

From: Tomislav Vranjes [REDACTED]
Sent: Monday, April 3, 2023 2:54 PM
To: Adam Loraine <aloraine@cityofsanmateo.org>
Cc: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Reject Housing Feasibility for 194 W 25th Ave and Adjacent Parking Lot

Good day Councilmember Loraine and San Mateo City Council,

I am writing to express my strong opposition to the ongoing planning which would allow for the potential construction of commercial housing on 194 W 25th Ave and the adjacent parking lot.

Bringing large commercial housing developments to 25th Avenue will irreparably destroy the peace and wellbeing of those of us who live in the immediate area. As you know this is a neighborhood filled with single family residences, most of which are two or fewer stories tall. Introducing housing towers would inflict multiple hardships on the residents directly adjacent to them.

1. Sunlight

- a. The height of the buildings which would be allowed under this review would cast the neighboring single-family residences into shadow for a substantial portion of the day.
- b. Not only would this drastically impact the quality of life for those residents, but it would also decrease property values.
- c. The lack of direct sunlight would also impact the efficiency of any current or future solar panel systems installed on these homes.

2. Traffic/Parking Congestion & Crime

- a. While I understand the parking lot is the private property of Waypoint Church the reality is that it is utilized as a critical piece of infrastructure by the adjacent community.
- b. There has never been enough parking to support the plethora of small businesses on 25th Ave. The parking lot supplements their ability to service customers and decreases the impact of this traffic on the neighboring residents.
- c. Even now, 24th Ave. and the neighboring streets are difficult to navigate with the number of vehicles parked on the street. Often only a single vehicle at a time can be driving with any oncoming traffic needing to pull to the side to allow for them to pass. The potential addition of dozens or hundreds of housing units would exacerbate this problem beyond what can be tolerated for a residential neighborhood.
- d. The Farmer's Market and Food Bank Distribution serve as a small preview of the problems that would occur should these types of structures be permitted. Over the past several years our vehicles parked on 24th Ave have been struck five times during these events resulting in damage ranging from a full sideswipe up the entire driver's side of a vehicle to the loss of multiple mirrors. I know multiple neighbors have suffered similar damages. These issues would only grow worse with even more vehicles in the area.

e. More vehicles mean more targets. I have already had catalytic converters stolen from two of our vehicles in the past three years. The increased use of street parking that these developments would bring will only incite further vehicle crime in the area.

3. Impact to Families and Children

a. The parking lot in its current form has been used by countless families in the area as a local park of sorts and continues to be used in this way today.

b. I grew up on 24th Ave and spent the first 21 years of my life here. My most precious memories were of my father Stanko Vranjes teaching me how to ride a bike when I was just starting school. After living out of state and out of the country for work I moved back to 24th Ave in 2019 to care for my father who sadly passed away of cancer in 2021 during the height of the pandemic. Even as an adult I made memories in that parking lot. It served as a perfect place for me to help my father take short walks using his walker to keep him as fit as possible during chemotherapy and as he slowly began to decline. Getting him in and out of a car to take him to a real park was too difficult and the sidewalks were too narrow for him to walk and still had me supporting him on the side. Using the parking lot also allowed us to easily isolate ourselves from others as COVID would have proved deadly for my father.

c. The parking lot is in view of my front porch and every single day I can watch families both old and new creating those invaluable lifelong memories. Allowing the development of the parking lot would violate the unspoken understanding that the community has formed with the Church over past decades. The residents tolerate the increased traffic of the church and its events (farmers market, food drive, funerals, etc.) and in exchange the parking lot provides the community with supplemental parking for the businesses on 25th Ave. as well as a small, private, recreational space for the local families and their children to enjoy.

There is no future in which these commercial buildings can be constructed in this neighborhood without depriving existing residents and future generations of the incomparable joy of living here. Please, remove these properties from consideration for future development and ensure that they can never be considered for anything more than single family residences.

Thank you for your time and attention,

- Tomislav Vranjes

