

**From:** Lisa Taner [REDACTED]  
**Sent:** Sunday, October 29, 2023 10:49 AM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>; Alex Khojikian <[akhojikian@cityofsanmateo.org](mailto:akhojikian@cityofsanmateo.org)>  
**Subject:** Gambling on the Draft 2040 General Plan Update?

Dear City Council,

Concerned citizens from all over our Peninsula district met with Senator Becker last week as his cities fail to receive approval from the HCD for their Housing Elements. Meanwhile, these cities are spending an inordinate amount of money to do so - with bankruptcy on the horizon. At the heart of this are the RHNA numbers which the HCD could not ensure were either accurate or adequately supported, as published by our own state auditor in 2022. Yet, here we are in San Mateo constantly pushing for maximum growth based on these faulty numbers.

Your constituents have been clear in their desire for balanced growth, yet your staff has been directed to plan for the most extreme possibilities for development. At the recent Town Hall meetings, staff was asked logically just HOW the City would handle all the infrastructure needs that go hand in hand with what they are projecting. There was no answer, because staff was not tasked to figure that out. It seems no one has been tasked to figure that out. With that, we are in jeopardy.

The Housing Leadership Council recently spoke to San Mateo Rotarians, expectedly promoting growth on the basis that more growth equates to more 'affordable housing.' Yet, when asked about their metric for measuring their success to create such based on the many changes in our region, they had none. (These changes include San Francisco's currently growing 30% commercial vacancy rate - which would likely not be converted to housing as developers aren't lining up for, per KTVU earlier this month. We see similar impacts here in San Mateo with multiple projects on pause for 2 years per developers' requests.)

We rely on our leaders to see the entire landscape, to protect us from massive risks, and to fight for us when things are unjust. We can not go forward with blinders and hope for the best - setting our entire city on a path that is sure to create more hardship, not only on the backs of the taxpaying homeowners, but resulting in more gentrification for all those struggling to get by if we give the nod to maximum development to obtain a pittance of below market units that are still unaffordable (<https://www.housingisahumanright.org/what-is-a-yimby-hint-its-not-good/>).

So much good has been removed from the General Plan. So much dice rolling replaces it in the 2040 update. None of which is what your constituents asked for. This is not success.

All of our futures depend so heavily on your decision whether to gamble on what will or will not happen if you accept this General Plan Update and open the floodgates. Your public will be watching with grave concerns Monday night to see if our Council is willing to put everything at risk with this unacceptable 2040 draft update.

Sincerely,

Lisa Taner  
San Mateo Resident