

From: Luke Paulsen [REDACTED]
Sent: Wednesday, February 7, 2024 7:31 PM
To: General Plan <generalplan@cityofsanmateo.org>
Subject: Feedback on General Plan 2040 land use element

Hi,

I'm a new resident of San Mateo and recently saw the General Plan 2040 map poster in the library. I was surprised to notice that in my new neighborhood, a few blocks west of the Hillsdale Caltrain station, there are few plans to zone for increased residential density in the next 20 years. Today this neighborhood (at 27th and 28th Avenue in particular) drops off jarringly from the mall and other development on ECR to one-story houses built in the 1940's. Many of them are literally in the shadow of three-story construction to the east and some of them are in poor condition.

As a neighborhood within a ten-minute walk of two thriving commercial areas and a public transit hub (and considering the additional growth that Caltrain electrification and potential Hillsdale Mall redevelopment will encourage), I believe this part of San Mateo is an ideal place to push for increased density. I'm excited about the potential for density here to attract more high-quality businesses to the neighborhood. Greater continuity with mixed-use development on ECR would also be a benefit. Therefore, I urge you to please **consider upzoning additional residential lots in the area between Hacienda Street and ECR from 25th to 31st Avenue to Low and/or Medium densities.**

Thank you for your consideration and the work you do!

Luke