported the initial San Mateo historic survey in 1989. The 1989 survey documented ample evidence that sections of San Mateo qualify for historic designations. City staff and councils have never followed up on these findings, despite calls to do so in previous years. It is time to remedy this situation. It is incumbent on the City to understand the historic assets it has, and to make sensible decisions on what should be preserved and what can change. I believe doing a thorough survey of our historic resources is a minimum requirement. If we don't know what assets we have, how can we protect them from harm? You cannot rebuild an artifact of history!

We need housing but should not blindly destroy icons of our past or sacrifice our common heritage through ignorance or passivity. Please encourage a thorough effort in this aspect of the report.

I am also most concerned about the unprecedented growth as outlined in the alternatives. A growth projection of a fifty percent increase in population will require infrastructure increases of commensurate scale. Do we know if this is even possible? We know our water supply, electric supply and sewage removal are stressed today. Our public transportation will also need significant expansion. What will happen to the environment as we address these limitations to growth? No form of expansion in this area will be without consequence and cost.

Finally, a significant number of people in San Mateo have told me they do not believe public comments are taken seriously. This diminishes the likelihood and effectiveness of public outreach. Therefore, I would also ask that the method for consideration of public comments become transparent so people will believe that they have at least been heard and hopefully encouraged by the attention these comments receive.

Best Regards,

Michael Nash



**From:** [Oser, Roger](#)  
**To:** [Zachary Dahl](#)  
**Subject:** General Plan Update EIR  
**Date:** Sunday, February 6, 2022 6:17:57 PM

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Mr. Dahl-

I am excited the City is working on a new General Plan, as I believe we are at a critical time in our great City's development.

Of course there is a huge need to determine the growth and direction of our retail, office and housing base while being realistic about the potential to achieve any set goals, including the timing to affect any changes and the social and economic cost to do so.

Change and growth is both necessary and almost certain to happen no matter what we do, so guiding that change and growth is critical to ensure it happens in a manner that benefits our populace including considerations for traffic, parking, pollution, crime, and aesthetics.

I was born at Peninsula Hospital and grew up in San Mateo until I was 9 years old, then moved to Hillsborough. Since 1996 I have lived back here in San Mateo and love all it has to offer including the downtown retail (which has great potential), proximity to the freeways, schools, library, parks, and housing base.

We live in a 1928 vintage Spanish Mediterranean home which has been modernized over the years, yet retains the original Spanish tile façade accents, interior and exterior wrought iron details, arches, Spanish tile roof, tile courtyard, and many other irreplicable features that come with these historic homes.

As you know there are many historic districts in San Mateo, including Baywood, Aragon, San Mateo Park, Glazenwood, Hayward Park, and North Central.

Unfortunately, many districts have not been formally recognized by the

City, though my understanding is they were identified in the 1989 Downtown historic study and have been recognized by the State Office of Historic Preservation.

Without this recognition I and many of my neighbors are concerned we will lose a great deal of this historic base and charm that makes San Mateo a wonderful place to live.

If residents and developers can entirely tear down or materially demolish/renovate these architectural masterpieces they will do so, and we will no longer have a city filled with these gems.

I believe the City must identify and protect these historic districts and resources by identifying policies that allow for the identification, evaluation and protection of these structures and that these actions must be considered in the Draft EIR for the General Plan.

Simply increasing the housing base without these considerations will clearly have an adverse effect on our historic resources and districts throughout the great city of San Mateo.

Thank you for your time and attention on this enormous task that clearly will shape our wonderful City for the next century.

Roger

**Roger Oser**



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**From:** [PETER PAFFRATH](#)  
**To:** [Zachary Dahl](#)  
**Subject:** Historic Designation  
**Date:** Friday, February 11, 2022 6:37:38 PM

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Deputy Director of Community Development

Hello Mr. Dahl,

We are long-time residents of San Mateo (47 years) and live on Castilian Way. Our home was built in 1936, and we believe our neighborhood and surrounding areas should be designated as "historic." Many of the houses are distinctive and have the ambiance of the 1920 and 1930s. Indeed, these two decades and the homes built in that era project a unique period in San Mateo's history and should be preserved. This area also has many trees and shrubs as old as the homes.

The City needs to develop policies to protect our historic neighborhoods.

Regards,

Pete and Lynda Paffrath

Pete Paffrath



**From:** [Martha Park](#)  
**To:** [Zachary Dahl](#)  
**Cc:** [City Council \(San Mateo\)](#)  
**Subject:** General Plan EIR NOP Comments  
**Date:** Friday, February 11, 2022 11:25:13 AM

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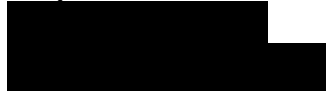
Dear Mr. Dahl,

We are writing to provide public comment regarding the Environmental Impact Report for San Mateo's General Plan 2040. SB9 and SB10 could potentially have future negative impacts in our city neighborhoods, as well as other neighborhoods in California.

We'd like to encourage you to identify historic districts in San Mateo and develop policies to protect those historic neighborhoods - hopefully including Baywood, where we live. Please consider the potential negative impacts of SB9 and SB10 on these neighborhoods, as well as ways to alleviate some of those potentials in your planning.

Thank you for considering this,

Stephen and Martha Park





**From:** [Ilana Tandowsky](#)  
**To:** [Zachary Dahl](#)  
**Cc:** [Neal Tandowsky](#)  
**Subject:** Comments responding to SM general plan EIR notice of preparation (NOP)  
**Date:** Friday, February 11, 2022 4:34:23 PM

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Dear Mr. Dahl:

You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. please include the following:

1. An evaluation of project alternatives that will ensure that those historic neighborhoods west of El Camino (not yet identified) will receive the proper evaluation and categorization before any decisions are made on shifts for the neighborhood
2. Inclusion of an updated historic resources survey/inventory so that homes and neighborhoods can be properly assessed and impact of projected growth can be properly identified
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of all comments received to the NOP so we and understand the issues before the Draft EIR is published.

I have been a 30 year resident of San Mateo and a 20 year resident of the beautiful Baywood area. We love the old vintage feel of the neighborhood and are one of many in our neighborhood who worked tirelessly to ensure our remodel fit into the character and elegance of the neighborhood. My husband Neal and I want to ensure the historic nature of these homes are honored.

Thank you!

Ilana Tandowsky  
Harvard Road  
San Mateo

**From:** [dennis tietz](#)  
**To:** [Zachary Dahl](#)  
**Subject:** Comments with regards to San Mateo General Plan EIR Notice of Preparation  
**Date:** Friday, February 11, 2022 4:34:37 PM

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Zachary,

You have asked for comments regarding the above proposed content and EIR for San Mateo's General Plan 2040. I would appreciate your including my comments that.

I have been a forty one year resident of Baywood Knolls and want you to know that I appreciate all of San Mateo's neighborhoods. The uniqueness and in some areas the historic nature of the different areas of San Mateo is what makes it a special place to have lived and raised my children. I would hope that in the above EIR you will take this into account as well as making sure that any specific aspects of San Mateo's historic areas are protected from development that would change the nature of our city. Avoiding the negative impacts of SB9 and SB10 on what makes San Mateo special should be of utmost importance.

Lastly, I would hope that a summary of comments that are received would be made available to the public before a draft EIR is published.

Thank you,

Dennis Tietz

**From:** [jennifer tietz](#)  
**To:** [Zachary Dahl](#)  
**Subject:** Historic review of Baywood neighborhood  
**Date:** Sunday, February 6, 2022 12:36:01 PM

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Dear Mr. Dahl,

As a long time San Mateo resident, I would like to see the Baywood Neighborhood designated as a historic district in order to preserve the integrity of the architecture that is so rich in that neighborhood.

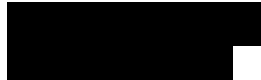
Although we have lived in Baywood Knolls for over 35 years, Baywood proper is the neighborhood we cherish the most as we take our daily walks and drives down the hill. The authentic nature and history the houses represent is the best of the 1920s and 1930s architecture. Seeing these houses on a daily basis is what thrills us the most about living in San Mateo. We marvel at the talent and immense planning each and every one of these houses took to design and build during the WWI era. These houses should be revered and celebrated for the period in time they represent. They are truly the beginning of the historical formation of San Mateo as a city. They need to be protected from aggressive developers, especially with SB 9 and 10 being signed into law.

We are dismayed at even the thought of demolishing one of these Baywood historical gems, most specially the house at 415 Fairfax. We sat in on the Zoom meeting with the architect and current owners only to learn about their plans to mow down the entire structure for a house design that does not belong in the Baywood neighborhood. We were appalled by their lack of willingness to keep the outside integrity of the house in their remodeling plans.

Please support and pursue the Baywood neighborhood as historical to preserve and protect the stunning San Mateo architecture it represents.

Most sincerely,

Jennifer and Dennis Tietz

A black rectangular redaction box covering the names and contact information of the signatories.

**From:** [jill valladares](#)  
**To:** [Zachary Dahl](#)  
**Cc:** [City Council \(San Mateo\)](#)  
**Subject:** General Plan EIR NOP  
**Date:** Thursday, February 10, 2022 2:21:45 PM

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Dear Mr. Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20th Avenue  
San Mateo, California. 94403

SUBJECT: Comments responding to San Mateo General Plan EIR Notice of Preparation  
NOP

Dear Mr. Dahl,

You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General plan 2040. Please conduct and include the historic survey of San Mateo and develop policies to protect our historic neighborhoods.

The Valladres family has lived in the beautiful Baywood neighborhood for 36 years. This is our dream city and home. My husband and I grew up in San Francisco and we dreamed one day we could live in San Mateo and raise our future family. We fell in love with San Mateo and all the historical neighborhoods. Baywood, Aragon, San Mateo Park, Glazenwood, Hayward Park, North Central, etc. All these neighborhoods and districts need to be recognized and preserved now. These truly unique and treasured neighborhoods are an integral part of San Mateo's history, culture, diversity, charm, success and future.

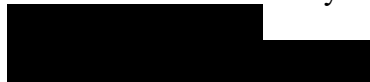
The amazing book, 'SAN MATEO A CENTENNIAL HISTORY' by Mitchell P. Postel, published in 1994 chronicles our great and ambitious city. Think of all the brave men and women who settled here and had a vision like no other to create our beloved San Mateo. The City should identify policies that allow for the identification, evaluation, and protection of historic districts. Please consider project alternatives that will avoid negative impacts to these neighborhoods. These actions must be considered in the Draft EIR for the General Plan.

We hope that you will consider our passionate concerns and understand how we feel about our cherished history and loyal communities.

Thank you for your consideration,

Sincerely,

Jill Valladares and family

A black rectangular redaction box covering the signature of Jill Valladares and family.

**From:** [REDACTED]  
**To:** [Zachary Dahl](#)  
**Cc:** [City Council \(San Mateo\)](#)  
**Subject:** Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)  
**Date:** Friday, February 11, 2022 11:06:31 AM

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Mr. Dahl,

This letter is a public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. As a homeowner of a vintage 1930 home on Parrott Drive in Baywood, I strongly encourage that the City makes genuine efforts to preserve this beautiful and historic neighborhood. It is truly a jewel of this City and of San Mateo County and the loss of its character would be tragic. It is our history that defines us, and not only Baywood, but also other historic neighborhoods must be preserved as the City plans for growth.

Please include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented, historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

Thank you.

Best regards,

Karen Vitale  
Homeowner

[REDACTED]  
[REDACTED]

**From:** [Voyles, Glenn](#)  
**To:** [Zachary Dahl](#)  
**Subject:** General Plan EIR NOP comments  
**Date:** Saturday, February 12, 2022 1:12:46 PM

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Notwithstanding my strong disagreement with Sacramento's heavy-handed, one size fits all approach to housing, I understand that you and the City of San Mateo need to follow the rules as they currently exist. That doesn't mean, however, that the things that make San Mateo a great place to live need to be sacrificed to the altar of expedient housing growth.

San Mateo is unique in the Bay Area in having several historic neighborhoods that have been largely maintained (as opposed to Burlingame and its McMansion approach to zoning, or newer cities that lack much in the way of historical housing). Let's be honest, we can ruin these neighborhoods by blindly following YIMBY housing policies, but doing so won't make a dent in the overall housing needs. Ruining historic neighborhoods would, however, succeed in destroying the very thing that makes the neighborhoods so desirable. In addition to alienating the current residents of these historic neighborhoods, their destruction could have a longer-term impact on property values and therefore tax revenues.

Before making any long-term decisions, I would strongly encourage you to complete a historic survey of San Mateo and work to preserve the historic neighborhoods to the maximum extent possible. Again, historic neighborhoods can be ruined and the overall housing picture won't be notably improved. Let's be smart about planning for the future of the city, in a way that both preserves existing historical resources and provides housing for future growth.

Thank you for your consideration of my concerns.

Glenn Voyles  


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**From:** [l watanuki](#)  
**To:** [Zachary Dahl](#)  
**Cc:** [lwatanuki6@gmail.com](#); [Drew Corbett](#); [Azalea Mitch](#); [Julia Klein](#); [Michael Weinbauer](#); [Maurine Killough](#); [Benjamin Portusach](#); [Michael Nash](#)  
**Subject:** Scoping for General Plan EIR  
**Date:** Tuesday, February 1, 2022 3:15:52 AM

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Dear Mr. Dahl,

I gave a copy of the Historic Resources Evaluation Report for 1007 East 5th Avenue San Mateo dated October 2018, to Julia Klein, Principal Planner and the GP sub-committee when we began the General Plan review. This historical evaluation report was prepared by Denise Bradley, Landscape Historian and Ward Hill, Architectural Historian. It qualifies as a both as a historical resource and unique archaeological resources.

In reviewing the maps of Area 4 - Downtown, we did not see a historical marker for our home, hill and pond Japanese Garden, Katsura building, walkway, and a second Japanese Garden on your map. Our property is located on 5th Avenue, S. Humboldt, and 4th Avenue. Perhaps I missed it?

Please include our property in your GP EIR scoping and provide mitigation if there are adverse environmental impacts. In the past, the City did a separate EIR for it's inclusion in the 3rd Avenue Interchange Improvement Project. Our Historic Resources Evaluation was included in the 101 Managed Lane Project EIR, and it will be included in the Peninsula/101 Interchange Project EIR.

Also, when the San Mateo Historic Building Survey 1989 gets funded and updated, we would like to see more of the historic styled bungalows in the East San Mateo / Central Neighborhood included which look like the illustrations in the survey. It seems like the bar was set very high for inclusion to the survey. We would like to preserve and protect more of our special Craftsmen, Spanish Colonial Revival, Eastern Shingle Cottages, and Tudor Revival homes which represent the neighborhood character of the east side of San Mateo.

Thank you.

Laurie Watanuki



January 17, 2022

Zachary Dahl, Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20th Ave.  
San Mateo, CA 94403

**Subject:** Notice of Preparation (NOP) of Draft Environmental Impact Report (EIR)

**Lead Agency:** City of San Mateo Community Development Department

**Project Title:** San Mateo General Plan Update

Dear Mr. Dahl:

I am encouraged to see that cultural resources are among the environmental topics that will be examined in the EIR. As you know, cultural resources include historic resources, defined in the CEQA Guidelines as the built environment, including buildings, structures, districts, and landscapes generally at least 50 years old.

The first step in determining a project's impact on cultural resources is to identify whether or not cultural resources are present. In the same way that a site inventory of land suitable for residential development is indispensable to an analysis of San Mateo's development capacity within the General Plan 2040 planning horizon, an inventory of cultural resources is necessary to determine if, and to what extent projected growth will adversely effect historic and cultural resources. Without critical data on the number and location of existing cultural resources, an adequate evaluation of the impacts becomes impossible.

San Mateo's General Plan 2040 anticipates that in the next twenty years San Mateo will undergo an almost unprecedented level of population, jobs and housing growth. Even the least disruptive of the three alternative scenarios contemplated will increase population by 30%, jobs by 20% and housing by 27%. The most aggressive alternative calls for population and housing growth exceeding 50% of 2020 levels. The impacts of this growth will be felt city-wide, effecting every neighborhood in every corner of the city in residential and commercial districts alike.

Therefore, I respectfully request that the City conduct a reconnaissance-level cultural resource survey concurrently and in tandem with the General Plan EIR to ensure potential adverse impacts to cultural resources are adequately evaluated. A reconnaissance-level survey is a first step in the survey process that identifies those areas and properties worthy of further study. Reconnaissance surveys establish broad historic and architectural contexts necessary for understanding our community history. Like the program-level EIR itself, a reconnaissance-level cultural resource survey provides an opportunity to consider broad policy alternatives and program-wide mitigation measures and provides greater flexibility to address cumulative impacts on a comprehensive basis.

Sincerely,  
Keith Weber  
San Mateo



February 10, 2022

Zachary Dahl, Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20th Ave.  
San Mateo, CA 94403

**Subject:** Notice of Preparation (NOP) of Draft Environmental Impact Report (EIR)

**Lead Agency:** City of San Mateo Community Development Department

**Project Title:** San Mateo General Plan Update

Dear Mr. Dahl:

Since my first letter to you on this subject (January 17, 2022), I have become aware of new information that was not apparent to me at the time, but which I address below. The ***Land Use and Circulation Alternatives Evaluation*** (City of San Mateo, January 14, 2022) states, “the ten Study Areas are the locations where the most growth is projected to occur; however, changes could still occur outside those areas. The General Plan will allow for continued growth outside of the Study Areas based on existing densities, regulations and state law.”

Elsewhere in the evaluation report, it states, “The alternatives presented in this workbook do not propose a change to properties zoned R-1 (One-Family Residential) within the city, whether or not they are in a Study Area. However, under SB 9, single-family zoned properties could still accommodate future growth by building a duplex and/or by splitting the lot into two separate lots that would allow two units each.”

City staff is currently in the process of implementing SB 9, and the City Council recently declared their intention to “explore” adopting SB 10 as a Priority “A” goal for 2022-2023.

SB 9 allows any single family lot to be split into two parcels. SB 10, if adopted, allows ten housing units to be built on each parcel, plus an allowance for two ADUs per parcel. Simple math suggests that it is both possible and plausible that any single family home in San Mateo could be replaced by 24 apartment units.

Potential cumulative impacts of such incursions into established single family neighborhoods are of profound magnitude that will carry wide-ranging and long-lasting environmental, social, economic, and cultural changes deep into the future. Limiting the EIR to only the Study Areas would be irresponsible, fraught with unintended consequences, and leading inevitably to an incomplete and deficient evaluation. The content and scope of an adequate General Plan EIR must have an in-depth analysis of the potential impacts of SB 9 and SB 10 for all R-1 zoned areas in San Mateo “whether or not they are in a Study Area.”

It must also include impacts to historic resources, known and potentially known, and which can only become known by conducting a historic resources inventory. Absent an inventory that identifies historic resources, and an evaluation of the impacts SB 9 and SB 10 will have on those resources and the neighborhoods where they are located, the EIR will be inarguably inadequate.

Many individuals, organizations and agencies have submitted written comments. For the sake of transparency, please make all comments available to the public shortly after the submittal deadline and provide notification as to where to access them. Thank you.

Sincerely,  
Keith Weber,  
San Mateo

Cc: Prasanna Rasiah, City Attorney

— SAN MATEANS FOR RESPONSIVE GOVERNMENT —

To: Zachary Dahl, Deputy Director  
San Mateo Community Development Department

Re: Notice of Preparation for General Plan Update Draft EIR

Dear Mr. Dahl,

**San Mateans for Responsive Government** submits the following comments as part of the scoping for the EIR for the General Plan update. We urge the city to ensure that all of these issues are adequately addressed in the EIR as well as providing comprehensive alternative analyses that can reduce the negative impacts.

First and foremost, **all parts of the General Plan Update should comply with voter approved Measure Y** before it is adopted by the City Council. The EIR needs to address how any discrepancies in the various scenarios will be addressed and reconciled. If they are not to be reconciled, the EIR should describe the legal basis on which the updated General Plan can be adopted in contravention of the provisions of Measure Y.

Furthermore, the content and scope of an adequate General Plan EIR must also have an in-depth analysis of the potential impacts of SB 9 and SB 10 for all R-1 zoned areas in San Mateo "whether or not they are in a Study Area." The increased population resulting from the state-enabled conversion of single-family lots to multi-family will have significant impacts on all of the environmental topics that will be examined in the EIR and must be evaluated.

In each element's evaluation, we are looking for **locally derived data-backed specifics**, rather than broad brush statements that whatever scenario is chosen, the city or other agency can meet the additional demand. Unfortunately, broad brush assurances have been common in past environmental evaluations, only to be proven woefully inadequate as projects are developed. Internal departments like police and fire, and external entities like Cal Water and the school districts respond that they can meet whatever the increased demand for services. **Specifically how, on what timeline and at what cost to San Mateo's residents and businesses will that be done?**

Our comments often require evaluation in multiple elements of the EIR. Information in one section will inform comments and evaluations made in another. We expect that the city will require the necessary coordination of information across elements.

Our specific issues:

### **Infrastructure Demands**

**What population are our existing facilities like sewer, water supply and solid waste disposal designed to accommodate?** Identify what other communities are served by the San Mateo sewer plant and their projected growth impacts. Identify how potable water will be available for the increased state population projections, especially factoring in continuing drought conditions and at what cost.

**What population can our existing police and fire services (both staffing and equipment) accommodate?** How will an increased number of taller buildings and increased density affect fire and police services, especially through their equipment needs? Relate any new fire equipment and emergency services demands to specific changes in heights and density. What will be the budget impacts for providing any additional services?

### **Green Environment**

**The green environment** in our city will be affected by increased growth. This can be through a **loss of trees** - especially heritage trees- which affects air quality, climate, aesthetics, and more. How will they be protected? **Park facilities** also provide that green environment. When asked about how more park land can be provided for a greatly increased population, consultants' answers rely on larger projects being required to provide private open spaces. That response is not acceptable, since it is likely to be the increased population in smaller developments, units from lot splits, ADUs etc. that will have a big impact on population. Data and specifics please on how the city will achieve its park acreage goals.

### **Vehicle Miles Traveled**

Many residents, and many city leaders are pushing to get people out of their cars by **greatly reducing vehicle ownership and/or usage, lower Vehicle Miles Traveled (VMT) etc.** by putting more dense development near transit. And people talk about doing that in tandem with reducing parking, so people just give up driving. Most San Mateans are skeptical that this approach will work. **We need much better local data to evaluate the decisions around such major changes.**

The current situation at the Hillsdale Garden Apartments is a perfect case study for how people who find it almost impossible to park, and who have a very well served Caltrain station and several major SamTrans lines well within walking distance, just don't get the message to get rid of their cars. Historically, Hillsdale Garden Apts were the classic transit oriented neighborhood. Its residents owned few cars and used Caltrain often. Why have transit patterns there changed so much?

The EIR should include a targeted/doorstep/sidewalk survey of people who live in the Apartments (plus in a similar situation, if the city can think of another one) to ask about vehicle ownership and usage, transit usage etc, and why they do as they do. Residents of most new multi-family developments with reduced parking are still tied to owning and using vehicles, resulting in increased, spill-over parking off site, negatively impacting adjacent neighborhoods. Factors such as working double and triple jobs at odd hours, needing access to frequent medical treatment, to recreation, to school, soccer and

## — SAN MATEANS FOR RESPONSIVE GOVERNMENT —

music lessons for children, trips to larger supermarkets and Costco; etc., all of which cannot be accommodated via transit might be uncovered. **The EIR must look for facts about how people really live to direct policies about land use, circulation, transportation and the provision of parking.**

When people do give up driving their cars (or give them up altogether) they do it by stitching together other ways to support their needs. Uber/Lyft/taxis/helpful neighbors make the extra trips to get them places. These **still result in VMT - just not in their own car**. And there are all of the delivery trucks which are much more prevalent in the neighborhoods, delivering all of those items that people may no longer drive to the store to get themselves. There are more of those trucks than many realize, since some companies have expanded their fleets with "anonymous" white vans, etc. There are even bigger mail trucks now. Again, the purchase still results in VMT. And then there are all of the Door Dash, etc. food deliveries, when people can't or don't go out to restaurants. **All of those substitute VMTs need to be captured.**

### **Walking to Transit**

The city (and others) use 1/2 mile as a metric for walking to transit. The city posts a 1/2 mile map on its website, which was created in 2017 to address the 1/2 mile impact for creating ADUs. If anything in the General Plan is going to depend on that kind of metric, a much more refined map needs to be created. Simply drawing circles around identified transit stops (including bus stops that may no longer even be served by SamTrans) and calling that the 1/2 mile to transit-assumes that people can travel in a straight "as the crow flies" manner. Swim across Marina lagoon? Walk across Highways 101 or 92? **The EIR needs a map showing true 1/2 mile walks to existing and likely to continue to exist transit stops.** Such a map will show where the true transit deserts are.

**Additionally, the EIR needs a map to designate the slopes on all of our streets**, so that the hillier, more difficult parts to walk or cycle are readily apparent. For example, a large part of planning area 6 (Laurelwood shopping and Campus Drive) is already acknowledged to be a transit desert, even on the existing map. And for the parts that are supposedly near transit, one must hike up Hillsdale Blvd. to Clearview Way to catch a bus. This is completely infeasible for a large part of our population.

How will the EIR address the fact that **the city has no control over the routes that SamTrans continues to operate or decided to drop?** The built environment is depending on a very unstable premise when we include SamTrans stops for transit planning, especially away from ECR.

### **Natural Disaster Planning**

**Wildfires** are an increasing issue, unfortunately now year round. In the General Plan workshops, this was dismissed as probably only affecting area 6 (Laurelwood shopping area). Do wildfires, once they get going and particularly blowing in the accompanying high winds, only affect the closest adjacent areas? The people in Coffee Park and other parts of Santa Rosa learned how disastrous that assumption can be. All of San Mateo is vulnerable if a wildfire gets going in our hills. That type of situation was cited as the

## — SAN MATEANS FOR RESPONSIVE GOVERNMENT —

Poway decision, where the environment can change the project, rather than the usual vice versa.

### **What kind of emergency evacuation plans will the city have for its residents?**

Especially if we have concentrated people near transit (which will not be operating during a wildfire) and have succeeded in getting them to give up vehicle ownership. How do they stay safe when the city has put them in a situation where they have no independent transportation?

### **Noise**

**Noise will increase** with increased population, especially resulting in traffic - from any source. Will electrification create more noise and will the elevated electric train tracks carry train noise even further? If buses increase, how does that affect noise? Add in the substitute VMTs (see above) and those who continue to drive themselves. With significant increase in population and jobs here, we will quickly exceed our 60db noise standards for residences. The people at the MidPen development at ECR and 29th routinely complain to the city about the maintenance noise - gardeners, Recology trucks etc that serve the mixed uses around them. How will we deal with that problem as we densify near transit (and elsewhere). Just changing the standards to say it is not a problem, is not acceptable EIR evaluation. There should be a scientific basis provided for how acceptable various levels of noise, for what periods of time and at various times of day, are. A loud Recology truck that comes multiple times a week at 5:30 AM is not the same impact as one weekly trip at 9AM, and the EIR should reflect that.

### **Lifestyle Choices**

Under population and housing, I don't know how to capture this factor, but we all "know" that there are **people who want a specific lifestyle** - especially with a young growing family. They will commute great distances to have a quiet residential setting - the traditional American Dream of a detached single family house with yard, good parks, good recreation, good schools, etc.

Intense building near transit will not lure these people back, even if the housing would be for the same price. It is not the lifestyle they want. Can the EIR identify people who choose to live at a distance, at least at this phase of their family life, to better include their impact on housing, land use and transportation/circulation/VMT? Start at the centers of employment - even the city's employees - to find these long commuters and their reasons. And make an effort to get beyond simple answers like it being "cheaper" to live at a distance. Look for lifestyle choices, too.

### **Historic Resources**

You have already received comments urging **a proper historical survey of the city**, and we support those requests. This survey is needed especially for areas that have already been indicated as likely eligible for listing as historic districts. This is already a policy in the current General Plan and was an effort that the city began, and then dropped, some years ago. It is an unfulfilled promise to keep our city's history an important part of what San Mateo offers its residents and businesses, and one this EIR needs to address.

**Program Level EIR / Project Level EIR Relationship**

We request that the city make it explicitly clear just **how this EIR will be used for any future projects**. The General Plan EIR has been described as a general program-level EIR, with supplemental environmental and design review occurring as each specific project is proposed. Larger neighborhood, district and citywide issues can be handled at this program level, so individual project proponents can be made aware as to how broader issues will affect their proposals. Residents should clearly understand what additional CEQA or design reviews will be undertaken for future, specific projects that directly affect them and their community.

Please contact me, on behalf of San Mateans for Responsive Government, if you have any questions about these comments.

Thank you for your coordination of this important effort.

Michael Weinbauer  
San Mateans for Responsive Government  
[limitheights2018@gmail.com](mailto:limitheights2018@gmail.com)

**From:** [Connie Weiss](#)  
**To:** [Zachary Dahl](#)  
**Subject:** General Plan Update EIR  
**Date:** Saturday, February 5, 2022 10:52:08 AM

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Hello Mr. Dahl,

I have been a San Mateo resident since 1983, and have never lived in any other place feeling more like home to me. Even after all these years, I marvel at the beautiful history our town has in its architecture - not only downtown, but in the surrounding neighborhoods.

Our home in Baywood is 86 years old, and we are the second owners. I was lucky enough to hear first-hand from the original owner the loving planning of this home - securing an architect from Louisiana, where he was born, to planning, and then building, a custom home for him and his family. At the time of the sale to me and my first husband in 1995, his daughter gave me a newspaper article about quality home construction in San Mateo, and our house was pictured as an example. With respect to their story of our beautiful home, my husband Dave and I have been careful in updating the home to preserve its history for San Mateo. And we are not alone: there are hundreds of others throughout San Mateo doing the same, as we all know the value of preserving our history, whether it be downtown, San Mateo Park, Hayward Park, Aragon, Baywood, or any neighborhood with historic architecture that helps tell San Mateo's story.

As a City, we have already dropped the ball once on not following through to clearly define and protect historic neighborhoods, please let's not do that again. Let's continue where the 1989 plan stopped and expedite to ensure our rich history and personality doesn't get erased in future planning.

What we'd like to see is clear direction in the Draft EIR for the General Plan, including:

1. The City must first fully identify its Historic Districts, using the 1989 Downtown Historic Study as a starting point.
2. Once the Historic Districts are identified, policies must be created and put in place to articulate how to identify, evaluate, protect, and preserve San Mateo's Historic Districts.
3. The above (1 and 2) MUST be completed before any increased housing plan via the General Plan is considered for San Mateo.

We think of this as "First Things First" by taking a full inventory of what is important for San Mateo to preserve, then future growth can be planned outside the Historic Districts. If we don't do this, we risk losing what makes San Mateo so special. I hope you will agree.

Thank you,

Connie Weiss and Dave Cohen





**From:** [weller323](#)  
**To:** [Zachary Dahl](#)  
**Subject:** General Plan Update  
**Date:** Tuesday, February 8, 2022 5:54:28 PM

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Dear Mr. Dahl,

I want to urge the City of San Mateo to identify and protect our historic neighborhoods. San Mateans can be proud of how many special neighborhoods are found throughout our city, each with its own unique character and charm.

Although many historic districts were recognized in a 1989 study and by the State Office of Historic Preservation, San Mateo has not followed through with identifying, evaluating and protecting these districts. Now is the time for the City to address this need.

With the General Plan under review, documenting historic Baywood, Aragon, San Mateo Park, Hayward Park, North Central districts for the Draft EIR is more important than ever!

As Deputy Director of Community Development, you have both the opportunity and the responsibility to draft, complete and enact policy that will ensure San Mateo's beautiful past is not forgotten or destroyed in the name of "progress."

Sincerely,  
Nancy Weller



**From:** [Ron Whiteside](#)  
**To:** [Zachary Dahl](#)  
**Cc:** [Ron Whiteside](#)  
**Subject:** Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)  
**Date:** Friday, February 11, 2022 3:58:48 PM

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Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, California 94403

Mr. Dahl:

We are opposed to the Alston's plan to demolition the existing home at 415 Fairfax Avenue.

My wife Cheryl and I, Ron Whiteside, have resided at 250 Harvard Road in San Mateo since 1981. We live on the corner of Harvard and Fairfax, a few doors down and across the street from 415 Fairfax. We obviously love the Baywood area – since we have chosen to live here for so long.

We were participants in the Augusts 4<sup>th</sup> meeting about plans for 415 Fairfax and stated our concerns – that:

- The proposed demolition will destroy a historic home that has been carefully maintained and fits well into the neighborhood
- The proposed replacement home is very large and bulky for the lot size. Without the area referred to as an ADU, it is still much larger than other homes in our immediate area
- The proposed ADU will not add housing, which is what the law intended. It is attached to the main house and can easily be converted to a simple addition by adding a door. The new owners stated that it would be used as guest quarters for visiting family. How does this qualify as an ADU?

Numerous neighbors have sent emails to the SM Planning Department, eloquently expressing their concerns about this proposed project. We agree with all of the concerns in their emails, so I won't repeat them, but we definitely concur.

Houses in Baywood don't turn over very often, as long-time owners want their treasured homes to go to family or others who will cherish and respect the old-world charm of the house and Baywood neighborhood. New owners often renovate their

homes and may make additions – always with respect for their heritage home. Really, why would a new home owner say how much they just love Baywood; yet want to destroy a heritage fabric in our community that makes Baywood what it is; the neighborhood “they just love”.

We urge you to deny the new owners’ current request to tear down the house at 415 Fairfax Avenue and encourage them to develop a plan that respects the home, our Baywood neighborhood, and their new neighbors.

Regards