



RE: San Mateo Draft General Plan 2040

October 26th, 2023

Zachary Dahl

Interim Community Development Director

City of San Mateo

330 W 20th Ave, San Mateo, CA 94403

Dear Zachary,

Our team has had the pleasure of engaging with and following your City's General Plan 2040 process. It has been exciting to see this plan grow and come into a defined vision represented by the Draft version of the General Plan. As you may know, Harvest is an active developer in San Mateo of residential, mixed-use, and commercial developments in downtown San Mateo and near the College of San Mateo. In review of recently released Draft General Plan 2040 our team has the following comment which we believe will benefit the City of San Mateo.

In our reading of the Draft General Plan, we understand that Office Low, Medium, and High, all have an underlying residential zoning. We are very excited to see this shift in zoning, as our group believes in the transition of Class B and C office space into residential homes benefits San Mateo and the greater Bay Area. In fact, our team recently entitled and is currently under construction of our Campus Drive project which took approximately a quarter million square feet of defunct commercial office space off the market and converted it into 290 entry-level for-sale homes. **However, our team is very concerned that due to the minimum residential densities listed in the Office Medium and Mixed-Use Medium I zonings that the City will see zero production of for-sale housing that would allow new families with kids to stay in San Mateo.** The proposed minimum residential density thresholds for these zonings is 36du/ac which is not low enough to allow for San Mateo to increase its for-sale housing inventory. For reference, a townhome/garden style development typically achieves 15-25du/ac. Our Campus Drive project achieved 19du/ac, which blended single-family, attached townhome, and four-story walk-up product. **Our team would recommend that City Staff lower the minimum density per acre threshold to approximately 15du/ac in the Office Medium and Mixed-Use Medium I zonings to allow for conversions of old commercial products into for-sale developments.**

The back side of this document includes the current Land Use Map as shown on Figure LU-1 and the Land Use Designations as shown on Table LU-1 from the City's Draft General Plan from July of 2023.

Thank you for your consideration on this matter. Our team is available to discuss if your team has any questions for us.

Sincerely,
Harvest Properties, Inc.



HARVEST PROPERTIES

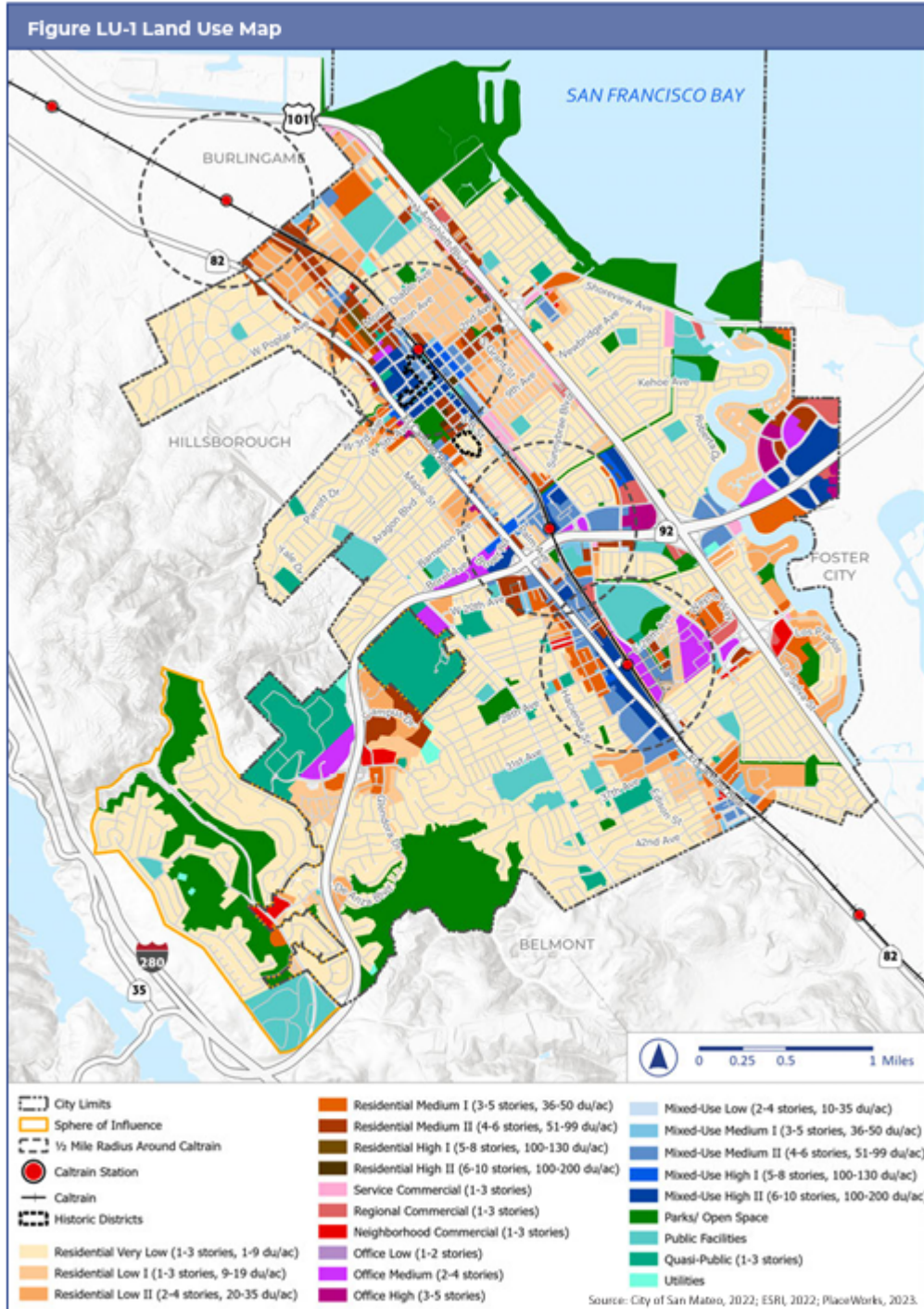




Table LU-1 Land Use Designations				
Designation	Density (min/max) (Residential Uses)	Maximum FAR (Nonresi- dential uses)	Height Limit	Description
Mixed-Use				
Mixed-Use Low	10 to 35 du/ac	2.0	2-4 stories	This designation allows low-density mixed-use buildings that provide a mix of commercial, office, and/or residential uses within the same site or building. It is intended to allow a mix of uses that encourages people to live, work, play, and shop in close proximity.
Mixed-Use Medium I	36 to 50 du/ac	3.0	3-5 stories	This designation allows low medium-density mixed-use buildings that provide a mix of commercial, office, and/or residential uses within the same site or building. It is intended to allow a mix of uses that encourages people to live, work, play, and shop in close proximity.
Commercial				
Office Low	10 to 35 du/ac	1.0	1-2 stories	This designation is intended for low-density office uses, such as medical, administrative, or professional offices. Supportive uses, including personal services, restaurants, health clubs, residential, day care, and limited retail sales are permitted. Research facilities that support the development of new products and may include professional uses, manufacturing, laboratories, and/or maker's spaces in the same building or site may be permitted depending on the type and intensity of the use.
Office Medium	36 to 50 du/ac	2.0	2-4 stories	This designation is intended for medium-density office uses, such as medical, administrative, or professional offices. Supportive uses, including personal services, restaurants, health clubs, residential, day care, and limited retail sales are permitted. Research facilities that support the development of new products and may include professional uses, manufacturing, laboratories, and/or maker's spaces in the same building or site may be permitted depending on the type and intensity of the use.

*red circle indicates zoning requested to be shifted from 36du/ac to 15du/ac. No change to upper limit requested