

January 30, 2024

File Number: 68FL-298947

VIA E-MAIL

Chair John Ebnetter
And Members of the Planning Commission
City of San Mateo
330 W. 20th Ave,
San Mateo, CA 94403

Re: Bayshore Corporate Commons—1720 South Amphlett Boulevard

Dear Chair Ebnetter and Members of the Planning Commission:

We are writing on behalf of B9 Sequoia Bayshore Owner LP (“Owner”), the owner of the property located at 1720 South Amphlett Boulevard in San Mateo, CA (“City”), known as Bayshore Corporate Commons (“Site”). The Owner appreciates the Planning Commission’s countless hours and hard work that has gone into this important General Plan Update effort over the past few years. We continue to be supportive of the City’s process and have actively participated since 2022. In anticipation of the Planning Commission meeting this evening, we submit the following letter requesting that the Site be designated **Mixed-Use Medium I**, for the reasons set forth below.

Ownership is fully committed to working with the City to develop housing at the Site but is concerned that the limitations associated with a Mixed-Use High designation will render housing development economically unviable and prefers to ensure that housing is developed.

During its March 2022 meeting, the Planning Commission made a recommendation to the City Council for the Mixed-Use High designation, which the Owner initially supported. However, after studying this designation of Mixed-Use High, with its minimum density of 100 units per acre, it was determined that this minimum density does not provide a realistic path for the development of a multi-family or mixed-use project, and we strongly believe that this designation will force a delay of any new housing development at the Site for the foreseeable future.

Consequently, we respectfully request that the Planning Commission recommend redesignating the Site to **Mixed-Use Medium I**. Mixed-Use Medium I provides for more flexibility of residential uses than Mixed-Use High by allowing for both lower density housing and opportunities for more dense housing. This redesignation will provide the Owner the flexibility needed to accelerate the redevelopment of the Site with housing and community benefits that enhance the community around it, while improving this Site’s potential to support the City’s current Housing Element goals.

SheppardMullin

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The Owner looks forward to continuing this dialogue with the City. In the meantime, please feel free to reach out should you have any questions. Thank you for your consideration.

Sincerely,



Jennifer E. Renk
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4879-7721-4113.2

cc: Alex Khojikian, City Manager
Zachary Dahl, Interim Director of Community Development