

**From:** Kristen Watts-Penny [REDACTED]  
**Sent:** Sunday, April 2, 2023 4:57:18 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** Proposals for 25th Avenue

Dear City Council,

I fear the stampede to develop is jeopardizing the survival of a beloved neighborhood. Please consider how you would feel if this was your neighborhood. Here are some of the concerns of those who actually live nearby:

- The heights and densities proposed at the Farmer's Market parking lot are shocking; allowing 5-8 stories in the middle of single-family home neighborhoods is unreasonable.
- New buildings should be compatible with the neighborhood. The current height limit at the parking lot is 24ft and the proposal allows buildings up to 50ft (with the potential for 70ft with density bonuses). The current height limit for the zoning at 25<sup>th</sup> Ave is 25ft and the proposal allows 60ft (with the potential for 80ft with density bonuses). The density and heights would be the same as El Camino!
- Parking is very limited in this development. Where will the church goers and shoppers park? Where will the apartment residents park? How will a revitalized retail area succeed without parking? Every other shopping district has additional parking lots. These increased densities will cause more traffic congestion in our neighborhood and amplify the already existing issue of overflow parking into the neighborhoods.
- Have considerations been made for the sunlight impact a 70ft tall building and the shadow it would cast? A tower of these heights looming over its single-family home neighbors will cast a shadow multiple times greater than the building height, particularly worse during winter months.

Supporting the growth of our community should involve preserving what we have, while reinvesting in our local businesses, supporting small businesses, and prioritizing smart development of affordable housing. This plan is not in accordance with any of those concepts. Please listen to the voices of those who live and work in the 25th Ave. neighborhoods. Thank you.

Kristen Watts-Penny