

**From:** Robin Cynar [REDACTED]  
**Sent:** Thursday, April 6, 2023 5:01:54 PM  
**To:** Adam Loraine <[aloraine@cityofsanmateo.org](mailto:aloraine@cityofsanmateo.org)>  
**Cc:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** Proposed 25th Ave Development

Dear Mr. Loraine,

I was shocked to hear about your proposal for a general plan revision for the historic 25th avenue shopping district. Shocked because my source was not you or City Council members, but a grass roots movement by residents affected by this proposal. It seems you have a transparency issue with the folks that voted for you.

As a San Mateo native, I shouldn't have to remind you that this area near 25th Ave is mostly made up of small, residential homes built in the 1930's. This means most homes have a one-car garage, and a short driveway. Parking near my home is already a challenge. Fortunately, I can walk to 25th Ave and go to the Post Office, dine out or get take out, shop for groceries, go to church, get a haircut, nails done, see my accountant, and chiropractor and get a massage. I feel so fortunate to have this mini-neighborhood shopping area. I rarely go downtown because of all the rules and obstacles there: parking meters, if I can find one, parklets taking up parking spaces, and the fact that I would have to cover a lot of distance just to access what we have on 25th Ave. I do visit 37th Ave shops and consider these neighborhoods a true gem, that should be restored, not torn down.

So tell me, Adam, have you ever been to Grass Valley, CA? If not, it would do you good to see how a restored historic shopping district revitalized the whole community. Grass Valley has periodic events by closing the street to traffic which are a huge attraction: music and a Farmers Market are two that I have attended.

There's so many issues with this proposed project, many of them you have probably heard from other residents. I'll just name a few, with some suggestions as a compromise:

- Too big a project for a neighborhood without excess parking, and where removing parking is proposed at the church parking lot.
- Loss of affordable retail/commercial spaces for long-term and popular businesses.
- Loss of historic character to a residential neighborhood.
- Loss of community activities, such as the Farmer's Market, and Food Bank distributions in the church parking lot.
- Proposed heights are ignoring Measure Y, which would attract lawsuits, and a waste of public money to defend. Let's spend public money on things we want, not to defend what we voted against.

Compromise:

- Do not develop 25th Ave west of Flores Street.
- Development east of Flores Street should take into consideration a design that transitions into a historic 25th Ave shopping district.

Thank you for your consideration,

Robin Cynar

