

Laurie and Randy Hietter

August 11, 2022

Mr. Zachary Dahl, Deputy Director
General Plan Subcommittee
Community Development Department
City of San Mateo
330 West 20th Avenue
San Mateo, California 94403

VIA EMAIL

Dear Mr. Dahl and General Plan Subcommittee Members:

Thank you for the opportunity to provide comments regarding the proposed 5. *Community Design and Historic Resources Element* of the 2040 General Plan. The San Mateo Heritage Alliance (SMHA) submitted suggested revised policies yesterday. It is especially important to include the initial discussion of Principles. We support the SMHA revisions to the City's document.

The comments below reference the Policies and Actions in the City's Goals, Policies, and Actions to emphasize certain points.

NATURAL LANDSCAPES AND THE URBAN FOREST

Policy CD-P2.3 New Development Requirements.

Add protection of tree roots to the policy to protect the health of the trees during construction. Damage to roots can be fatal to trees.

"Require the protection of trees and their roots during construction activity; ..."

HISTORIC RESOURCES

Please replace these goals, policies, and actions with those presented by the San Mateo Heritage Alliance (submitted August 10, 2022).

Policies

Policy CD-P3.1 Historic Preservation. This should be a policy to identify and preserve resources. The City must follow the law, not just "where feasible."

Policy CD-P3.2 Historic Districts. Insert "Identify and" at the beginning of the policy. The City is currently not conducting adequate review or protection of historic district must follow the direction of the State Historic Preservation office, which states:

Local government surveys should consider the presence of potential historic districts which may be eligible for national, state or local designation or may warrant special consideration in local planning such as the development of design guidelines, historical preservation overlay zones (HPOZs), conservation zones, or review by a historic preservation commission prior to granting permits for demolitions or other actions which could alter or destroy district contributors.

State Historic Preservation Office website https://ohp.parks.ca.gov/?page_id=23317

Policy CD-P3.7 Demolition Alternatives. This policy is too narrowly defined to be only National Register-eligible resources This policy should apply to all pre-war structures to preserve the integrity of our neighborhoods, minimize waste diverted to a landfill, and foster sustainable development.

Actions

Action CD-A3.1 Historic Building Survey. This action should address historic districts as well as buildings and sites. “Establish and maintain an inventory of architecturally, culturally, and historically significant structures, ~~and sites,~~ and districts.”

Action CD-A3.2 Historic Preservation Ordinance. Update and maintain the City’s Historic Preservation Ordinance to be consistent with State and Federal standards and guidelines, and to support local historic preservation objectives.

Action CD-A3.4 Historic Design Standards. Create objective design standards for development within historic districts ~~or~~ and adjacent to historic structures and/or culturally important sites to maintain the historic character of these resources.

In my letter to Zachary Dahl of February 8, 2022 regarding the General Plan Notice of Preparation, I requested that the City hold a General Plan EIR workshop to address the scope, methodology, and potential mitigation measures for the historic resources sections of the General Plan and EIR. You have not yet responded to this request so I am reiterating the request here.

Thank you for your attention to these comments.

Sincerely,

Laurie Hietter

Randy Hietter

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