

477 Hillsdale, LLC

To: Christina Horrisberger, Director of Community Development, City of San Mateo
Zachary Dahl, Deputy Director of Community Development, City of San Mateo

From: Jared Gamelin

CC: Dusan Miletich

Date: March 30, 2022

Re: General Plan Land Use Alternatives, Study Area 9 & 341/477 E Hillsdale Blvd, San Mateo, CA

I am writing you as the owner representative of 341/477 E Hillsdale Blvd, San Mateo, CA. It has been brought to our attention that these parcels are currently being evaluated under Draft Land Use Alternatives for the 2040 General Plan as a housing opportunity site. The parcels are in Study Area 9 – Hillsdale / Norfolk Area, and are identified in Exhibit A.

In all three Alternatives, 341/477 E Hillsdale Blvd has been identified as “Residential Low (1-3 Stories, 9 to 39 du/ac)”. The current zoning designation is C2-0.5 Regional/Community Commercial. Under San Mateo’s flexible zoning code (section 27.32.020(g)) allows for residential use with a special use permit, meeting R4 district “Minimum Development Standards” that allows up to 50 dwelling units per acre.

These parcels have been submitted for a SB330 preliminary application (PA-2022-021) considering a special use permit under the existing zoning regulations. The land use designation being considered would be a down zoning of the parcels.

We kindly ask your department to consider a general plan designation of “Residential Medium (4-/Stories, 40-99 du/ac)” That is in line with the existing zoning designation, with the current application that has been submitted to the City of San Mateo, and will all past applications that were submitted under previous ownership. We understand that San Mateo City Council will provide direction on Monday, April 18, 2022 and we would like all three Alternatives presented to designate 341/477 E Hillsdale Blvd as Residential Medium.

We believe the site is a great opportunity to convert an obsolete motel on 3 acres, into a thoughtfully designed multifamily residential community, which would provide homes for people to live and work in the City of San Mateo. We also ask that you consider the general plan designation that is consistent with the underlying zoning, as the planning process for this site is already underway with the city.

Regards,



Jared Gamelin
Owner Representative 477 Hillsdale, LLC

Study Area 9 – Hillsdale/ Norfolk Area

Exhibit A



This study area is located near the Highway 101 and Hillsdale Blvd Interchange.

Alternative A

- Adds the greatest number of new jobs.
- Adds the least number of homes.
- Allows a mix of uses, including Office Medium, Residential Medium, and Commercial Regional.

Alternative B

- Adds more jobs than Alternative C.
- Adds the greatest number of new homes.
- Allows a mix of uses, including Office Medium, Residential Medium, and Mixed Use Medium.

Alternative C

- Adds the least number of new jobs.
- Adds more homes than Alternative A.
- Allows a mix of uses, including Office Medium, Residential Medium, and Commercial Neighborhood.

	Alternative A (Net New)	Alternative B (Net New)	Alternative C (Net New)
Homes	+160	+350	+200
Population	+414	+907	+518
Jobs	+600	+590	+520

Study Area 9 – Hillsdale/Norfolk Area Exhibit A

Alternative A

Alternative B

Alternative C

