



February 28, 2022

Zachary Dahl
Deputy Director
City of San Mateo Community Development
330 W. 20th Avenue
San Mateo, CA 94403

Via email: zdahl@cityofsanmateo.org

RE: General Plan 2040: Inclusion of Property located at 1501-1555 West Hillsdale Boulevard

Mr. Dahl,

I am writing on behalf the landowners of the 4.4-acre parcel located at 1501-1555 West Hillsdale Boulevard (APN 041330070). The purpose of this letter is to formally request that the City of San Mateo identify this parcel with the Medium-Density Multi-Family land use designation as part of the preferred scenario land use map that forms the General Plan Update.

The current land use designation is Low Density Multi-Family (9 to 39 units per acre). The General Plan states that this current designation is intended for Lower density residential uses such as duplexes and townhouses, typically one to two stories, usually located in close proximity to single-family areas.

A designation of Medium-Density Multi-Family Residential (40 to 99 units per acre) is much more appropriate for this parcel. The General Plan states that the Medium Density designation includes condos and apartment developments. There are several benefits to updating the land use designation on this parcel:

- The parcel is already developed with apartments and is adjacent to two major corridors (West Hillsdale and 92).
- A significant portion of the property is underutilized, including a dilapidated tennis court and undeveloped lands that could be repurposed for much needed workforce housing.
- The neighborhood surrounding the parcel is also developed with multi-family units such that increasing the allowable density would be consistent with the existing land use pattern.
- The property is adjacent to College of San Mateo. The potential to add additional units to this parcel could increase faculty and student housing.

In review of the GPS Study Areas, we noted that this parcel is adjacent to Study Area 6. We'd like to request that this parcel be incorporated into the preferred General Plan land use designation scenario either as an expansion to Study Area 6 or this parcel could be added with other site-specific parcels that have been identified for land use consideration throughout this GPS study session process.

We sincerely appreciate your time and consideration of this request. We hope that you agree with our assessment and that we can work together in the future to increase housing supply in San Mateo.

Lastly, we admire all the great work being done by City staff, the General Plan Subcommittee, and the consultant team at Placeworks. We are very supportive of all the detailed work that is being done to help San Mateo Strive. Please don't hesitate to reach out to us if there is anything we can do to support the City's efforts.

Sincerely,



Charity Wagner
Wagner Enterprises

[Redacted]
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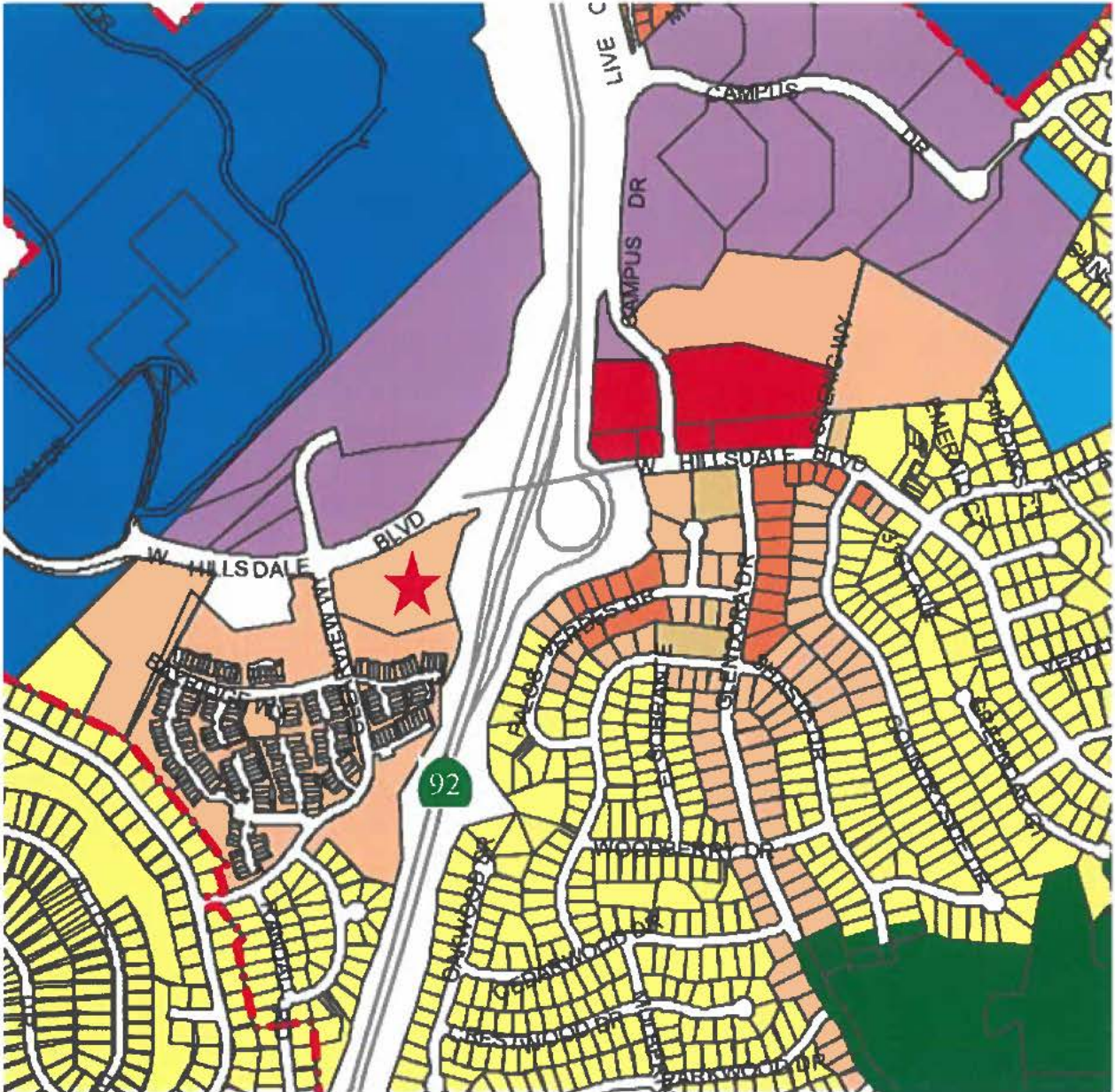


Charlie Jadallah
1501-1555 West Hillsdale Boulevard, San Mateo
*on behalf of all property co- owners: Ed Jadallah,
Leila Totah, Carina Neumann, Joanne Rendell and
Mark Jadallah*

Attachments: Aerial photograph and existing General Plan land use designation map



Aerial view of 1501-1555 West Hillsdale Boulevard



Existing General Plan Land Use Designation

- Low Density Multi-Family
- Medium Density Multi-Family
- High Density Multi-Family