



April 14, 2022

Via Electronic Mail

Honorable Mayor Rick Bonilla
Members of the City Council
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

RE: Bayshore Corporate Commons—1720 South Amphlett Boulevard

Dear Mayor Bonilla and Members of the City Council:

I am writing on behalf of PS Business Parks (“PSBP”), the owner of property located at 1720 South Amphlett Boulevard in San Mateo, CA (“City”), known as Bayshore Corporate Commons (the “Site”). In anticipation of the City Council meeting on April 18, 2022, I would like to provide the attached fact sheet that conveys what we believe would be the superior benefits of a Mixed-Use designation for the Site as you consider the current Land Use Alternatives for the General Plan Update.

By way of background, the Site is approximately 14.5 acres and is located just northwest of the U.S. 101/State Route 92 junction and directly north of the San Mateo Marriott. The Site is currently developed as an office park, consisting of eight low-rise buildings with approximately 340,000 square feet of commercial office space, surrounded by U.S. 101 to the east, the San Mateo Marriott to the South, and residential development to the north and west. It sits 0.6 miles from the Hayward Park Caltrain Station.

To date, the following recommendations have been unanimously approved since our original letter to the City of San Mateo in February 2022 requesting a land use designation change from residential only to mixed-use:

- The Planning Commission recommends the Land Use Designation be changed to Mixed-Use High
- General Plan Subcommittee recommends the Land Use Designation be changed to Mixed-Use Medium

When we originally reviewed the Land Use and Circulation Alternatives Evaluation dated January 14, 2022, we were surprised to learn that the designations chosen for our Site in the three Land Use Alternatives—A, B, and C—in Study Area 8 were all residential only, ranging from Residential Low to Residential Medium depending on the Alternative. We quickly took steps to formally request the change to a Mixed-Use designation and have since participated in all public hearings.



Given the long-term historical use of the Site as office, its location next to U.S. 101, the immediate adjacency to commercial, office and residential, and its proximity to the Caltrain, we believe that a Mixed-Use designation for the Site would be more fitting than the current proposed Residential designations. The allowance for more mixed-use density in an existing commercial zone proximate to the Hayward Park Caltrain Station makes good planning sense and maximizes the opportunities for the Site's ultimate highest and best use. The uses and densities would align in this surrounding context and the City would create the flexibility needed for viable redevelopment of the Site.

In response to the Planning Commission's decision to recommend to the City Council a Mixed-Use High designation, we support this recommendation because it would allow for the General Plan Update EIR to evaluate the maximum development envelope for the Site. Analyzing the Mixed-Use High designation makes practical sense as part of this citywide CEQA analysis. However, studying the designation does not equate to approval of any future project, it just provides the most flexibility to transform the Site in the future with a mix of uses including housing, office, commercial or hospitality uses, open space and other community amenities.

We appreciate all the hard work that the City is putting into this General Plan Update effort. As stakeholders in the process, we look forward to a collaborative partnership with the City as important decisions are being made for the City's long-term economic health.

Thank you for your consideration.

Sincerely,

Bradley Karvasek

Bradley Karvasek
Vice President
Senior Development Executive

Attachment

cc: Coby Holley, Senior Vice President-Real Estate