From: Keith Weber <[redacted]
Sent: Sunday, March 3, 2024 4:46 PM
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Subject: General Plan 2040/March 4, 2024 City Council Meeting

Mayor Diaz-Nash and Members of the City Council:

The San Mateo Draft General Plan 2040 appears untethered to both current and future reality. So why are we fast-tracking its approval?
The plan proposes up-zoning to accommodate a 50% population increase when the CA Department of Finance forecasts the state's population will remain flat for the next 40 years. GP2040's bright idea is to add 55,000 new residents to San Mateo, equal to the combined populations — and traffic — of both Burlingame and San Carlos.

Office vacancies are at record highs throughout the Bay Area and San Francisco's office vacancy rate is over 30%. Yet, in GP2040's world, San Mateo would add 3.2 million more square feet of office space, the equivalent of 2.2 new Salesforce towers.

In a "soft" real estate market where landlords routinely give prospective tenants several month's free rent, GP2040's notion is to 'reimagine' 22,000 new apartments, the equivalent of 220 additional 11-12 story high-rises.

San Mateo residents have been reliably consistent in their community vision and desire for reasonable, responsible growth. The recent passage of Measure Y was a definitive repudiation of the extreme growth envisioned in GP2040. Nevertheless, GP2040, rife with arrogance and vastly out of tune with the electorate, ignores common sense and forges ahead, tone-deaf to reality and those it is obligated to serve.

Insatiable in its overreach, GP2040 is out of step in every respect -- send it back, it's way out of whack.
Keith Weber
San Mateo