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Sent: Monday, November 7, 2022 12:46 PM
To: Zachary Dahl <zdahl@cityofsanmateo.org>; General Plan <generalplan@cityofsanmateo.org>
Cc: Rick Bonilla <RBonilla@cityofsanmateo.org>; Amourence Lee <alee@cityofsanmateo.org>; Joe Goethals <jgoethals@cityofsanmateo.org>; Diane Papan <dpapan@cityofsanmateo.org>; Eric Rodriguez <erodriguez@cityofsanmateo.org>; Christina Horrisberger <chorrisberger@cityofsanmateo.org>
Subject: San Mateo - GOPOS feedback - Office Park Evolution and R&D Uses

Mr. Dahl and Honorable Councilmembers,

Attached please find a short letter on behalf of the ground lessee of the Crossroads Property. Please take this into consideration as you review the draft Goals, Policies and Actions at tonight's hearing. Specifically, our comment relates to the Office Park Evolution Policy (LU-P3.9), and we respectfully request that the wording be inclusive of the potential for office-like uses, such as R&D, bio-tech and life science, which we believe are realistic examples for existing taller office buildings in the absence of demo and new construction. We believe it is important that the Policies and Goals messaging re evolution of office parks include these types of examples.

Thank you for your time,

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November 7, 2022

Delivered Via Email (zdahl@cityofsanmateo.org and generalplan@cityofsanmateo.org)

Zachary Dahl
Deputy Community Development Director
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

**Re: City Council Hearing on November 7, 2022
Agenda Item No. 16 (Draft Goals, Policies and Actions for GP Update)
Our File No.: 5015.37**

Dear Mr. Dahl and Honorable City Councilmembers,

Please accept this letter on behalf of the Ground Lessee of the Crossroads property, located at 1825, 1855 and 1875 S. Grant Street ("Crossroads Property"). Kindly include this letter as part of the record for community feedback on the General Plan ("GP") update, specifically for Monday's consideration of the draft Goals, Policies and Actions ("GOPOS").

We appreciate the opportunity to provide feedback, and thank City staff, Councilmembers, Planning Commissioners and the Subcommittee members for all their work on the GP update and GOPOS so far.

We would like to offer a comment for your consideration regarding the proposed Land Use Policy LU-P3.9, copied below with the original text above and current proposal underneath it.

Policy LU-P3.9

Office Park Evolution. Support the transition of single-use office areas to research and development, bio-tech, and life sciences uses, and/or to mixed-use districts that include residential, retail, and services. Retain or locate offices closest to high-volume roadways and locate new residential uses as far as possible from high-volume roadways.

Office Park Evolution. Support the transition of single-use office ~~parks areas to research and development, bio-tech, and life sciences uses, and/or to~~ mixed-use districts that include residential, retail, ~~office and/or~~ services. Within an office site that is adding residential uses, ~~r~~Retain or locate offices closest to high-volume roadways and locate new residential uses as far as possible from high-volume roadways.

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We understand the Planning Commission's recommendation to generalize the language in order to not specify uses that would be permitted. We agree that the policy should provide guidance only, leaving flexibility on the types of uses that are allowed. That said, this policy is intended to provide guidance on the evolution of office parks. Certain existing office parks with taller office buildings are not appropriate for conversion into residential uses due to the proximity of freeways and/or due to the size or shape of the floor plates. Ground floor retail and other service uses can be appropriate at the ground level, but rarely are they feasible in the upper floors of existing office buildings. The natural evolution of existing office parks and buildings is towards a greater variety of office-like uses, including research and development, bio-tech, and life science uses.

The Crossroads Property is a great example. It is currently improved with three office buildings, and is proposed for the Office High designation, which we are supportive of. The Office High designation will continue to allow office uses. Today, the Crossroads Property is zoned for C3-1/R district, which also permits laboratories, research, experimental and testing uses. In order for the Crossroads Property to have future opportunities for evolution beyond pure administrative office uses, continuation of the permissibility of research and development ("R&D"), bio-tech and life science uses is imperative.

We believe that it important for the GOPOS to include this messaging so that existing office parks and buildings continue to exist and thrive, providing employment opportunities and allowing San Mateo to stay regionally competitive to employers in the biotechnology sector. The policies in the Land Use Element provide a 20-year roadmap for the City, and the continued permissibility of research and development, bio-tech and life science in areas built with and zoned for office uses should be clearly expressed in the GOPOS.

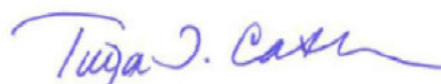
We respectfully request that LU-P3.9 be further amended as follows:

Support the transition of single-use office parks into mixed-use districts that include, **without limitation**, residential, retail, office, ~~and/or~~ services, **and/or research and development, bio-tech and life science uses.**

Thank you for your time and consideration. Please do not hesitate to let us know if you have any questions.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Tuija I. Catalano

Mr. Zachary Dahl
November 7, 2022
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cc: Rick Bonilla, Mayor
Diane Papan, Deputy Mayor
Joe Goethals, Councilmember
Amourence Lee, Councilmember
Eric Rodriguez, Councilmember
Christina Horrisberger, Community Development Director