

From: Pat Dunn [REDACTED]
Sent: Monday, April 3, 2023 10:45 AM
To: Amourance Lee <alee@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Re: Building Heights for New Planned Development

Ms. Lee and other City Council members - Thanks to Ms. Lee's prompt response but it appears to answer someone else's email. It does not address the issue I brought up in my email from this morning. I've recopied my email directly below (in italics):

Good morning. I am a long time San Mateo resident. My wife and I raised four children in San Mateo and we continue to live here as we like the location and the local communities. I typically avoid any political issues but feel compelled to address Mayor Lee and others' blatant attempts to overturn Measure Y which was approved by citywide voters. Elected officials are supposed to implement the desires of their constituents, not attempt to circumvent or overturn them. Why do five former mayors of San Mateo support the recall of Mayor Lee? This, in itself, is a serious indictment of her continued behavior.

Patrick Dunn

On Mon, Apr 3, 2023 at 9:36 AM Amourance Lee <alee@cityofsanmateo.org> wrote:

Ms. Dunn,

Good morning, I hope this email finds you well, I appreciate your concerns raised about Measure Y and the church parking lot. We have received many inquiries spurred by a flier and Nextdoor post. The author is unknown, but I can verify it did not come from the City.

To clarify any misunderstanding, the City has received no proposed redevelopment project applications for the church parking lot on 25th Ave. Furthermore, this is not City-owned land and the City has no authority to develop a project on this site.

Measure Y is the law and can only be changed by majority vote of the electorate. However, if the City is unable to meet the statutory requirements to get a certified Housing Element by the State we could lose [access to essential funding and local control of land use policy](#). The [Builder's Remedy](#) removes the City's ability to deny HAA projects and would override the heights and densities set by Measure Y.

Right now, the City is mandated to zone for over 7,000 net new housing units in the next 8 years (RHNA Cycle 6 2023-2031). We will likely need to plan for 2.5X that number over the next 20 years (the timeline of the General Plan 2040). One of our challenges is that the State requires the City to zone for projected population growth, which could force increased heights and densities into neighborhoods under Measure Y. The General Plan 2040 community engagement process established designated Study Areas that concentrates growth along the transit corridor and commercial areas to protect the established neighborhoods.

Our community is at a crossroads: do we support concentrating growth around commercial areas, jobs and transit OR would we rather it spread across the City and into neighborhoods? How do we address the housing crisis and support more affordable housing? Every affordable housing and climate change organization opposed Measure Y because density sprawl exacerbates traffic, pollution, demands on infrastructure, and constrains affordable housing production.

These are the challenging decisions of our time and ultimately the voters (and State) will decide. Over these past 4 years, City Council has supported a robust community engagement process through the General Plan, including public workshops, meetings, pop-up events, and a statistically valid community

survey. For additional information about the General Plan Update 2040 process, please visit: <https://strivesanmateo.org>

Thank you for raising your concerns and questions, your feedback is very appreciated.

Sincerely,

Amourence Lee
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From: Pat Dunn [REDACTED]
Sent: Monday, April 3, 2023 9:21 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Building Heights for New Planned Development

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Pat Dunn

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