

October 2, 2023

Subject - Comments on General Plan - Community Design, Historic Resources, Noise, Circulation

To: San Mateo City Council

We need more residential preservation and protections.

1. COMMUNITY DESIGN AND HISTORIC RESOURCES

- * A smaller Downtown historically preserved, pedestrian scale, with suburban qualities like San Carlos, Menlo Park, or Los Altos, not a San Francisco.
- * Support for moderate growth in the Downtown versus maximum growth.
- * We support 2 to 4 story buildings in the Downtown, since most existing buildings are 1-2 stories.
- * Compatible architectural designs that blend in with our Historic District and neighborhoods versus glass buildings.
- * These new proposed 75' buildings do not transition well along side our 1-story traditional homes and 1-story commercial buildings. They are too massive in scale with Density Bonus.
- * We are in favor of neighborhood preservation.
- * Continue the 1989 Building Survey for our older neighborhoods on the east and west side of El Camino Real.
- * We would like to preserve our pre-war homes along 4th and 5th Avenues and South Delaware between 5th and 9th Avenues. Please remove the references to triplexes, fourplexes, condominiums, and townhouses in designation descriptions for Residential Low I and Residential low II.

2. NOISE - With the maximum growth alternative, the Draft EIR states unacceptable traffic volumes, unacceptable traffic noise, and air quality which exceeds Bay Area Air Quality thresholds.

a. Moderate growth will help reduce high traffic volumes and air quality impacts.

b. We need a feasibility and funding study for an 18' sound wall with dense plantings along 101 for North Central, Central, and Sunnybrae Neighborhoods. This would help address the 101 Freeway noise impacts, diesel particulates, and toxic air contaminants. We've been waiting 30 years for an adequate sound-wall.

c. An Industrial Park for service and warehouse businesses is needed in San Mateo near 101 / 92. The truck access from 101 to South Amphlett is very difficult. Central and Sunnybrae residents have experienced adverse diesel pollution, noise, vibration impacts from trucks for over 60 years. North Shoreview and North Central Neighborhoods would benefit as well since they are impacted.

d. We need 5 ton load limit signs on 5th and South Humboldt to S Amphlett. Also include residential streets on 2nd, 3rd, 4th, 5th, 9th Avenues, South Humboldt and South Delaware. We need to reduce the health impacts and increase safety for residents, pedestrians and bicyclists. Large trucks should use the state highways 101, 92, and El Camino Real.

3. CIRCULATION - We oppose the reclassification of 5th and 9th Avenues to ARTERIALS. Please keep our current classifications of local and collector streets for pedestrian safety. We need a commitment to implement our traffic calming on 5th Avenue and 9th Avenue and others Arterials where needed, current or future, for cut-through traffic. The Kiku Crossing garage will be opening soon. We need more than verbal assurances from Public Works that our residential parking will not be removed, no streets widening, or more lanes added with maximum buildout. Has the City approved this proposed map on page 87 and 93 Circulation Element? There has been no neighborhood outreach from the City and we need more transparency on maximum build-out traffic impacts.

OTHER COMMENTS:

4. We support ADUs in our residential neighborhood, **not** commercial ADUs.

Best,

David Light
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Francie Souza
Laurie Watanuki