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Sent: Friday, March 3, 2023 4:10 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Study Session - General Plan Update

- 1) Schedule a follow-up workshop so that staff can present large-scale maps and answer questions from the public. There is no way any resident can responsibly read the staff report & review the maps on-line in such a short time to give you the specific direction staff is requesting. What's the hurry when no changes to Measure Y can occur before 2030?
- 2) Do not rely on "guesstimates" for future RHNA requirements post-2030. Everyone knows that you cannot rely on estimates based on boom-cycle projections that are no longer relevant. Maintain current General Plan land use designations in the draft 2040 plan with the understanding that they can be revised after Measure Y expires, if economic conditions change significantly.
- 3) Identify and protect key community serving land uses that residents rely on by limiting up-zoning where grocery stores, car repair, small businesses, child care and service providers exist. Most existing small businesses along El Camino Real and within the Downtown study area will be displaced by allowing maximum development because the cost of new construction significantly raises rents.
- 4) Do not maintain the provisions in the Affordable Housing Commercial Linkage Fee that takes money away from affordable housing if union labor is used on commercial construction projects. Do you know and does the public know how much money has already been diverted from affordable housing? Please ask staff to provide this information.