

From: I watanuki [REDACTED]
Sent: Monday, November 7, 2022 12:39 AM
To: Zachary Dahl <zdahl@cityofsanmateo.org>
Cc: [REDACTED]; Michael Weinhauer [REDACTED]; Maurine Killough [REDACTED]; Benjamin Portusach [REDACTED]; Thomas Morgan [REDACTED]; Robert Newsom [REDACTED]; Robin Gage [REDACTED]; Eaton Ronnie [REDACTED]; Maxine Turner [REDACTED]; Michael Nash <[REDACTED]>; Laurie Hietter [REDACTED]; Nash Lisa [REDACTED]; Drew Corbett [REDACTED]; dcorbett@cityofsanmateo.org; Eric Rodriguez [REDACTED]; Rod Linhares [REDACTED]
Subject: Fwd: #16 Land-use - Service Commercial - Amphlett Blvd - 5th Avenue to Folkstone

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Dear Mr. Dahl,

I will be out of town and will not be able to attend the City Council meeting on Item #16 Land-use on November 7, 2022.

Central Neighborhood and Sunnybrae Neighborhood carry two Commercial Service areas located on S Amphlett and S Claremont. We would like to submit these comments for eliminating the Service Commercial designation on S Amphlett from 5th Avenue to Folkstone which brings adverse environmental impacts to both neighborhoods. Currently, housing is in very strong demand and we would like to see compatible zoning with owner-occupied town homes on S Amphlett. We need workforce housing in San Mateo and this would off-set this elimination.

LAND-USE ELEMENT DEFINITION

Policy LU-P3.10 - Service Commercial. Retain service commercial and light industrial uses in San Mateo to support local businesses and to meet the needs of residents locally. Preserve properties that are zoned for service commercial uses and discourage uses that are allowed elsewhere in the City from locating in service commercial areas.

This land-use description Service Commercial on S Amphlett needs to be eliminated since this current zoning has impacted the quality of life, safety, and health of two residential neighborhoods - Central and Sunnybrae Neighborhoods. The Service Commercial zoning along South Amphlett from 5th Avenue to Folkstone continues to bring in truck-related businesses which further exacerbates the adverse environmental impacts of truck noise, diesel air pollution, and dumping for over 50 years.

The truck noise from industrial businesses impacts the residents from very early hours in the Central Neighborhood to very late hours in the Sunnybrae Neighborhood. These large trucks generate more diesel particulates and noise pollution along residential streets of 5th Avenue, S Idaho, S Humboldt, 9th Avenue in Central and Folkstone and Sunnybrae Blvd in Sunnybrae. There is no direct access from the 101 freeway to S Amphlett. The 101/16th Avenue exit was closed off in Sunnybrae many years ago. These trucks servicing

these businesses also damage our Sycamore and Chinese Tallow trees and the mirrors on parked cars along 5th Avenue. Trucks have pulled down our utility wires. A neighbor's fence was dragged down on S Humboldt Street between 4th and 5th Avenues by overhead wires tangled by trucks. My family's home, Japanese Katsura Villa building, and 2 gardens on 1007 East 5th Avenue will be going through the nomination process for a national historic site early next year, and we have felt the adverse environmental impacts.

Many of these industrial businesses on S. Amphlett have outgrown their sites and employee parking overflows to our residential streets. A food service business at 1720 S Amphlett has dumped seafood which generates very bad odors. There are old appliances and used furniture and trash dumped in front of businesses. Boats, trailers, and construction equipment are parked on the streets along S Amphlett Boulevard and 9th Avenue.

The old billboard around 600 S. Amphlett advertises Coors Beer 24/7, and draws drinking and eating in cars at night along our neighborhood streets. This billboard needs to be removed or relocated to a commercial area away from our residential neighborhoods. This is a form of visual blight and impacts the gateway image of San Mateo. Clear Channel mentioned that liquor advertising is only permitted on billboards located in Service Commercial areas and alcohol advertising is disappearing along the 101 as you drive south.

The landscaping, food services, construction/ concrete businesses, car repair businesses, and warehouses draw noisy 18 wheeler trucks and fleets of trucks/vans. Car repair businesses generate tow trucks, flat beds, and trailers carrying 6 cars. These businesses need to be relocated to a commercial zone close to the Corporation Yard, the sewer treatment plant, or El Camino Real with easy access to 101 or 92. **On-going environmental impacts from this Service Commercial land-use is a form of social injustice to lower income neighborhoods. 50 years is long enough to endure these types of adverse environmental impacts for 2 residential neighborhoods.**

SOLUTION: S Amphlett needs to be rezoned for owner-occupied town homes similar to Humboldt Square, Arbor Rose, and Marble Bay in Bay Meadows. This would help our extreme RHNA numbers. Town homes would reduce the adverse environmental impacts of noise and diesel air pollution for two surrounding residential neighborhoods. This is long overdue.

Laurie Watanuki