

Jennifer E. Renk
415.774.3143 direct
jrenk@sheppardmullin.com

March 1, 2024

File Number: 68FL-298947

VIA EMAIL

Mayor Lisa Diaz Nash
and Members of the City Council
City of San Mateo
330 W. 20th Ave
San Mateo, CA 94403

Re: **Bayshore Corporate Commons - 1720 South Amphlett Boulevard**

Dear Mayor Diaz Nash, Deputy Mayor Newsom and Members of the City Council:

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 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 City Council’s meeting on March 4, 2024, we submit the following letter requesting that the City Council adopt the Planning Commission’s unanimous January 30, 2024 recommendation for the **Mixed-Use Medium I** designation for the Site.

As a reminder, below is a chart outlining the major General Plan Update milestones regarding the Site:

Date	Action	Outcome
February 2022	Requested Mixed-Use Medium from General Plan Subcommittee	Mixed-Use Medium recommended to Planning Commission
March 2022	Requested Mixed-Use Medium from Planning Commission	Mixed-Use High recommended to City Council
April 2022	Owner supported CEQA analysis of Mixed-Use High	City Council approved CEQA analysis of Mixed-Use High
2022 to 2023	GPU CEQA Evaluation	GPU approvals in early 2024
January 2024	Reiterated original request of Mixed-Use Medium I from Planning Commission	Mixed-Use Medium I recommended to City Council

Mayor Lisa Diaz Nash
March 1, 2024
Page 2

Based on our evaluation of current and projected economic and market conditions, a final designation of Mixed-Use Medium I will allow for the following anticipated outcomes:

- Provide the flexibility and certainty needed to accelerate the redevelopment of the Site with housing and community benefits that enhance the community around it.
- Allow for both lower density housing and opportunities for more dense housing, including Site planning sensitivity to existing single family homes to the west and north.
- Improve the site's potential to support the City's current Housing Element goals, including the possibility of ownership housing.

Ownership is fully committed to working with the City to develop housing at the Site as quickly as possible following the final adoption of the 2040 General Plan Update. Consequently, we respectfully request that the City Council adopt the Planning Commission's unanimous recommendation to designate the Site **Mixed-Use Medium I**.

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:4892-3689-3610.1

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