

**From:** Christina Ward [REDACTED]  
**Sent:** Sunday, April 2, 2023 11:25:41 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** Resident Feedback: Proposal for 25th Avenue & Farmers' Market Lot Redevelopment

Hello,

I am a proud homeowner and resident of the 25th Avenue neighborhood, and have never once felt a need to attend a Council meeting, or to join the dialogue around zoning issues, but I was genuinely shocked to see what is being considered for 25th Avenue and the farmers' market/parking lot.

To be clear, I am 100% pro-development, pro-density, and love living in a multi-family-zoned neighborhood where I can walk to a produce market, post office, restaurants, and retail. My home is next to a large duplex and an apartment complex, and I happily chose that. I think this area has plenty of room to continue increasing density, and to boost development and re-development of the 25th Avenue commercial district; however, 7-8 story buildings are **EXTREMELY** high and unreasonable here. The 25th Avenue district is surrounded on 3 sides by single-family homes, two-family homes, duplexes, triplexes, and 2-3 story apartment buildings - and the farmers' market/parking lot itself is truly nestled within this residential neighborhood. I spent some time today looking for (and at) similarly-sized buildings in both San Mateo and San Francisco, and it was very apparent to me that a 7-story building would tower over every single home (including even 3-story apartment buildings multiple blocks away) in an outrageously disproportionate way.

With regards to the parking lot space: while a 3-4 story building (meaning the actual, total number of levels - density bonuses are misleading and not transparent for purposes of these discussions) would still of course be taller than anything around it, I think a building that actually fit into the neighborhood architecturally (not clashing with the entire neighborhood feel) would be a perfectly understandable and welcome addition. 4-story buildings on 25th Avenue seem perfectly reasonable as well, and importantly, would allow for a clear transition from the neighborhood to/from El Camino Real.

If we absolutely need 7-8 story buildings somewhere in this immediate area, other good potential options would seem to be:

- 20th Avenue west of El Camino Real, which already has many tall buildings and still countless underutilized lots;
- El Camino Real itself;
- 25th Avenue east of ECR, which is also underutilized, slightly closer to public transit, and even closer to additional commercial areas such as the growing Delaware Street district; and
- 21st Avenue (east of ECR), which is of course smaller than these other options, but still highly underutilized.

(I actually live 3 blocks north of 25th Avenue, and only 1 short block west of El Camino, so putting 7-8 story buildings on 20th Avenue and/or El Camino instead of 25th Avenue would be far more in my "backyard", but it still seems like a far better choice to me to focus on maximizing the use of other viable spaces before completely transforming the heart of an entire residential neighborhood.)

I truly hope that as our elected representatives, you will genuinely consider the voices of those who actually live in this neighborhood above any outside interests.

Thank you,  
Christina Ward