

From: Todd Struble [REDACTED]
Sent: Monday, April 3, 2023 9:36 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Fwd: Neighbor on 23rd & Hacienda re: Proposed GP and Heights

Dear Mr. Loraine and City Council:

I have become aware of the adjustments for height and density outlined in the proposed City of San Mateo General Plan. I am 63 years old and currently living at 200 23rd Avenue (since 1993). I am a 3rd generation resident of San Mateo and very familiar with how our city has grown over the course of my life.

I have had the opportunity over the last 40+ years to see our city evolve to accommodate growth in both industry as well as population. While I support many of the projects that help us meet our objectives for reasonable and necessary planning, it deeply concerns me how meeting compliance guidelines from the State force the City of San Mateo to "plan" for the future (in record time) while potentially sacrificing the long, rich history of our great city.

I support our transportation corridor. I support our development of Bay Meadows and the housing it has created. I support the commercial development of office complexes that have brought many high tech businesses to our City. I support the affordable housing initiatives that help our distressed citizens. I do not, however, support **raising** our historic San Mateo neighborhoods into high rise, high density metros just because there happens to be a parking lot at the corner of 25th and Hacienda.

Sorry for being so blunt, but I am very disappointed that the 2023 proposed General Plan incorporates significant height and density zoning changes which seem motivated by the need to meet CA State compliance requirements rather than what reasonable and appropriate for our City. Again, I don't oppose growth. I oppose "growth at any (irreversible) cost." I also oppose making long term commitments during times of uncertainty where planning is especially difficult. Let's practice judicious caution, please, especially when it comes to affecting the core of our community.

There are many practical reasons that the plan for our neighborhood doesn't make sense: parking, congestion, unbalanced fit to existing structures, adding to what is already acknowledged as a traffic corridor between HW92 and Hillsdale Blvd, and more. To me, however, the most important element is that there are many options to continue our progress along El Camino, the CalTrain corridor, Delaware Ave and more without performing radical change to our neighborhood surrounding 25th Ave.

The City of San Mateo has always documented it's core values and acted accordingly to stand up for preserving our history and putting community first. Our community around 25th Avenue has long been a part of the original San Mateo, just like our beautiful downtown. I ask for your voice to please help us preserve our 25th Ave. community, for the benefit of all who live and visit our beautiful City of San Mateo.

Please reject the proposed General Plan height and density changes which will affect the 25th Ave community, West of Flores.

Thank you,

Todd Struble

e: [REDACTED]

