

From: I watanuki [REDACTED]
Sent: Tuesday, September 27, 2022 11:39 AM
To: General Plan <generalplan@cityofsanmateo.org>
Cc: [REDACTED] Michael Weinhauer [REDACTED] Maurine Killough
[REDACTED]; Benjamin Portusach [REDACTED] Nash Michael
[REDACTED] Keith Weber [REDACTED] Laurie Hietter
[REDACTED]; Dianne Whitaker [REDACTED] Lisa Vande Voorde
[REDACTED] Ruth Cradler [REDACTED]
Subject: Re: Message to attendees of Virtual General Plan Workshop

Hi Zachary,

Thanks for the clarification on the proposed increases in densities and heights. Are these proposed density and height increases going to be part of the Land-use discussion on 9/27 - 7 pm at the Planning Commission meeting?

The proposed residential density and height ranges in the low, medium, and high categories are still very high on the south side of 4th and the north side of 5th Avenue in Study Area 4 - Alternative C. In the mid 1980's a developer did attempt to tear down 3 single family homes on 5th Avenue and 3 homes on 4th Avenue for a larger residential project and did not succeed. All the homes were restored back to their original Craftsmen single family home character. Our homes are great starter homes with backyards for young families with children and are part of the early history of East San Mateo next to our historic Downtown.

With these proposed increases in density and height, a residential developer could potentially tear down the entire block of 5th, Delaware, 4th, and Eldorado to build a medium density, 7 story mixed use building with 99 units/acre across from the small one story bungalows on 5th Avenue and Eldorado. These proposed increases in each category work against our best efforts towards the preservation of our existing housing stock.

Prometheus tore down 25 of our single family and duplex homes on 2-1/2 blocks on 3rd and 4th Avenues, to build more than 213 rental units with Density Bonus for The Metropolitan Apartment Complex.

COMMUNITY DESIGN AND HISTORIC PRESERVATION ELEMENT

The 1989 Building Survey included 9 historic homes (6 are grouped) in Central Neighborhood/East San Mateo from 4th to 10th Avenues, Amphlett to Railroad. These homes were built before 1910, and many of our homes are contributors. We would like to see our existing single family and duplex homes which are Craftsmen, Spanish Colonial Revival, Tutor Revival, Victorian, Queen Anne, cottages, and bungalows better protected. We would like to see concepts from the Historic Preservation Overlay Zones (HPOZ) or Conservation District used. The links to both are attached below. The Central Neighborhood/East San Mateo is part of the oldest neighborhood on the east side of San Mateo. Our homes were built around the same time as the Hayward Park Neighborhood.

The goals and policies of the San Mateo Historic Alliance need to be incorporated into the Community Design and Historic Preservation Element for the protection of our Historic Downtown and other residential neighborhoods on the east and west side of San Mateo.

There will be more comments for SERVICE COMMERCIAL land-use on S Amphlett and S Claremont.

PUBLIC SERVICES AND FACILITIES ELEMENT

More frequent Downtown and residential street sweeping and sidewalk cleanliness need to be addressed in the General Plan elements. We have a higher concentration of gas stations food marts and neighborhood convenience stores that sell liquor and beer, and fast food businesses on 3rd and 4th Avenues that generate more pedestrian litter. We could use more receptacles in high trash areas near the storm drains.

Residential 5th Avenue has over 80 Sycamore Heritage trees and the leaves do pile up around the storm drains on each block when the parked cars are not moved on street cleaning days. Smaller street sweeping signs can be added next to the RPPP signs on our residential streets that are more heavily impacted with leaves and litter.

Thanks.

Laurie Watanuki

PS. These links explain HPOZs and Conservation Districts.

Conservation Districts

<https://forum.savingplaces.org/viewdocument/protecting-older-neighborhoods-thro>
<https://www.sanjoseca.gov/home/showpublisheddocument/24139/636689792753570000>

Historic Preservation Overlay Zones (HPOZ)

<https://planning.lacity.org/odocument/b40efee2-a905-4d8c-9ae5-2936d25a9e2c/HPOZ%20Brochure.pdf>
<http://www.holmbywestwoodpoa.org/wp-content/uploads/2016/07/HPOZ-FAQs.pdf>
