



March 31, 2023

via email

Mr. Zachary Dahl, Deputy Director
City of San Mateo, Community Development Dept.
zdahl@cityofsanmateo.org

Re: Proposed General Plan Designation for Central Park Plaza, APN 034-144-220, 230 & 240

Dear Mr. Dahl:

Subsidiaries of The Tan Group own the above-referenced parcels which encompass the block bordered by El Camino Real, 4th St, 5th St and San Mateo Drive in Downtown San Mateo. I am writing this letter in support of Staff and City Council's Preferred Scenario as outlined in the City's *Draft Goals, Policies, and Actions* as presented on November 7, 2022, especially in regards to Study Area 4 on page 68 of the document.

The current FAR, density and maximum height restrictions for the site are prohibitive for redevelopment to be financially feasible under current market conditions. Therefore, we are in favor of the proposed designation of *Mixed-Use High II (Up to 10 Stories, 100-200 du/acre)* for the subject property as presented to Council in the Draft Land Use Map on March 6th, 2023.

Although there are no current plans in place for the subject block, the long-term goal is redevelopment that would add desperately needed mixed-use, transit-oriented housing and job space that is walkable to Caltrain and all the amenities Downtown San Mateo provides. We are aware that the subject property is included in the Housing Element and we anticipate that future redevelopment would include a housing component.

We are excited to be part of the Strive San Mateo General Plan 2040 process.

Sincerely,

Jeff Gilman
Vice President, Real Estate
The Tan Group