



March 18, 2022

Sent via email: generalplan@cityofsanmateo.org

Planning Commission
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403-1388

**Re: 2040 General Plan Site Recommendation
1885 S. Norfolk Street, San Mateo**

Dear Planning Commission,

Windy Hill is a committed partner with the City of San Mateo toward achieving the City's 2040 General Plan vision for a vibrant, livable, diverse and healthy community. In line with the City's values, Windy Hill seeks to develop well-designed projects that help provide a full spectrum of housing choices for the community. Windy Hill is interested in working with the City to redevelop the property located at 1885 S. Norfolk Street (the Fish Market site) with residential housing adjacent to the library.

The Fish Market site is currently zoned Neighborhood Commercial (C1) which permits commercial uses, but also allows residential units with a special use permit. The current General Plan provides "If San Mateo is to meet its housing needs, it will need to encourage multi-family housing on vacant sites and through redevelopment." The Fish Market site presents just such an opportunity site.

As part of the 2040 General Plan visioning, the City is considering a medium density residential designation that would allow four to seven story residential buildings and 40 to 99 units per acre. Windy Hill and the property owner encourage the City to apply this medium density residential designation to the Fish Market site to allow it to redevelop with a fully residential project. If, however, the City wishes to retain flexibility and consistency with the current zoning that allows both commercial and residential, Windy Hill and the owner of the Fish Market site would also support rezoning the property to mixed-use medium, provided that an all residential project was possible. The proposed mixed-use medium designation would allow four to seven story buildings, with 40 to 99 units per acre and a floor area ratio of 0.25 for retail and 3.0 for office.

Windy Hill is excited for the opportunity to provide a residential product on the Fish Market site that would provide for the City's housing needs, both market rate and affordable. Thus, Windy Hill and the property owner encourage the City to designate

the site as medium density residential or mixed-use medium in the 2040 General Plan update.

Sincerely,



Michael Field
Windy Hill Property Ventures



Thomas Wilson, President
Fish Market Property Owner

Cc: City Council (via email citycouncil@cityofsanmateo.org)
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