

From: Dave Santos [REDACTED]
Sent: Sunday, October 29, 2023 8:16 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>
Subject: 2040 General Plan Update

I am writing the City Council to share my concerns about the new General Plan 2040 and the future development of San Mateo.

The pandemic has changed the economy of the Bay Area; many of these changes are likely to be permanent.

I do not feel that the new General Plan for 2040 takes this into consideration. The previous assumptions no longer apply. Revised office work patterns and population forecasts by the State auditor need to be included. State population forecasts show the previous population estimates are not accurate..

It appears that the will of the people in passing Measure Y is being ignored; some council members continue to push for high growth development. At the council meetings I have attended, residents have continually advocated for single family home neighborhoods, small business and retail operations being preserved. Business owners are considering converting their office space to housing because of lack of demand. Increased property revenue forecasts have been adjusted downward. Compounding this issue is the decrease in sales and new construction which is hindered by rising mortgage interest rates. The cost of new construction has risen 24 % this year according to a city of San Jose report.

Please remember the several blocks near downtown San Mateo sit vacant with plans for development in limbo.

There is no such thing as affordable housing; in the Bay Area; it is a myth. Yet a new law provides for a larger building in exchange for more low- and

moderate-income housing. The plan will have a profound negative impact on the quality of life of all of San Mateo as developers incentivize higher buildings for profits.

It is important to rethink this new General Plan because resources are limited. There is also the matter of infrastructure. At a Town Hall meeting I attended, the question of new infrastructure came up. and the staff could not address the issue. The plan fails to analyze future infrastructure needs and their projected costs.

I do not feel that this General Plan considers the more reasonable alternative of moderate growth. Please revisit Alternative A, which is a moderate growth plan that preserves neighborhood quality of life. The Council needs to consider alternatives to ensure maximum efficiency. Opting for a high growth option without considering new infrastructure is a myopic path.

The new general Plan needs to be revised to reflect the new realities.

Sincerely,

Dave Santos