

**From:** Vikas Maturi [REDACTED]  
**Sent:** Monday, April 3, 2023 5:34 PM  
**To:** City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
**Subject:** Eight stories is not enough

Dear San Mateo City Council,

I'm writing today to share my opposition to the decreased maximum height densities proposed in the General Plan.

Prior to March 6, 2023, the General Plan update proposed significant rezoning in the city's commercial areas and provided for building heights of up to 10 stories in some locations. Since the city council voted to further decrease the maximum height in the General Plan to 8 stories.

**Despite what we might hear in city council meetings or in public comment, the vast majority of San Mateans (63% according to the True North survey conducted in 2022), support heights up to 12 stories.** Please take seriously that the majority of voices are not being heard in the public debates about this issue because they are too busy working and taking care of their families to participate in this kind of forum - a challenge made even more acute by high housing costs and restrictive community inclusion.

**Eight stories is a squandered opportunity at best.** It puts an unnecessary stranglehold on our ability to increase the housing stock and push back against an ever-worsening affordability problem. These data points from the city's housing element reinforce how necessary additional housing is in our community:

- Home prices in San Mateo increased 115% from 2010 to 2020. As of Q4 in 2022, the median home price in San Mateo was \$2 million.
- Rental prices increased by 74% from 2009 to 2019.
- The number of homes in San Mateo increased 3.6% from 2010 to 2020, which is *below* the growth rate for San Mateo County and *below* the growth rate of the region's housing stock.
- The jobs-household ratio in San Mateo increased from 1.17 in 2002 to 1.45 in 2018.

**Every piece of land in San Mateo is precious and needs to be used efficiently to house people at all income levels, create economic opportunities, and protect our environment.** Current restrictions against greater height and density prevent this.

Thank you for your consideration.