

REUBEN, JUNIUS & ROSE, LLP

Tuija Catalano

March 15, 2022

Delivered Via Email (zdahl@cityofsanmateo.org and generalplan@cityofsanmateo.org)

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

Re: Feedback on San Mateo General Plan Update
Our File No.: 5015.37

Dear Mr. Dahl,

Please accept this letter on behalf of the Ground Lessee of the Crossroads property, located at 1825, 1855 and 1875 S. Grant Street ("Crossroads Property"). Please consider this letter as part of the community feedback on the General Plan ("GP") update, and kindly include this letter as part of the record for the upcoming Planning Commission and City Council hearings for the preferred land use option selection discussions.

First and foremost, we want to thank City staff and the GP Subcommittee members for all their hard work on the GP update. We look forward to the City completing the GP update and the planning for San Mateo's future for the next two decades. We also appreciate the opportunity to provide feedback.

We would like to offer the following comments for your consideration at this time:

- **Office High designation.** The Crossroads Property is currently improved with three office buildings, and is proposed for the Office High designation (in all three land use alternatives), which will continue to allow office uses. The Crossroads Property is currently zoned for C3-1/R district, which also permits laboratories, research, experimental and testing uses. We encourage the City to also permit research and development ("R&D") and life science uses explicitly in the GP designation language as it applies to the Crossroads Property. We believe that expanding the GP definition of Office High to include R&D and life science uses at this location will provide greater flexibility to property owners and will allow San Mateo to stay regionally competitive by allowing and encouraging Office designated areas to be used for a mix of office and office-like uses that are sought by tenants, including those in the biotechnology sector. As the GP is envisioned

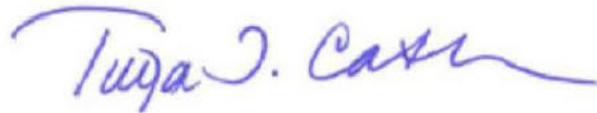
as a 20-year roadmap for the City, we think it is important that the GP designation (in addition to and beyond the zoning district designation) also very clearly reflects the continued permissibility of R&D, life science and other similar uses that are appropriate in areas that are designated for office uses. We kindly ask you to consider expanding the descriptive language for the Office High GP designation applicable to the Crossroads Property to include R&D, life science and similar uses.

- Bulk Limits and Lot Coverage. In connection with future zoning code amendments, we also encourage the City to amend the existing bulk limits, in order to allow overall flexibility in the design of new and/or altered buildings that seek to utilize any increased FAR limits that are adopted as part of the GP update. Each site is unique, and increased bulk limits can ensure that future development can be designed to strike an appropriate balance between lot coverage and height in the given context.

Thank you for your time and consideration. Please do not hesitate to let us know if you have any questions.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



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cc: Christina Horrisberger, Community Development Director (via email)