

From: Virginia McIsaac [REDACTED]
Sent: Monday, April 3, 2023 10:31 AM
To: Amourence Lee <alee@cityofsanmateo.org>
Cc: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Re: Building Heights

In recent news it has shown that San Mateo County has ranked second in California for population decrease. Which is a good reason for questioning the RHNA numbers requested by the state. Keep our height limits and voters approved Measure Y intact. I also would encourage a discussion about the RHNA numbers supplied by the state to be reexamined.

Best Regards,
Virginia McIsaac

On Mon, Apr 3, 2023 at 10:15 AM Amourence Lee <alee@cityofsanmateo.org> wrote:
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: Virginia McIsaac <[REDACTED]>
Sent: Monday, April 3, 2023 10:03 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Building Heights

I was pleased to see that we were able to meet the states RHNA numbers without exceeding the city voter mandated height limits.

I am concerned that while Council voted to approve that portion of the housing element, our Mayor has requested it to be reopened. This is a waste of Council's time when we have more pressing matters that need to be addressed.

I encourage our council to quickly resolve this issue by advising the Mayor that it was discussed and voted to approve the height limits as stated in the Housing Element of the General Plan.

Best regards

Virginia & Peter McIsaac

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