

From: Lisa Vande Voorde [REDACTED]
Sent: Monday, November 13, 2023 3:04 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>
Subject: Reimagine the Draft General Plan Land Use Element, Reimagine San Mateo

Dear City Council,

The draft General Plan 2040 must be revised to reflect new State density bonus laws. If the City Council truly wants affordable housing while satisfying required RHNA numbers, it is exactly these laws that enable both goals to happen while keeping height limits at current Measure Y levels and with less adverse impact on, and push-back from, the community as a whole.

I am asking the City Council tonight to **eliminate** the following building types (for both Residential and Mixed-Use) from the draft General Plan Land Use Map in ALL areas of San Mateo:

Medium II: 4-6 stories allowed, but could be 8-12 stories with density bonuses
High I: 5-8 stories allowed, but could be 10-16 stories with density bonuses
High II: 6-10 stories allowed, but could be 12-20 stories with density bonuses

I am proposing the City Council tonight cap heights/densities for Residential and Mixed-Use Development in ALL areas of San Mateo at:

Medium I: 3-5 stories (6-10 stories with density bonuses)

You did not have the latest density bonus laws in place, the most impactful being AB1287, when the draft General Plan 2040 was first developed. Well, you do now, and it's time for the draft General Plan to be updated to reflect them.

The new density bonus laws make it easy to provide affordable housing at the lowest heights and densities. If the City Council truly wants more housing, more affordable housing, while maintaining quality of life for its residents, there is no need to push for High I or even Medium II. Doing so would indicate to me that you must have another agenda other than representing the best interests of San Mateans.

Thank you for your consideration and serious deliberations on our behalf.

Yours truly,

Lisa Vande Voorde
San Mateo

