

**From:** [REDACTED]  
**Sent:** Monday, April 3, 2023 2:09 PM  
**To:** Adam Loraine <[aloraine@cityofsanmateo.org](mailto:aloraine@cityofsanmateo.org)>  
**Cc:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>; Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** 25th Ave

Council Member Loraine:

It's amazing that there is an entire neighborhood in the dark about the Draft General Plan. At a very minimum we expect you, as our district representative, to make decisions that support our neighborhood and to keep us informed of changes that profoundly impact us. If you think it is okay to plan for buildings that tower over single-family homes, displace small businesses, turn neighborhood streets into El Camino, then we have a bigger issue.

The proposed heights and densities for the church parking lot and for 25<sup>th</sup> Ave are completely inappropriate for our neighborhood. The Measure Y conflict map shows we are in the red zone indicating an increase of over 30' from current allowed heights. The actual potential for height increases is 40'-50' with density bonuses. It is totally unacceptable to have these heights and accompanying densities abutting single family homes. The church parking lot is currently designated R-1 @ 24' height limit and it is surrounded on three sides by the same; it should remain that way to be compatible with the neighborhood. 25<sup>th</sup> Ave is currently designated as Neighborhood commercial with a 25' height limit. It should remain that designation until Flores St.

The Draft General Plan treats 25<sup>th</sup> Ave exactly same as it does El Camino. 25<sup>th</sup> Ave is not El Camino; it is a two-lane neighborhood street with parking on both sides. It does not always function as two-lane street since one lane is frequently occupied by delivery and construction trucks, people dropping of kids, or running in to pick up a meal. People are driving at 5mph looking for the elusive parking spot and making U-turns if one is spotted on the opposite side. Do you honestly think this street can support retail with high-density housing of 4-6 stories (and potentially 8 stories with density bonuses) with limited parking? How much attention or direction have you given to the proposed land use for 25<sup>th</sup> Ave? Have you seen this concept planned or constructed anywhere else? I would love to see it.

Small business owners of 25<sup>th</sup> Ave will undoubtedly be displaced. A land use change on 25<sup>th</sup> Ave will increase land values encouraging landowners to sell to developers. Parcels will be combined to maximize development. Before construction begins, small business owners will lose their space and must find a new location. They are unlikely to return since rents will not be affordable in the new buildings. Both neighbors and business owners lose.

If the City General Plan allows for the current heights and densities, developers will find a way to build it. Ultimately, if the city wants a successful outcome in overturning Measure Y, the city needs the backing of residents.

Thank you,

Lisa Maley