

From: Thomas Morgan <[REDACTED]>
Sent: Friday, March 3, 2023 9:35 AM
To: Patrice Olds <polds@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Item 11 GP Measure Y

Dear Council

I am writing to request that the Council not act on its own to repeal any portions of Measure Y. I think the request is coming for the proposed redevelopment of Hillsdale Mall. In my opinion, the mall owner should work with the community and place create a ballot measure for the properties they are looking to redevelop, and not seek to focus on repealing Measure Y.

If something in Measure Y should need to change there should be public out reach a measure be craft and the voters should vote on the measure.

I can think of two large redevelopments the Sandhill project at Vallco Mall (had a ballot measure which lost, probably because they did not listen to the community) and the Lucas Studios proposals in Lucas Valley (Marin County) both resulted in a larger affordable housing component than required. The part of Measure Y I appreciate most is the affordable housing component. The market left to itself would choose not produce any affordable housing

Mayor Lee has said on numerous occasions that we need to extract community benefits from the development and business community. Without Measure Y I struggle to see how the city is in a position do request community benefits. I think they will be in a worse place to demand community benefit. In addition, I think it would negate the efforts of AB1763 which provides up to two additional stories of height for affordable housing.

I quickly glanced at the staff report. I have a couple of issues.

First, the wording mentions state and density bonuses, but the table (see below) does not include the impact of the impact of State and other density bonuses. If included I think Medium II and High I could potentially change.

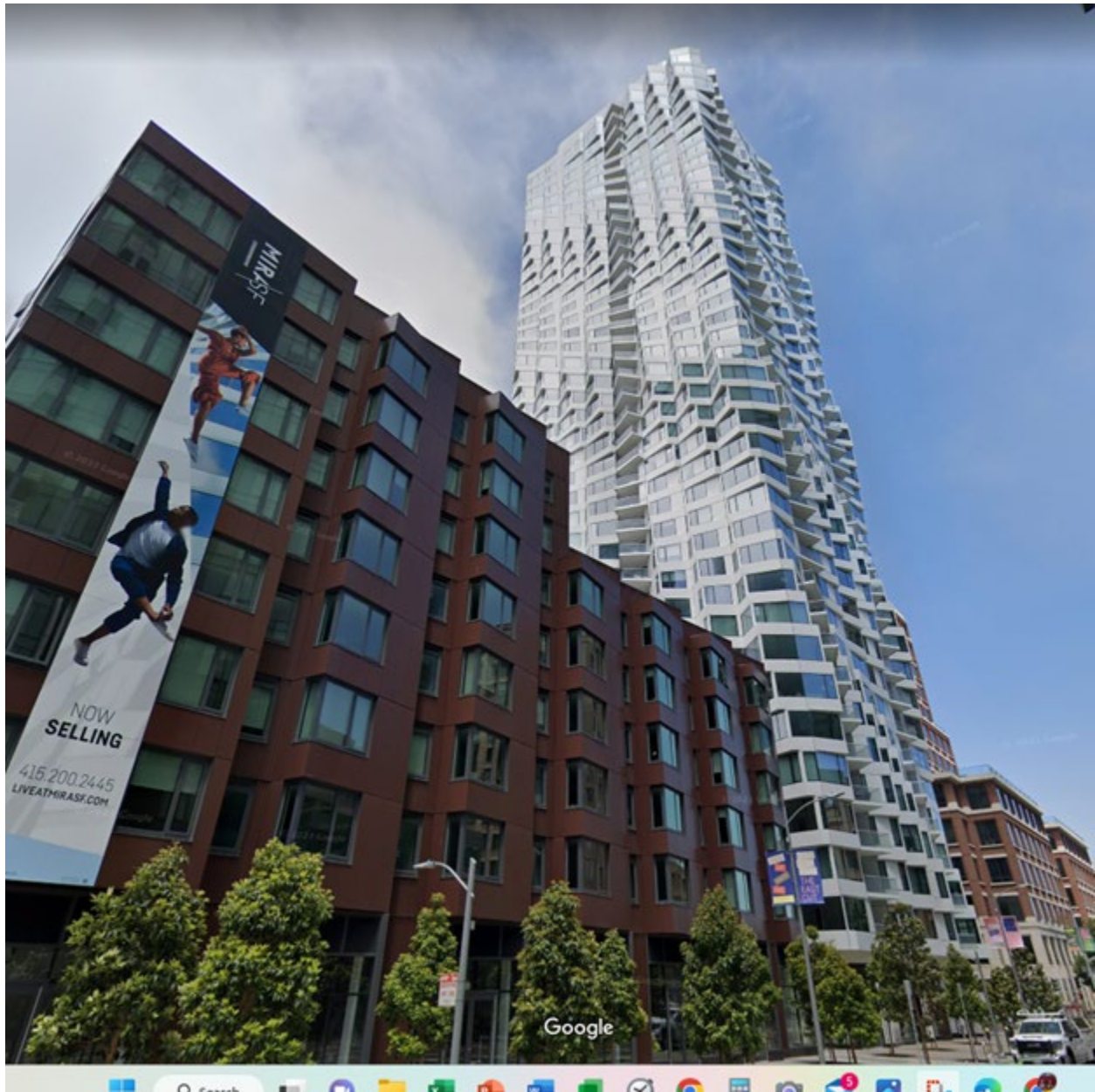
Land Use Intensity	Height Range	Density Range	Consistent with Measure Y?
Very Low	1 to 2 stories	1 to 9 units per acre	Yes
Low I	1 to 3 stories	10 to 19 units per acre	Yes
Low II	2 to 4 stories	20 to 35 units per acre	Yes
Medium I	3 to 5 stories	36 to 50 units per acre	Yes
Medium II	4 to 6 stories	51 to 99 units per acre	No
High I	5 to 8 stories	100 to 130 units per acre	No
High II	6 to 10 stories	100 to 200 units per acre	No

Second, there should be an additional map to show Measure Y with the state and density bonuses.

The report is too narrowly focused on Measure Y itself and do not consider other policies that supersede Measure Y. Which do allow for more height and density, and therefore do not portray a fair or accurate picture.

Further there is no mention of the possibility of going to 75 feet with community benefit.

I am including a snippet of a recent development in San Francisco. What appears to be the trend is a tower with a shorter building as the affordable component. My Concern is the affordable components will stay at 5-7 stories (this is what pencils out) and the market rate will see all the benefit of increase in height. Affordable housing now is around 15% of a project I see this going down to 10% and community benefit will completely go away and/or only be accessible to the occupants of the building.



Thank you,

Thomas Morgan