

**From:** Robert Whitehair [REDACTED]  
**Sent:** Sunday, April 2, 2023 2:46:16 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>; Clerk <[clerk@cityofsanmateo.org](mailto:clerk@cityofsanmateo.org)>;  
General Plan <[generalplan@cityofsanmateo.org](mailto:generalplan@cityofsanmateo.org)>  
**Subject:** Measure Y and the Housing Element

Dear Mayor Lee, Deputy Mayor Diaz Nash, and Members of the San Mateo City Council,

I'm writing as a San Mateo Resident in District 1 and a member of the San Mateo Climate Action Team, to address the height and density limits under consideration on April 3rd. I offer this background:

1. Greater densification in areas close to public transit will have the benefit of reducing CO2 emissions through reduced travel distances and less urban sprawl.
2. Greater densities also allow for higher numbers of affordable units, including building space for support services.
3. The City has recently received its second letter from HCD stating that the San Mateo Housing Element for this cycle is not in compliance. The review letter from HCD cites serious flaws in the site Inventory with respect to a great many of the sites' suitability and capacity. This undercuts the claim that the city can move forward without serious consideration of either relaxing height limits imposed by Measure Y on an expedited basis to increase site capacity or else subject the R1 neighborhoods to potential upzoning. Please bear in mind that with the Builder's Remedy, which is currently in play, San Mateo effectively has no enforceable zoning for proposed projects offering at least 20% affordable units.
4. My greatest fear is that those who want to keep the status quo of Measure Y will find out that their greatest fears are realized - unlimited height and density construction anywhere in the City.

Based on the above considerations, I strongly urge the City Council to

1. Retain the high density alternatives Residential High II and Mixed Use High II.
2. Increase height limits for residential buildings to Residential High III for 12 stories in the downtown core of San Mateo and within a half mile of CalTrain stations.
3. Increase height limits for residential buildings to 8 stories along the El Camino corridor.
4. Openly discuss the consequences for failure by the city to move forward with a ballot initiative to overturn or modify Measure Y

Thanks again for the opportunity to participate in this discussion.

Sincerely,

Robert Whitehair  
San Mateo