

From: L. Eberhart <[REDACTED]>
Sent: Monday, April 3, 2023 5:30 PM
To: Clerk <clerk@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; General Plan <generalplan@cityofsanmateo.org>
Subject: General Plan - City Height limits

Dear Mayor Lee, Deputy Mayor Diaz Nash, and Members of the San Mateo City Council,

I'm writing as a San Mateo Resident in District 2 and a member of the San Mateo Climate Action Team, to address the height and density limits under consideration at the Special Study Session on April 3rd. We wish to thank the council and staff for their recognition at the March 6th Special Study Session that we need to increase height and density limits over those allowed by Measure Y in our General Plan Update. We are asking that you consider the following:

- Greater densification in areas close to public transit will have the benefit of reducing CO2 emissions through reduced travel distances and less urban sprawl. Greater densities also allow for higher numbers of affordable units. This satisfies requirements for both social justice and regional economic needs. **SHORT bus rides from Caltrain will complement residents desire to travel door to door via mass transit.**
- The City has recently received its second letter from HCD stating that the San Mateo Housing Element for this cycle is not in compliance. San Mateo effectively has no enforceable zoning for proposed projects offering at least 20% affordable units **AND will be at the mercy of developers.**
- Under the current circumstances we feel it is extremely misguided to eliminate staff's March 6 proposal for Residential High II land use designation.

Based on the above considerations, we strongly urge the City Council to:

1. Retain the high density alternatives Residential High II and Mixed Use High II.
2. Increase height limits for residential building to Residential High III for 12 stories in the downtown core **NORTH of Cal-Train stations. I am seeing a lot of 5 story buildings going into downtown without any setbacks from the street. I have not seen any wind or daylighting in the GENERAL PLAN for downtown. Eating outside or meeting for coffee outdoors is part of the charm of a wonderful downtown. YOU will not want to do that on 4th street next to the Draegers new building. PLEASE be aware of where you are densifying and look to San Carlos and Burlingame for wider streets, open pedestrian streets and plenty of sun and deciduous trees.**
3. Increase height limits for residential buildings to 8 stories along the El Camino corridor.
4. Openly discuss the consequences for failure by the city to pass a resolution overturning Measure Y, candidly assess what this could mean for future compliance with the HCD, and entertain possible contingency plans.

Thanks again for the opportunity to participate in this discussion.

Sincerely,

Leane Eberhart,
San Mateo resident and Architect