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**Sent:** Friday, July 29, 2022 3:33 PM

**To:** General Plan <generalplan@cityofsanmateo.org>

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**Subject:** General Plan - support for higher densities, higher building heights, and improved bicycle/pedestrian facilities

General Plan Subcommittee -

As a single-family homeowner in the Beresford/Hillsdale area since 2002 (and an experienced urban/transportation planner), I commend the City Council for **supporting targeted higher densities**. Given the severe local jobs/housing imbalance, resulting in teachers and other middle-class jobholders unable to afford to live here, it is imperative that **more housing** be approved, while limiting job growth.

I support concentrating housing growth in areas close to public transit and shopping (like near Caltrain stations and along El Camino Real) or in areas where the impact on existing neighborhoods will be limited (like redeveloping the Campus Drive Peninsula Office Park). The **Measure Y height limit of 55 feet is far too restrictive**, and I support a higher limit, going back to the voters again if needed. This limit is inconsistent with what neighboring cities are approving and a potential impediment to efficient development. I strongly **support rezoning commercial areas** to encourage residential or mixed-use redevelopment. I also support **more affordable housing**.

There is a recent trend among a number of other cities locally (like South SF, Burlingame, and Redwood City) to support huge biotech development, out of scale with housing growth. I hope that San Mateo will not follow this trend, and job growth should be limited to the amount needed to stay economically healthy.

Regarding transportation, I support local proposals, including a **bicycle boulevard** on Hacienda and Mason (with significant traffic calming measures) and a **buffered bike lane** on the Alameda. **Pedestrian safety improvements and improved street lighting** are needed citywide.

Thanks very much.

Frank Markowitz  
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