

October 30, 2023

Dear Mayor Lee and Members of the City Council,

The current General Plan is valid until 2030 and meets the RHNA numbers with a buffer. Developers can use the new housing laws with Measure Y and increase the heights and densities depending the configuration of affordable housing they choose. For example Kiku Crossing affordable housing used AB 1763 to increase the density and height.

Categories High Density I and High Density II the maximum heights will go much higher and more dense with new state density bonus laws such as AB1287. 8 or 10 stories could become 16 or 20 stories. Do not approve the maximum growth scenario.

1. At the District 3 meeting 90% of the attendees supported keeping 1 - 2 stories in the Downtown with a maximum 3 - 4 stories. We would like to keep the charm like other downtowns - San Carlos, Palo Alto, and Mt. View Downtowns. We still need protections from traffic and air quality issues. The maximum alternative GP is too extreme.
2. We oppose rezoning the Service Commercial designation to Service Commercial/Light Manufacturing on S Amphlett. This re-designation brings more large trucks to Central and Sunnybrae neighborhoods. Light Manufacturing will add more warehouses and car repair shops increasing diesel pollution, truck noise and tree damages. San Mateo needs an Industrial Park near 101/92 for these kinds of businesses. We need solutions.
3. We do not support Accessory Commercial Units in residential neighborhoods. We already have a Home Occupation Business Ordinance.

Best,

Michael Weinhauer
Maurine Killough
David Light
Francie Souza
Laurie Watanuki