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Sent: Monday, March 6, 2023 12:09:49 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Item 11 - General Plan Update – Land Use Heights and Densities and Measure Y

March 6, 2023

RE: Item 11 - General Plan Update – Land Use Heights and Densities and Measure Y

Dear Mayor Lee and Members of the City Council,

These are comments for the General Plan update.

1. Without Measure Y, we could have more luxury housing at 8 to 12 stories without affordable housing included within the project. In the past, a proposal was made at the Versailles Sr. Housing project at a Planning Commission meeting to segregate the affordable Senior housing and market rate Senior housing into two buildings in 2 different locations. A developer proposed to purchase an older existing apartment in a lower income area in San Mateo and bus the seniors to the market rate Senior housing building for their meals, activities, and use of the library. This did not happen. With Measure Y, the affordable housing is integrated into the new project and visibly you cannot distinguish from the exterior which unit is affordable and which is market rate. Affordable housing is spread equitably around San Mateo with each new residential development and at least 10 per cent affordable housing would be included. Measure Y promotes social justice and needs your full support.

2. We need a new map with the new densities and heights to reflect Measure Y + density bonuses projects. There are over 18 projects which are in various stages in the Downtown with approved heights and densities. The public needs to see all the new projects built, as well as those in the queue at various stages on a map with more details on densities and heights in Study Area 4.

3. We have 2 new Kiku Crossing and BeSpoke affordable housing projects built on City Parking lots which are joint projects between the City other developers. Residents have asked who is responsible for the maintenance of these affordable projects? We need more transparency on what financial responsibilities the tax-payers will incur in the future with the maintenance and upkeep of joint projects with City, County, State and Federal grants on City-owned properties.

4. Measure Y and its predecessors have worked well for the last 3 decades and has not hindered development. The City has met its housing requirements without rezoning for the Housing Element. The voters have spoken three times, so please listen to the voice of the people and support Measure Y over the outside groups which are trying to undermine what the voters have already approved.

Thanks for your consideration.

Laurie Watanuki 3-6-23 GP comments