

From: Doris Nishimoto [REDACTED]  
Sent: Friday, September 29, 2023 9:39 PM  
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Cc: David Canepa [REDACTED]  
Subject: Took City of SM Suvey on building density and height

Dear City Manager and City Council,

I just took your survey requesting public input on meeting affordable housing goals. I found the choices to be implicitly biased, so that my true opinions could not be expressed.

It would have been more truthful to tell the public that due to the high cost of land here, because everything in San Mateo is pretty much built out, developers have to go "up" into the empty atmospheric air to create units versus on the ground to be able to even begin to break even. Therefore, developers want to go 12 stories high to maximize profits (due to also high cost of labor and materials); but we need you(the public) to OK to do this. We are going to do this anyway; but we just have to ask you (the public) because we are supposed to be responsible to the citizenry. (Even though we are going ahead with building upwards).

There are many projects already along Highway 101 (Rollins Rd area) being built. Trying to integrate high rises into residential neighborhoods destroys the character of the neighborhood.  
Also, how can you say that the new Trag's high rise at \$3,000-\$4600/unit constitutes "affordable housing?" I don't know where the break even point is in that project. This building looks like a library or a branch of a Peninsula Medical Foundation instead of residential housing.

Pacific Grove in Monterey County brags it is "America's last Home town."

I always thought San Mateo was.

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