

September 6, 2022

Zachary Dahl
Deputy Director
City of San Mateo Community Development
330 W. 20th Avenue
San Mateo, CA 94403
zdahl@cityofsanmateo.org

RE: Housing Element Sites Inventory: 424 No. San Mateo Drive

Dear Mr. Dahl,

As the property owner of 424 No. San Mateo Drive (APN 032-181-370) and business owner in San Mateo, I am writing to formally request that the City of San Mateo adjust the currently proposed land use Designation of Mixed-Use Medium to that of Mixed-Use High as identified in Study Area 5 of the recent City Council Preferred Scenarios.

This property and the others that make up the intersection of north San Mateo Drive and Poplar Avenue are ideally situated for the future growth the City wishes to see. Proximity to San Mateo's growing Downtown to South, easy access to 101 to the East, and connection to Burlingame to the North, have and will continue to make this site an ideal location.

My property is currently developed with a medical/office building with underground parking. This site, and those around it, have the potential to create more commercial space and much needed additional housing through this adjustment to the proposed land use designation. To provide further context, only a half block away, the Residential High designation has been identified for several blocks of North San Mateo Drive. The adjustment of the 424 No. San Mateo Drive parcel to Mixed-Use High would be in keeping with that same intent.

I thank you in advance for your time reviewing this matter and consideration of this request. I very much appreciate all the effort that has gone into the General Plan Update process thus far and look forward to the final steps of environmental review, adoption, and implementation.

Very sincerely,



Robert F. Binn
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San Mateo, CA 94401

