

From: Linda Tribuzi [REDACTED]
Sent: Monday, April 3, 2023 3:09 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Adam Loraine <aloraine@cityofsanmateo.org>
Subject: 25th Avenue general Plan

Dear San Mateo City Council,
I am writing to voice my concerns about plans for building developments in San Mateo.

I have been a resident of W 25th Avenue since 1996. I learned about a plan indicating the parking lot at the corner of W 25th and Hacienda can or will be built up to 7 stories, and 25th Avenue from Hacienda to El Camino can or will be built up to 8 stories. After numerous neighbors started exchanging information about this within the last few days it is clear we need more information. After reviewing emails, I now understand this would potentially be in the general plan (no building plans in progress at this time). Also, just learned . . . the staff (I assume this is planning staff?) will recommend the church parking lot be amended to be classified as residential Low II (2-4 story height range).

Please see below for concerns about this:

- The fact that a lot of information is being shared and some of it not updated should raise a red flag to all City Council members that citizens need better and summarized information to be sent to them proactively on the topic of building in our neighborhoods.
- Please do not dismiss this as nothing at this time because *the City has received no proposed redevelopment project applications for the church parking lot, and this is not City-owned land and the City has no authority to develop a project on this site*. Even though building is not happening now, we do not want these height limits included in the general plan. This opens the door to have this building happen in the future.
- Even with the new information that the recommendation for the church parking lot is Low II (2-4 story height), I believe this is still too high as this is in the middle of a residential neighborhood. The height recommendation should be 1 or 2 story single family home as new buildings should be compatible with the neighborhood.
- Is parking included in the plan? If not, where will the residents, church goers, and shopper's park? There is already an issue from overflow parking into the neighborhoods from the lack of parking on 25th Ave. How will a revitalized retail area succeed without parking?
- What happened to Measure Y? Why are changes being made after the majority voted for this? The citizens of San Mateo voted for Measure Y and against the higher height options.
- I support growth of our community while preserving what we have. We should invest in our local businesses and prioritize smart development without leaving citizens who have worked hard for their current communities and neighborhoods to feel abandoned or want to move out of this area.

Lastly, I see this topic on the agenda for the April 4th city council meeting as the last agenda item (#16). A topic as important as this should be one of the first agenda items. We have seen some of these city council meetings run long and it is not possible for some citizens to be available at the end of a very long meeting to share their feedback. As an alternative, this topic should be discussed at a separate special meeting that has an agenda of only this topic and time for public comments.

Thank you,
Linda Tribuzi