

From: Laurie Hietter [REDACTED]
Sent: Monday, March 6, 2023 1:53:08 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>; Lisa Diaz Nash <ldiaznash@cityofsanmateo.org>; Rob Newsom <rnewsom@cityofsanmateo.org>; Richard Hedges <rhedges@cityofsanmateo.org>; Amourance Lee <alee@cityofsanmateo.org>; Adam Loraine <aloraine@cityofsanmateo.org>
Subject: Comments on General Plan and Measure Y

Dear Council Members and Mayor Lee:

You are being asked to provide direction on:

1. The densities and heights that should be incorporated into the General Plan Update's Land Use Element;
2. How Measure Y should be incorporated into the General Plan Update; and
3. Additional land use and housing policy revisions that should be incorporated into the General Plan Update.

Please do not vote to overturn Measure Y.

1. Densities and Heights

The residents of San Mateo live here because of the beauty, amenities, and relative lack of congestion. The previous City Council worked hard to change that by adding 18 projects to our downtown, several of which exceed Measure Y height limits due to density bonuses.

City residents voted three times to limit heights and density in our city. **Please explain, in simple terms, why the City Council is considering overriding the height and density limits defined in Measure Y (and its predecessors) when the Housing Element indicates that there are adequate housing sites available, with a substantial buffer, without exceeding the limits in Measure Y.** The state density bonuses already provide for exceeding Measure Y limits. Do not exacerbate the situation by allowing 10-12 story buildings.

The City of San Mateo has grown at 1% or less in most years. The General Plan contemplates 50% population increase in 10 years, which is completely unrealistic, especially given the mass exodus from California. Indeed, San Mateo lost 3.3% of its population from July 2021 to July 2022. It is not necessary to eliminate the protections of Measure Y, which has already allowed substantial increases in housing and office space (over 850,000 square feet of office space).

How to Address Measure Y in the General Plan

The General Plan should not be changed to remove the thorough discussion of Measure Y. There is no guarantee that a vote to repeal Measure Y would succeed.

The General Plan is misleading in terms of height and density because it does not reflect the state density bonuses that will be applied to those 6, 8, and 10 story buildings with 100-200 units per acre (Measure Y allows 50 units per acre). Please make sure the graphics clearly show the heights and densities allowed under the density bonuses.

The General Plan allows for a significant amount of office, commercial, and residential development without overturning the will of the citizens and Measure Y. Please do not take this step to substantially erode our quality of life by allowing such enormous increases in height and density.

We support the comments by Lisa Maley and Dave Cohen, who call on the council members to vote for the will of the residents, rather than “the coalition” that wants unrestrained building without paying for any infrastructure improvements. Mayor Lee and the previous City Council made decisions that benefit the YIMBY Coalition (actually yes in YOUR backyard), builders, the unions, and Big Tech. Please make your decisions based on the wishes of San Mateo residents, rather than special interests.

Sincerely,

Laurie and Randy Hietter