

## San Mateo City Council

### Who:

Shawn Leong representing the family that has operated Ah Sam Florist and Greenhouses since 1933 and owns the property at 2621 Palm Place and 2645 S El Camino Real San Mateo

### Observation:

I have been following planning and development of the areas around our business for 40+ years. The past choices our community has made for development in the past have led to some of the shortcomings now and into the future. We have eleven more years until Ah Sam's centennial anniversary. Celebrating 100 years in business in San Mateo. The business, the family, the employees and retired employees and clients are woven into this community. However, the lack of affordable housing, parking and synergies in our neighborhoods are impacting the quality of life and our ability to enjoy running our flower business. Many of my fellow business owners will repeat the same issues of lack of workers, affordable housing and parking. We continue to see the shrinking presence of the small business that make a community vibrant and captivating.

The short term decisions and loop hole weaving of developers have created a process for everyone looking out for their own needs at the present time. How many developers remain in San Mateo after they have concluded their business. There needs to be a commitment to the community and the future, not just the next 10 or 20 years, but long term, the next 50 to 100 years.

### Open for discussion.

The development of 2624 Palm Place into affordable housing and below-market housing with the consideration of generational integration and plenty of parking on the site. We can't just check the boxes to meet the current planning guidelines but need to develop the nucleus of a plan that will give long term purpose to the proposed property. This property and the adjacent lots have been excluded from the high density zone even though the properties are closer to the Hillsdale train station than Hillsdale Mall itself. Palm Place would make the ideal commercial alley from 25th ave to the Hillsdale train station in the next 100 years. We are open to discuss how we can achieve this and meet the needs of the family, staff and community.

### Summary,

We are part of this community now and will be into the future. By providing for our business, housing for our staff, retired staff and future staff we can continue to provide a service for all the residences. Plus as a member of our community we would like to help individuals be able to live in San Mateo and work in the different businesses that support our San Mateo community. Ah Sam and our family and staff have a plan to continue in this community. We have grown and want to make plans to continue to thrive and that will not be possible unless we are able to do something about affordable housing and parking. No we are not selling our property and No we are not going out of business. We have fought this battle since 1985 when the business transferred from the 2nd generation to the current generation. We invite each member of the Council, Mayor and planning staff to visit with us to discuss this more.