

From: Martin Wiggins [REDACTED]
Sent: Thursday, March 3, 2022 8:00 AM
To: General Plan <generalplan@cityofsanmateo.org>
Subject: San Mateo General Plan Land Use Option question

Hello,

I was looking at the three Land Use Alternatives for San Mateo's General Plan update from the January 14th Public Review Draft and had a couple of questions I thought someone over there might be able to answer.

#1 Total Unit Count

When I take the 10 study areas and add up the number of units for each, it doesn't appear to add up to the totals for each. In each Alternative, the total is more than the sum of the study areas. The delta for A is 1,250, for B is 1,500, and for C is 1,250 (again). What's the reason for this?

#2 Large Study Area Granularity

Also, for a couple of the large study areas like 3 and 10, is there a way to see how these large unit counts are distributed across the study area, or how they were calculated?

-For area 3, how would a citizen go about understanding where 5,000 homes were added in A and B? And is the jump to 7,200 generally the result of changes in the vicinity of Hillsdale Mall? Its just such a huge number, it would seem hard to evaluate this or provide meaningful feedback through the outreach process without a better understanding.

-For area 10, maybe its easier to answer, but how were 1,900 homes assumed? The high density mixed use area is at least 40 acres so could hold 4,000 units at 100du/ac which is what the legend says. It would seem 1,900 units could be achieved with a lower zoning and less height? If so, why was the higher density chosen, and why 1,900 homes? As with Area 3, I think a little more info on an area that is such a big chunk of the total homes seems reasonable.

Thanks very much in advance,
Martin Wiggins

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