

THE FOLLOWING PUBLIC  
COMMENTS WERE SUBMITTED  
FOLLOWING THE PUBLICATION  
OF THE AGENDA PACKET

**From:** [LOUISE BEKINS](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Your support for Current Housing Element  
**Date:** Friday, January 20, 2023 11:46:53 AM

---

Dear Councilmembers

I urge you to adopt the current housing element.

Thank you.

Louise Bekins  
San Mateo

**From:** [Evan Powell](#)  
**To:** [Housing](#); [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** writing in support of a democratic process & the approval of the housing element  
**Date:** Sunday, January 22, 2023 8:33:41 PM

---

Dear Council and members of staff

Thank you for your service to the city.

In short, I am writing to express my support for the staff's findings that the City of San Mateo CAN meet the state mandated housing requirements while complying with Measure Y.

It is the right thing to do - to support this finding is consistent with our democratic processes. As you know, there have been approximately 19 public meetings concerning housing and more than two years of effort have gone into the housing element.

I would simply remind you that you do have the power to do the right thing, to vote in accordance with the recommendations of staff - thereby enabling a compromise position.

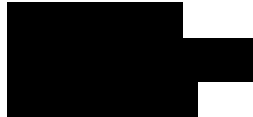
Thank you again for your work. Please support the work of your staff and the process countless citizens have participated in to arrive at the housing element.

Best regards,

Evan

--

Evan Powell



**From:** [Rick Moody](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Clerk](#)  
**Subject:** We need better housing access in San Mateo  
**Date:** Tuesday, January 24, 2023 7:01:35 AM

---

Jan. 24, 2023

To the San Mateo City Council:

I'm writing to urge you to take steps to improve access to housing in the City of San Mateo.

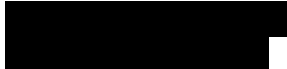
Providing safe and comfortable housing for residents and workers in San Mateo is important. We need safe and comfortable homes for everyone, a step that would also help reduce greenhouse gas emissions.

The fact is that San Mateo has not provided enough housing, especially for people with low incomes. That is a serious problem which you can act to correct.

You are well aware that California State law now requires San Mateo to provide viable solutions to the housing deficiency as part of the City's General Plan process.

Please do what's needed to address this problem.

Harry R. Moody



**From:** [Rick Moody](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Clerk](#)  
**Subject:** We need better housing access in San Mateo  
**Date:** Tuesday, January 24, 2023 7:01:33 AM

---

Jan. 24, 2023

To the San Mateo City Council:

I'm writing to urge you to take steps to improve access to housing in the City of San Mateo.

Providing safe and comfortable housing for residents and workers in San Mateo is important. We need safe and comfortable homes for everyone, a step that would also help reduce greenhouse gas emissions.

The fact is that San Mateo has not provided enough housing, especially for people with low incomes. That is a serious problem which you can act to correct.

You are well aware that California State law now requires San Mateo to provide viable solutions to the housing deficiency as part of the City's General Plan process.

Please do what's needed to address this problem.

Harry R. Moody



**From:** [Elaine Salinger](#)  
**To:** [Clerk; City Council \(San Mateo\)](#)  
**Subject:** San Mateo's Housing Element requested actions  
**Date:** Tuesday, January 24, 2023 8:13:07 AM  
**Attachments:** [Image 10-24-21 at 11.45 AM-9.jpeg](#)

---

Dear San Mateo City Council

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. We request the following actions:

**1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant.** By doing this and thus "self certifying" what most consider to be a flawed Housing Element, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

By submission of the Housing element to HCD, the City is assumed to be compliant until someone (HCD or a judge) says otherwise. Because HCD must respond to San Mateo's submission within 60 days of submission (Approximately April 1), this strategy has two benefits: a) It places the burden on HCD, and b) It delays penalties going into effect by up to 60 days.

**2. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)**

**3. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.**

**4. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.**

We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

**5. We ask that the City be fully committed to resolving these lawsuits, when they come.**

**I am writing as a representative of Citizens Climate Lobby with 200 members living in the City of San Mateo.**

**Sincerely**

Elaine Salinger, San Mateo Chapter Leader



**From:** [Helen Young](#)  
**To:** [Patrice Olds](#)  
**Subject:** Revised HE please!  
**Date:** Monday, January 23, 2023 12:42:56 PM

---

Dear Pstrice Olds,

Please please accept (1) the revised Housing Element ( HE ) because it complies with ALL the requirements and addresses the State Housing and Community Development comments on the HE. The HE identifies 9,934 units or 142% of the City's required housing allocation of 7,015 units. (2) the Council should find the Housing Element is compliant with the HCD requirements and approve the Housing Element to avoid the builder's remedy that will further take away local control of our city. (3) Please remove the rental restrictions from the HE including the rental registry. The restrictions would invade privacy, reduce supply, punish good landlords, and remove property rights. The rental restrictions are not required and do not belong in the housing element. (4) the Planning Commissioners' conclusion that the Housing Element is not in compliance is incorrect. They did not offer any suggested revisions.

Please consider these (4) points as you meet tonight.

Regards,

Helen Young



**From:** [b bta](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** Polds@cityofsanmateo.org  
**Date:** Thursday, January 19, 2023 5:48:08 PM

---

Dear City Council Members:

I urge you to support the Housing Element that meets the state requirements, which also protects Measure Y building height limits, voted by the San Mateo residents. It is important to safeguard the existing zoning codes. The local residents should have a voice in the future of their city and not out-run by developers.

Thank you in advance for your support!

Respectfully,

barbara

**From:** [Trina Pierce](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Trina.tmtaylor54@sbcglobal.net](mailto:Trina.tmtaylor54@sbcglobal.net)  
**Subject:** Please Approve the Housing Element Plan  
**Date:** Saturday, January 21, 2023 10:29:51 AM

---

>

> To The San Mateo City Council

>

> Please approve the Housing Element that has been presented in 2022.

> What San Mateo residents need is more affordable housing, not just a 3% or 5% of the new development.

> San Mateo is losing good teacher's, professional's, qualified nurses and business's due to the high cost of housing. Many families live in residential homes with several families. I have lived in San Mateo, (North Central) for over 60 years and have seen so many changes. This plan is for over a 10 year period, this can only be a positive for our city, not to mention how the Housing Element plan will be a positive for so many residents in San Mateo County.

>

> Please approve the plan, so San Mateo can maintain a small area and not like San Francisco with a lot of high rises, which removes visibility for neighborhoods to enjoy the views when they originally moved to the San Mateo area.

>

> Trina Pierce

> North Central

>

> Sent from my iPhone

**From:** [Pete Bertrand](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Please approve the Housing Element at the next City Council Meeting  
**Date:** Saturday, January 21, 2023 5:59:10 PM

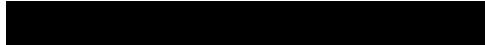
---

Dear Council Members,

Don't let developers have the freedom to build whatever they like in our community.

Please vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings.

Thank you, Pete Bertrand



**From:** [Martha Park](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Please accept the revised Housing Element  
**Date:** Monday, January 23, 2023 2:12:29 PM

---

Dear Mayor Lee, Deputy Mayor Nash, and Council Members Loraine, Newsom Jr., and Hedges,

I am writing to request that you accept the revised Housing Element prepared by staff. I'm concerned that our City won't come up with a final plan to submit to the state by January 31st, and we'll be subject to the Builder's Remedy, which will further take away local control from this issue.

Also, please remove the rental restrictions. This should be considered as a separate issue. Further study (including discussion, debate, and public comment) should be done before approving more restrictions.

Thank you,  
Martha Park

**From:** [mark de paula](#)  
**To:** [City Council \(San Mateo\)](#); [Patrice Olds](#)  
**Subject:** Planning  
**Date:** Thursday, January 19, 2023 3:40:28 PM

---

**Dear San Mateo City Council,**

**I am writing to strongly advocate for your acceptance of the current Housing Element when staff presents it at your January 24th City Council meeting.**

**Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and exceed the mandated housing units goal. Both staff and the many participating residents are to be commended.**

**Whereas the Planning Commission does not support acceptance of these labors, the People do. Last summer, the first draft of the Housing Element draft was met with a long list of comments and requests for changes, which have now been addressed. Your constituents are fully informed in regard to the fallout we will face should the deadline to the state be missed. I personally find it appalling that local YIMBY groups are already hosting talks about what will happen to us if we do not have a certified Housing Element to submit by January 31st. Since we've forged a practical and operable Housing Element, residents need to have faith that the Council will accept this updated draft in time to avoid placing all of us in an unimaginable position.**

**Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.**

**Thank you,  
Mark De Paula**



**From:** [mary cravalho](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Letter enclosed requesting approval of Housing Element at 1/24/2023 meeting.  
**Date:** Sunday, January 22, 2023 5:25:11 PM  
**Attachments:** [CCHLetter.docx](#)

---

Dear City Council Members,

Please see the attached letter requesting the approval of the Housing Element as presented at the Council's 1/24/2023 meeting.

Sincerely,

Mary Cravalho

1/22/2023

San Mateo City Council  
City Hall - City Council Chambers  
330 W 20th Avenue  
San Mateo, CA 94403

**RE: Please Approve the Housing Element as presented by staff on 1/24/2023**

Dear San Mateo City Council Members,

City staff, facilitators and stakeholders spent months and extraordinary effort to provide input and formulate their Housing Element recommendations for the Council's approval, which reportedly exceeds the mandatory housing unit goals required by the state.

Additionally, it has been widely reported and specifically covered in the Los Angeles Times July 29, 2022 article that Californians are leaving the Golden State due to various reasons including but not limited to affordability, quality of life and remote work options, "California exodus continues, with L.A., San Francisco leading the way: "Why are we here?"

<https://www.latimes.com/california/story/2022-07-29/california-exodus-continues-l-a-san-francisco-lead-the-way>. These recent trends are not accounted for in the General Plan; therefore, it is possible that the projected housing targets may be lower in the future given the recent trends.

Additionally, several news reports have highlighted the possibility of an upcoming recession, higher inflation and layoffs at major technology companies in our local area including but not limited to Google, Facebook, Twitter and Salesforce, which may impact the housing picture further. Delaying the passing of the Housing Element now, may have the unintended consequence of having developers lower their housing commitments due to financial constraints as they adjust to the future economical landscape. It is time to move forward and accept the Housing Element.

Please approve the Housing Element as presented by staff at your upcoming meeting on 1/24/2023 without delay.

Sincerely,

Mary Cravalho





Pay attention to San Mateo  
housing element discussion

Editor,

If a bomb goes off but no one is listening, is there any damage? Wake up, San Mateans, there is a war against single-family home neighborhoods and voter approved Measure Y building height limits. A Jan. 24 decision by City Council could change everything.

We have an imminent state deadline to submit our housing element (plan showing compliance with 7,015 mandated housing units for San Mateo). Failure can force a builder's remedy, whereby developers are provided a tool to fast track their proposals.

City staff determined we could meet the numbers working with Measure Y height limits, and even included an extra "buffer." However, some on the Planning Commission took it upon themselves to cry foul to the Department of Housing, stating our housing element was insufficient. Recently, the Planning Commission also recommended the council deny staff's proposed housing element, opening a door for the builder's remedy.

No fan of Measure Y, Bohannon Development now says limits hold them back from creating 2,000 units at Hillsdale and recently reduced their count to 1,200 (though I'm willing to bet they build 2,000) which impacts our count, but we still have a buffer!

We can meet the mandate, yet a small group of pro-development extremists fighting to remove local land use control will bombard council on Jan. 24. Remind the council they represent residents who told them they want managed growth and protected neighborhoods. Urge them to adopt the current housing element!

Email today:

CityCouncil@CityofSanMateo.org  
and copy Polds@cityofsanmateo.org  
or attend and speak Jan. 24:

[https://www.cityofsanmateo.org/3971/Agendas-Minutes-Public-Meeting-Portal?fbclid=IwAR11911HTaadiyN6mur3k2XKRL\\_NWfztIKW6Vov57bLN](https://www.cityofsanmateo.org/3971/Agendas-Minutes-Public-Meeting-Portal?fbclid=IwAR11911HTaadiyN6mur3k2XKRL_NWfztIKW6Vov57bLN)

4491--KRG-u8

Lisa Taner  
San Mateo

23 JAN 23 2:17PM

Jan. 21, 2023

ncil,

73 year city  
I support and  
th the letter

aner germane  
sing element.

enior citizen

ed social

benefits,

et have a

so must

copy of her

for your

on.

enerely, I find

ent political

of the city

ting, as some

re creating

-island.

tanleigh Bay

23 JAN 23 2:17 PM

Jan. 21, 2023

City Council,

As a 73 year city resident, I support and agree with the letter by Lisa Toner Germane to the housing element.

As a senior citizen on limited social security benefits, I do not have a computer, so must send the copy of her letter for your attention.

In general, I find the current political climate of the city disconcerting, as some elements are creating obvious discord.

Stanleigh Bry

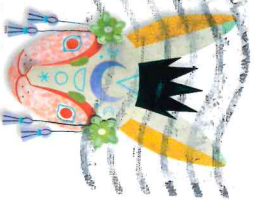
S D Bry  
405 Alder Ln.  
San Mateo, CA 94403-3302

SAN FRANCISCO CA 940

1 JAN 2023 PM 5 L

W4L12 22 JAN 23

LUNAR NEW YEAR  
\* FOREVER USA \*



City Council  
City of San Mateo  
330 W. 20th Ave.  
San Mateo, CA  
94403

94403-138859

**From:** [Lisa Taner](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Leadership & Membership of Beresford Hillsdale Neighborhood Association Request City Council Accept Housing Element 1/24  
**Date:** Friday, January 20, 2023 3:36:53 PM  
**Attachments:** [BHNA Membership Supports Acceptance of Housing Element .pdf](#)

---

Dear Council,

Attached please see our Membership letter from the Beresford Hillsdale Neighborhood Association, whose members voted overwhelmingly to send this correspondence urging the City Council to accept the current Housing Element on January 24, 2023.

Thank you,

Lisa Taner  
Past President  
BHNA



January 19, 2023

SAN MATEO CITY COUNCIL  
330 W. 20th Avenue  
San Mateo CA 94403  
Via Email

Re: BHNA Membership Urges Council Acceptance  
of Current Housing Element at January 24<sup>th</sup> Meeting

Dear San Mateo City Council,

The Membership of the Beresford Hillsdale Neighborhood Association urges you to move forward to accept the Housing Element at your January 24<sup>th</sup> meeting.

The creation of the current Housing Element has been exhaustive and inclusive. The BHNA Membership respects the extended period of time invested by City staff to produce our Housing Element, including incorporating valuable community input after arduous outreach efforts. We recognize staff has worked diligently to ensure we are in compliance with the 7,015 units mandated for San Mateo and has a sound Housing Element that can be submitted by the January 31<sup>st</sup> deadline.

The BHNA Membership is aware of the ramifications should the Council fail to accept this working Housing Element, including the Builder's Remedy.

Therefore, the Membership of the BHNA strongly supports and urges the Council's full approval of the Housing Element at your upcoming January 24<sup>th</sup> meeting.

Sincerely,

The Membership & Board of the  
Beresford Hillsdale Neighborhood Association

**From:** [Jen Paiva](#)  
**To:** [City Council \(San Mateo\)](#); [Patrice Olds](#)  
**Subject:** land development  
**Date:** Monday, January 23, 2023 2:49:03 PM

---

Dear City Council Members,

I am sending this email to officially request that **each of you vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings.** I live in the City of San Mateo and am very concerned about developers of residential projects being able to bypass our zoning code and general plan with no City oversight. **Please be strong advocates for our community and submit San Mateo's City Council-approved Housing Element to the State by January 31, 2023.**

**Thank you,  
Jennifer Paiva**

--

[Jen Paiva](#)



**From:** [Stephen Chen](#)  
**To:** [Patrice Olds](#)  
**Cc:** [City Council \(San Mateo\)](#)  
**Subject:** January 24 City Council Special Meeting Agenda item#2  
**Date:** Monday, January 23, 2023 8:26:41 PM

---

Dear Ms. Olds,

In lieu of attending the zoom meeting tomorrow, I'm submitting my comments as follows:

- (1) now that we are the largest city in San Mateo county, we have an even more urgent need to build more AFFORDABLE HOUSING than before.
- (2) regarding the city measure Y of November 2020, the Yes votes won by only 43 out of a total of 46033 casted votes, that is just 0.09% or less than 0.1%.
- (3) AFFORDABLE HOUSING IS NOT THE SAME AS PUBLIC HOUSING. We do need affordable housing for our teachers, policemen, firemen, first responders as well as healthcare workers. It will also benefit our own younger generations in the future.
- (4) with ever-increasing costs for labor, materials , regulations and other factors, the increase in building height and density allowance would make the building project financially more attractive to the builders who might be interested in it. If you are so worried about the height-density issue, take a leisure drive along the VETERANS BLVD and neighboring streets in our next city south, the RWC, it could give you a rather eye-opening experience. Besides, if you and your neighbors keep your properties tidy and neat, there is no way somebody will build a high density unit next to you.
- (5) many recent studies have shown the very restrictive LOCAL ZONING MANDATES played a key role in our current acute housing shortage situation nationwide, which in turn also makes the HOMELESS problem worse.

Sincerely,

Stephen Chen  
San Mateo

**From:** [l.watanuki](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [lwatanuki6@gmail.com](mailto:lwatanuki6@gmail.com); [Patrice Olds](#)  
**Subject:** Item #1 - General Plan Amendment to Adopt the City of San Mateo's Housing Element for 2023-2031  
**Date:** Monday, January 23, 2023 8:22:26 PM

---

Dear Mayor Lee and Members of the City Council,

1. The revised Housing Element substantially complies with the requirements and addresses the State Housing and Community Development comments on the HE. The Housing Element identifies on Table 2 - San Mateo Sites Inventory Breakdown: 9,934 total units which is 142% of the City's RHNA number at 7015 units. There is a buffer of 2,919 units.
2. This Housing Element (2023-2031) is compliant with the Housing Community Development requirements and please approve the Housing Element to avoid the builder's remedy which will further take away local control of our City.
3. **Please remove the rent control and tenant protection restrictions in the Housing Element including the rental registry.** There has been no debate or outreach to smaller mom and pop property owners who cannot afford these kinds of restrictions of property rights. I don't think many property owners in San Mateo are even aware of the 5 rental restrictions in the Housing Element. This would be an invasion of privacy, reduce the supply of good affordable housing, punish the good landlords, remove our property rights, and create a huge bureaucracy in City Hall.
4. The Planning Commissioners' conclusion that the Housing Element is not in compliance is not true. We can make our RHNA numbers without rezoning.

Thank you for your consideration.

Best,

Laurie Watanuki



**From:** [Roger Smale](#)  
**To:** [City Council \(San Mateo\)](#); [Patrice Olds](#)  
**Subject:** IMPORTANT! Request to Approve San Mateo Housing Element  
**Date:** Monday, January 23, 2023 4:45:32 PM

---

Dear City Council Members,

I am sending this email to officially request that **each of you vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings**. I live in the City of San Mateo and am very concerned about developers of residential projects being able to bypass our zoning code and general plan with no City oversight. **Please be strong advocates for our community and submit San Mateo's City Council-approved Housing Element to the State by January 31, 2023.**

Thank you,

Roger Smale

**From:** [Jennifer Pacholuk](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#); [Richard Hedges](#)  
**Subject:** IMPORTANT! Request to Approve San Mateo Housing Element  
**Date:** Monday, January 23, 2023 12:14:05 PM

---

Dear City Council Members,

I am sending this email to officially request that **each of you vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings**. I live in the City of San Mateo and am very concerned about developers of residential projects being able to bypass our zoning code and general plan with no City oversight. **Please be strong advocates for our community and submit San Mateo's City Council-approved Housing Element to the State by January 31, 2023.**

Thank you,  
Jennifer Pacholuk

**From:** [Tony Pacholuk](#)  
**To:** [City Council \(San Mateo\)](#); [Patrice Olds](#)  
**Cc:** [Richard Hedges](#)  
**Subject:** IMPORTANT! Request to Approve San Mateo Housing Element  
**Date:** Monday, January 23, 2023 11:49:03 AM

---

Dear City Council Members,

I am sending this email to officially request that **each of you vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings**. I live in the City of San Mateo and am very concerned about developers of residential projects being able to bypass our zoning code and general plan with no City oversight. **Please be strong advocates for our community and submit San Mateo's City Council-approved Housing Element to the State by January 31, 2023.**

Thank you,  
Tony Pacholuk

**From:** [tmaccountant@yahoo.com](mailto:tmaccountant@yahoo.com)  
**To:** [City Council \(San Mateo\)](#); [Patrice Olds](#)  
**Subject:** Housing Element Vote Tonight  
**Date:** Tuesday, January 24, 2023 10:00:07 AM  
**Attachments:** [1674579073870blob.jpg](#)

---


Dear Council,

Please approve the Housing Element as prepared by City Staff and Consultant. It will never be a document that will make all parties happy. Any changes do not guarantee HCD approval, and may actually open up the City to further scrutiny if the plan becomes too specific and the Council can not deliver what is being promised. Policy changes should be discussed and have public outreach versus being added at the 11th hour as a mitigating measures in hopes of getting the housing element through. I believe if there are issues with this version we will be allowed more time to address, versus being deemed out of compliance based on the passage of time. This version is an improvement over the previous version.

Regarding Measure Y if changes are to be made it should be discussed and put to the voters. Changes at Hillsdale Mall will likely result in a ballot measure as is common with shopping mall redevelopments. The most recent I can think of is Valco Mall in Cupertino. This will ensure the City of San Mateo is a great place to live for all, versus the need by a development group to push a projects across goal lines defined by themselves. We do not need to get rid of Measure Y for changes to happen in any of the plan areas including Hillsdale Mall.

I would also like to request Mayor Lee recuse herself from voting on this and other General Plan votes for a period of at least one year (or longer, if council decides) for the recent GoFundMe campaign launched unilaterally by Mayor Lee. I 100% support the cause but feel that this should have been done by the Council as a whole and run through a non-profit organization such as Samaritan House or other agreed upon not-for-profit entity. This was appearing to have been done by Supervisor Corzo for her recent advocacy for the flood victims in Belmont. Reviewing the top donors, a significant portion has come from the developer community Bohannon and Windy Hill both contributed \$10K and Lane Partners contributed \$5K. A week ago, half the donations were from these developers. This creates and cast doubt for me as it will for many others as it appears Mayor Lee now appears to have a conflict in relation to these donations. GoFundMe also appears to have a 15% surcharge which I would prefer go to the victims.

Inline image



Thank you,

Thomas Morgan  
San Mateo

**From:** [Jean Dail](#)  
**To:** [Lisa Diaz Nash](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element vote 1/24/2023  
**Date:** Friday, January 20, 2023 3:26:33 PM

---

Dear Honorable Deputy Mayor Diaz Nash:

So glad your run for City Council was successful this time! There are more issues I am sure to be concerned about than I could possibly know; but I am writing specifically to address the current Housing Element being presented on Tuesday, January 24<sup>th</sup> for the City Council's vote. I am strongly advocating for you to accept staff's presentation of the current Housing Element on January 24<sup>th</sup>.

I have much respect for the hours of hard work staff, the Planning Commission and City Council have put into our General Plan. Why Planning Commissioners Adam Nugent and Seema Patel circumvented your authority regarding the critical Housing Element due January 31<sup>st</sup> is beyond my comprehension. My understanding is that by NOT accepting staff's presentation of our Housing Element on January 24<sup>th</sup>, it puts the City of San Mateo in the position of having to accept the Builders' Remedy and loss of local control of our own development.

Lastly, please get back to me on the status of removing Adam Nugent from the Planning Commission, due to his alleged illegal actions of removing political signs during this past November 2022 election. Commissioner Nugent's further circumventing City Council on our Housing Element only adds to reasons for his removal. I understand that the previous City Council could not find its way forward to even agreeing to investigate Mr. Nugent's actions. But I am extremely hopeful that this new City Council will take appropriate actions to determine if removal of Planning Commissioner Nugent is appropriate.

Thank you,

Jean Dail – [REDACTED]

**From:** [Jean Dail](#)  
**To:** [Amourence Lee](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element vote 1/24/2023  
**Date:** Friday, January 20, 2023 3:31:47 PM

---

Dear Honorable Mayor Lee:

Congratulations on your unanimous vote for Mayor! I am hoping you will be open to the concerns of all residents and weigh decisions regarding our city's development with local control in mind.

I am writing specifically to address the current Housing Element being presented by staff at the meeting on Tuesday, January 24<sup>th</sup> for the City Council's vote. I am strongly advocating for you to accept staff's presentation of the current Housing Element on January 24<sup>th</sup>.

I have much respect for the hours of hard work staff, the Planning Commission and City Council have put into our General Plan. Why Planning Commissioners Adam Nugent and Seema Patel circumvented your authority regarding the critical Housing Element due January 31<sup>st</sup> is beyond my comprehension. My understanding is that by NOT accepting staff's presentation of our Housing Element on January 24<sup>th</sup>, it puts the City of San Mateo in the position of having to accept the Builders' Remedy and loss of local control of our own development.

Lastly, please get back to me on the status of removing Adam Nugent from the Planning Commission, due to his alleged illegal actions of removing political signs during this past November 2022 election. Commissioner Nugent's further circumventing City Council on our Housing Element only adds to reasons for his removal. I understand that the previous City Council could not find its way forward to even agreeing to investigate Mr. Nugent's actions. But I am extremely hopeful that this new City Council will take appropriate actions to determine if removal of Planning Commissioner Nugent is appropriate.

Thank you,  
Jean Dail – [REDACTED]

**From:** [Jean Dail](#)  
**To:** [Rob Newsom](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element vote 1/24/2023  
**Date:** Friday, January 20, 2023 3:32:52 PM

---

Dear Honorable City Council Member Newsom::

Congratulations on your election to City Council! I am hoping you will be open to the concerns of all residents and weigh decisions regarding our city's development with local control in mind.

I am writing specifically to address the current Housing Element being presented by staff at the meeting on Tuesday, January 24<sup>th</sup> for the City Council's vote. I am strongly advocating for you to accept staff's presentation of the current Housing Element on January 24<sup>th</sup>.

I have much respect for the hours of hard work staff, the Planning Commission and City Council have put into our General Plan. Why Planning Commissioners Adam Nugent and Seema Patel circumvented your authority regarding the critical Housing Element due January 31<sup>st</sup> is beyond my comprehension. My understanding is that by NOT accepting staff's presentation of our Housing Element on January 24<sup>th</sup>, it puts the City of San Mateo in the position of having to accept the Builders' Remedy and loss of local control of our own development.

Lastly, please get back to me on the status of removing Adam Nugent from the Planning Commission, due to his alleged illegal actions of removing political signs during this past November 2022 election. Commissioner Nugent's further circumventing City Council on our Housing Element only adds to reasons for his removal. I understand that the previous City Council could not find its way forward to even agreeing to investigate Mr. Nugent's actions. But I am extremely hopeful that this new City Council will take appropriate actions to determine if removal of Planning Commissioner Nugent is appropriate.

Thank you,  
Jean Dail – [REDACTED]



**From:** [Jean Dail](#)  
**To:** [Adam Loraine](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element vote 1/24/2023  
**Date:** Friday, January 20, 2023 3:34:33 PM

---

Dear Honorable City Council Member Loraine:

Being my district's City Council Member, I felt it important to send you my concerns regarding the current status of the Housing Element for our General Plan. I am strongly advocating for you to accept staff's presentation of the current Housing Element on January 24<sup>th</sup>.

I am sure you are aware that the Beresford / Hillsdale area not only strongly supported Measure Y, but had much to do with its continuation from the original Measure H. Without the approval of the staff's current Housing Element on January 24<sup>th</sup>, all the work of residents to continue local control of our development is likely to be lost.

I have much respect for the hours of hard work staff, the Planning Commission and City Council have put into our General Plan. Why Planning Commissioners Adam Nugent and Seema Patel circumvented your authority regarding the critical Housing Element due January 31<sup>st</sup> is beyond my comprehension. My understanding is that by NOT accepting staff's presentation of our Housing Element on January 24<sup>th</sup>, it puts the City of San Mateo in the position of having to accept the Builders' Remedy and loss of local control of our own development.

Lastly, please get back to me on the status of removing Adam Nugent from the Planning Commission, due to his alleged illegal actions of removing political signs during this past November 2022 election. Commissioner Nugent's further circumventing City Council on our Housing Element only adds to reasons for his removal. I understand that the previous City Council could not find its way forward to even agreeing to investigate Mr. Nugent's actions. But I am extremely hopeful that this new City Council will take appropriate actions to determine if removal of Planning Commissioner Nugent is appropriate.

Thank you,

Jean Dail – [REDACTED]

**From:** [Jean Dail](#)  
**To:** [Richard Hedges](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element vote 1/24/2023  
**Date:** Friday, January 20, 2023 3:36:18 PM

---

Dear Honorable City Council Member Hedges::

Congratulations on your selection to City Council! I am hoping you will be open to the concerns of all residents and weigh decisions regarding our city's development with local control in mind.

I am writing specifically to address the current Housing Element being presented by staff at the meeting on Tuesday, January 24<sup>th</sup> for the City Council's vote. I am strongly advocating for you to accept staff's presentation of the current Housing Element on January 24<sup>th</sup>.

I have much respect for the hours of hard work staff, the Planning Commission and City Council have put into our General Plan. Why Planning Commissioners Adam Nugent and Seema Patel circumvented your authority regarding the critical Housing Element due January 31<sup>st</sup> is beyond my comprehension. My understanding is that by NOT accepting staff's presentation of our Housing Element on January 24<sup>th</sup>, it puts the City of San Mateo in the position of having to accept the Builders' Remedy and loss of local control of our own development.

Lastly, please get back to me on the status of removing Adam Nugent from the Planning Commission, due to his alleged illegal actions of removing political signs during this past November 2022 election. Commissioner Nugent's further circumventing City Council on our Housing Element only adds to reasons for his removal. I understand that the previous City Council could not find its way forward to even agreeing to investigate Mr. Nugent's actions. But I am extremely hopeful that this new City Council will take appropriate actions to determine if removal of Planning Commissioner Nugent is appropriate.

Thank you,  
Jean Dail – [REDACTED]

**From:** [Valerie Oblath](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element Vote  
**Date:** Tuesday, January 24, 2023 9:10:01 AM

---

To all City Council members,

I am writing to strongly encourage you at tonight's meeting to vote to approve the Housing Element as prepared by our City Staff, following two years of community meetings and discussion. If it is not approved, San Mateo will be subject to automatic implementation of the "Builders' Remedy" which, it is my understanding, allows developers of residential projects to bypass the zoning code and General Plan. This must not happen!!

Respectfully,  
Valerie Oblath  
District 4

Sent from my iPad

**From:** [sue](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Clerk](#)  
**Subject:** Housing Element Plan  
**Date:** Tuesday, January 24, 2023 10:17:44 AM

---

Dear San Mateo City Council

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. We request the following actions:

1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant. By doing this and thus "self certifying" what most consider to be a flawed Housing Element, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

By submission of the Housing element to HCD, the City is assumed to be compliant until someone (HCD or a judge) says otherwise. Because HCD must respond to San Mateo's submission within 60 days of submission (Approximately April 1), this strategy has two benefits: a) It places the burden on HCD, and b) It delays penalties going into effect by up to 60 days.

2. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)

3. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.

4. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.

We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

5. We ask that the City be fully committed to resolving these lawsuits, when

they come.

Thank you for the opportunity to offer this request

Sincerely  
Sue Blockstein

**From:** [sue](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Clerk](#)  
**Subject:** Housing Element Plan  
**Date:** Tuesday, January 24, 2023 10:17:44 AM

---

Dear San Mateo City Council

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. We request the following actions:

1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant. By doing this and thus "self certifying" what most consider to be a flawed Housing Element, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

By submission of the Housing element to HCD, the City is assumed to be compliant until someone (HCD or a judge) says otherwise. Because HCD must respond to San Mateo's submission within 60 days of submission (Approximately April 1), this strategy has two benefits: a) It places the burden on HCD, and b) It delays penalties going into effect by up to 60 days.

2. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)

3. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.

4. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.

We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

5. We ask that the City be fully committed to resolving these lawsuits, when

they come.

Thank you for the opportunity to offer this request

Sincerely  
Sue Blockstein

**From:** [Gary Germano](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element January 24 meeting  
**Date:** Monday, January 23, 2023 1:56:38 PM

---

Dear San Mateo City Council Members,

Please support and accept the current Housing Element being presented at your January 24<sup>th</sup> meeting that meets our requirements for housing numbers Without Changing the Existing Zoning.

We absolutely need this submitted "on time" so as not to trigger anything that allows developers or anyone else to bypass our zoning codes and General Plan.

Those two items are critical to having a future for San Mateo spelled out with a goal in mind that has been professionally researched with consultants, council, staff and citizen input and planned for ongoing sustainability and safety for the whole City cumulatively in balance.

Arbitrary project specific "spot" zoning and arbitrary General Plan change could destroy this City by not taking the overall "big picture" of what is being done into account. This would create a disaster in terms of overall infrastructure capacity, such as accessibility to services, retail outlets, traffic, and emergency evacuations.

Please responsibly build within our existing zoning guidelines and General Plan, and do what our residents and your constituents have consistently approved for the good and safety of all people living here.

Sincerely,

Gary and Janet Germano





**From:** [Maxine Turner](#)  
**To:** [Clerk](#)  
**Subject:** Housing Element comments  
**Date:** Tuesday, January 24, 2023 12:01:17 AM

---

Please ensure that the Council sees these comments prior to their meeting on January 24th.

Dear new City Council members - as you start your terms representing the residents and voters of San Mateo I urge you to place honoring the will of the voters, which is the core of our fragile democracy, and healing the current distrust of government as the meta-values through which you consider all your decisions. Knowing most of you well, I am hopeful that this will be the case. Adopting the Housing Element tonight, which complies with State law and is in conformance with voter-approved Measure Y, will be a place to start.

The City staff report states that the revised draft Housing Element implements all changes requested by HCD and **is consistent with State law**, as extensively documented in the proposed City Council resolution. It provides for 9,934 new housing units, greatly exceeding San Mateo's required housing allocation (RHNA) of 7,015 new units. All 9,934 housing units could be accommodated under the City's existing land use and zoning designations which comply with Measure Y.

Adopting the Housing Element also makes San Mateo eligible, or with higher priority, for numerous sources of funding, as enumerated in the staff report. Not adopting the Housing Element places the City at risk for significant fines imposed by the State. The pros clearly outweigh the cons.

Of more concern is that San Mateo may lose the right to exercise local land use control over housing projects. Under the "Builder's Remedy" provision in the Housing Accountability Act if a jurisdiction has a noncompliant housing element, the city must approve any housing development project, regardless of the local General Plan and Zoning requirements.

You know, and the voters will know, that not adopting the Housing Element which complies with all state requirements, is a backdoor effort to suppress the will of the voters and to give developers a blank check to override Measure Y. Please do not fall for the misleading rhetoric of the pro-growth YIMBY extremists.

I urge you to adopt the Housing Element tonight.

Sincerely,  
Maxine Turner

**From:** [Felicia Schipper](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element approval vote for Parkside Neighborhood  
**Date:** Monday, January 23, 2023 12:29:36 PM

---

Dear City Council Members,

I am sending this email to officially request that **each of you vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings.** I live in the City of San Mateo and am very concerned about developers of residential projects being able to bypass our zoning code and general plan with no City oversight. **Please be strong advocates for our community and submit San Mateo's City Council-approved Housing Element to the State by January 31, 2023.**

Thank you,  
*Felicia M. Schipper*  
*Resident on Clipper Street in Parkside*

**From:** [Michelle Hudson](#)  
**To:** [City Council \(San Mateo\)](#); [Clerk](#)  
**Subject:** Housing Element  
**Date:** Tuesday, January 24, 2023 9:08:40 AM

---

Dear San Mateo City Council,

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. I respectfully request the following actions:

**1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant.** By doing this and thus "self certifying" what most consider to be a flawed Housing Element, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

By submission of the Housing element to HCD, the City is assumed to be compliant until someone (HCD or a judge) says otherwise. Because HCD must respond to San Mateo's submission within 60 days of submission (Approximately April 1), this strategy has two benefits: a) It places the burden on HCD, and b) It delays penalties going into effect by up to 60 days.

**2. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)**

**3. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.**

**4. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.**

I also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

**5. We ask that the City be fully committed to resolving these lawsuits, when they come.**

Thank you,  
Michelle Hudson  
Resident of San Mateo

**From:** [Michelle Hudson](#)  
**To:** [City Council \(San Mateo\)](#); [Clerk](#)  
**Subject:** Housing Element  
**Date:** Tuesday, January 24, 2023 9:08:42 AM

---

Dear San Mateo City Council,

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. I respectfully request the following actions:

**1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant.** By doing this and thus "self certifying" what most consider to be a flawed Housing Element, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

By submission of the Housing element to HCD, the City is assumed to be compliant until someone (HCD or a judge) says otherwise. Because HCD must respond to San Mateo's submission within 60 days of submission (Approximately April 1), this strategy has two benefits: a) It places the burden on HCD, and b) It delays penalties going into effect by up to 60 days.

**2. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)**

**3. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.**

**4. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.**

I also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

**5. We ask that the City be fully committed to resolving these lawsuits, when they come.**

Thank you,  
Michelle Hudson  
Resident of San Mateo

**From:** [Robert Whitehair](#)  
**To:** [City Council \(San Mateo\)](#); [Clerk](#)  
**Subject:** Housing Element  
**Date:** Monday, January 23, 2023 11:18:15 PM

---

Dear San Mateo City Council

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. I respectfully request the following actions:

**1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant.** By doing this and thus "self certifying" what most consider to be a flawed Housing Element, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

By submission of the Housing element to HCD, the City is assumed to be compliant until someone (HCD or a judge) says otherwise. Because HCD must respond to San Mateo's submission within 60 days of submission (Approximately April 1), this strategy has two benefits: a) It places the burden on HCD, and b) It delays penalties going into effect by up to 60 days.

**2. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)**

**3. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.**

**4. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.**

We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

**5. We ask that the City be fully committed to resolving these lawsuits, when they come.**

Thank you

Robert Whitehair, on behalf of San Mateo Climate Action Team

**From:** [Ricki McGlashan](#)  
**To:** [City Council \(San Mateo\)](#); [Clerk](#)  
**Subject:** Housing Element  
**Date:** Tuesday, January 24, 2023 8:07:24 AM

---

Dear San Mateo City Council,

Tonight, Jan. 24, the City Council has an important decision to make about the future of housing in San Mateo and I urge the following strategy.

1. As deficient as the Housing Element as written is, I urge you to **submit it now** to the California Housing and Community Development Department with the goal of delaying the "Builders Remedy" and other penalties long enough for the City of San Mateo to write an improved Housing Element that has a better chance of being approved by the state and a better chance of actual adequate housing.

While the HDC is evaluating San Mateo's plan In the next 60 days, request proposals for **a new Housing Consultant**, specifically ones who worked on cities who have achieved compliance (e.g. Alameda, Emeryville, Redwood City)

3. **Sit down with housing organizations** to do a deep dive into the potential issues and possible solutions.

4. Direct staff that if and when San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and **Council should immediately approve staff's selection of a new consultant.**

We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

5. We ask that the City be fully committed to resolving these lawsuits, when they come.

Ricki and Doug McGlashan

**From:** [Rustard Mustard](#)  
**To:** [Patrice Olds](#); [City Council \(San Mateo\)](#)  
**Subject:** Housing Element  
**Date:** Tuesday, January 24, 2023 8:23:52 AM

---

Dear Honorable Mayor and Members of the City Council,

In regards to the Housing Element, I respectfully request that the City of San Mateo **take guidance and consultant assistance from** individuals and organizations who have worked with **cities** that are **already in compliance with the Housing Element**.

Please have a **public meeting** with **representatives** from **Emeryville, Alameda** and **Redwood City** with all Council members present so residents can **hear** how these cities were able to **move forward quickly, ask** and have **questions answered**.

**Housing Organizations** have been working on these issues for years, please give them a **seat at staff's table** so the public can clearly hear their proposals and solutions.

Regarding **legal fines and fees** how much **money** has Redwood City, Alameda and Emeryville **saved** from **being in compliance**? What is our budget for not being in compliance? What is the **cost benefit analysis** for being **in** and **not being in compliance**?

Sincerely yours,  
Suzanne Bonilla

**From:** [Robert Whitehair](#)  
**To:** [City Council \(San Mateo\)](#); [Clerk](#)  
**Subject:** Housing Element  
**Date:** Monday, January 23, 2023 11:18:15 PM

---

Dear San Mateo City Council

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. I respectfully request the following actions:

**1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant.** By doing this and thus "self certifying" what most consider to be a flawed Housing Element, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

By submission of the Housing element to HCD, the City is assumed to be compliant until someone (HCD or a judge) says otherwise. Because HCD must respond to San Mateo's submission within 60 days of submission (Approximately April 1), this strategy has two benefits: a) It places the burden on HCD, and b) It delays penalties going into effect by up to 60 days.

**2. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)**

**3. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.**

**4. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.**

We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

**5. We ask that the City be fully committed to resolving these lawsuits, when they come.**

Thank you

Robert Whitehair, on behalf of San Mateo Climate Action Team



**From:** [R Colpitts](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element  
**Date:** Monday, January 23, 2023 4:53:17 PM

---

To the City Council,  
My wife Dolores and I strongly support the Housing Element as presented to you by City staff, and we urge you to adopt it as presented, at your meeting on January 24, 2023.

Thank you,  
Robert F Colpitts



**From:** [Danny Guiney](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element  
**Date:** Monday, January 23, 2023 3:56:19 PM

---

Council,

Please remove the rental oversight from the housing element. These were not necessary or required. Then approve the Housing Element as previously suggested.

There is no reason we can not do as directed by the state in a timely manner. At some point out leaders have to stop being activists and do what is right for the greater good of our community.

Thank you all for your service.

Dan Guiney  
San Mateo City Resident



**From:** [HOLLY HEWITT](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element  
**Date:** Friday, January 20, 2023 10:43:25 AM

---

Good Morning,

I want to add my name in support of the Housing Element.

As an over 60 year resident of the City of San Mateo, let's move beyond the YIMBY position and do all we can to save the city from over building.

Please accept the staff recommendation.

Regards,

Holly H. Hewitt

Sent from my iPad

**From:** [ROB GIBSON](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element  
**Date:** Friday, January 20, 2023 4:26:27 PM

---

San Mateo City Council,

The research that I've done has led me to believe that we can meet the states housing requirement and still implement the parameters of measure Y. But that doesn't seem to be what we're doing.

If I didn't know better I'd wonder if a small group of powerful dissidents is trying to force their personal agenda on our city, against the will of the voters, and the rest of the council is going along with it.  
But we know that couldn't be true don't we?

Rob Gibson



**From:** [REDACTED]  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element  
**Date:** Friday, January 20, 2023 3:52:57 PM

---

Dear City Council Members:

I am writing to urge you to approve the Housing Element at the January 24<sup>th</sup> council meeting. It is incumbent upon the council to accept the recommendation of City Staff and to ensure our City does not fall prey to the Builder's Remedy.

The voters have time and again made it clear that they desire responsible growth along with the protection of neighborhoods. Elected officials were given this mandate by the passage of Measure Y and the failure of Measure R. Voters objected to Measure R that would have allowed city council to approve height increases in designated areas; voters do not want discretionary decisions delegated to any authority including those under the Builder's Remedy. It is your duty to defend the will of your constituents.

The only benefactors of the Builder's Remedy are developers and builders whose sole purpose is profit. Under the Builder's Remedy, the City would be at risk of uncontrolled growth, increased traffic and the overburdening of our infrastructure as well as any unforeseen consequences. It is simply irresponsible to expose the City to unidentified risks.

The City staff has determined that the City can meet the 7,015-unit goal with Measure Y in place. Please regard the experience and intellect of the staff making this decision; they have spent the most time studying this and are in the best position to make this determination.

I urge you to approve the Housing Element as presented by City staff at the meeting of January 24<sup>th</sup>.

Thank you,

Lisa M. Maley

**From:** [Helen Young](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** HE  
**Date:** Monday, January 23, 2023 12:11:20 PM

---

Dear San Mateo City Council member,

I have read the revised Housing Element (HE) and would plead that you accept it in your council meeting tonight. We are property owners and we provide the housing you desperately need. Many friends have liquidated their apartments and left California for friendlier property rights states. Soon corporations will take over housing and believe me, it would devastate the housing supply and you will have tenants also fleeing California. Protect us and tenants as well.

Regards,

Helen Young  
resident of San Mateo CA

**From:** [Kitty Van Beckum](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** General Plan/Housing Element  
**Date:** Saturday, January 21, 2023 2:52:48 PM

---

Dear San Mateo City Council,

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th. The current draft meets the State housing units requirement without changing the existing zoning.

Sincerely,

Katherine Van Beckum

**From:** [Laurie Hietter](#)  
**To:** [City Council \(San Mateo\)](#); [Patrice Olds](#)  
**Cc:** [Christina Horrisberger](#); [Zachary Dahl](#); [Manira Sandhir](#)  
**Subject:** General Plan Housing Element  
**Date:** Tuesday, January 24, 2023 9:53:35 AM

---

Dear Mayor Lee and Council Members:

I have lived in San Mateo for 42 years and send my thanks to the planning staff and General Plan team for the extraordinary effort required to produce the Housing Element and respond to HCD comments. The plan is well written and clearly shows the responses to HCD comments.

Please approve the Housing Element on January 24, 2023 so San Mateo does not fall prey to the builder's remedy and the city maintains control of our zoning and construction. The staff report outlines in detail how the revised draft Housing Element implements all changes requested by HCD and complies with the applicable State laws.

I strongly disagree with the Planning Commission's recommendation to deny the Housing Element and their statements regarding the Element's compliance. The Planning Commission did not provide any useful recommendations to improve the Element.

The revised Housing Element (HE) substantially complies with the requirements and addresses the State Housing and Community Development comments on the HE. The HE includes identifies 9,934 units or 142% of the City's required housing allocation of 7,015 units. The RHNA allocations can be met without overturning Measure Y.

Please remove the rental restrictions from the HE including the rental registry. The restrictions would invade privacy, reduce supply, punish good landlords, and remove property rights. The rental restrictions are not required and do not belong in the housing element. **Please remove** Policy H5.4.1 - Establish tenant protections in local ordinance to extend measures of AB 1482 related to relocation, documentation, and right to return policy in eviction cases. It is not necessary for San Mateo to go beyond state law.

Thank you for your consideration.

Sincerely,  
Laurie Hietter  
San Mateo



**From:** [Daniel Shefer](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** General Plan Housing Element  
**Date:** Sunday, January 22, 2023 9:05:35 AM

---

Council Members,

Please pass the Housing Element. Whatever faults, real or imagined, the Planning Commission found in it, it is a solid plan and prima facie, passes state requirements and then some. Yes, I actually read it. Not approving the Housing Element will trigger the Builders Remedy and spell disaster to any planning and zoning constraints the city is trying to implement to keep San Mateo liveable.

If the Planning Commission or the City Council feel that we need more residential projects, there is a process and forum for discussing this. Using the nuclear option of rejecting the Housing Element is nothing more than cutting one's nose to spite their face.

Also, an accusation has been made of improper behavior where members of the Planning Commission took it upon themselves to contact the state's Dept. of Housing and Community Development to say that the Housing Element is insufficient. Please look into this and if substantiated, take corrective actions.

I hope you will do the right thing.

Daniel Shefer

**From:** [Genel Morgan](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Fwd: Housing Element  
**Date:** Friday, January 20, 2023 3:45:44 PM

---

Dear City Council,

Below is the email I sent to the suggested email address with my position on the proposed Housing Element.

I want to be sure you also received a copy of my email for the record.

Sincerely,  
Genel Morgan  
San Mateo

----- Forwarded message -----

From: **Genel Morgan** [REDACTED]  
Date: Fri, Jan 20, 2023 at 1:20 PM  
Subject: Housing Element  
To: <[housing@cityofsanmateo.org](mailto:housing@cityofsanmateo.org)>

To whom it may concern,

I am a long time resident of San Mateo. I understand the need for more housing, but I want to see it done in a responsible way, free from influence of special interests (especially builders).

**I want the City Council to approve the Housing Element as drafted.** It meets the 7,015 housing units required by the state while honoring Measure Y, which was passed by the voters.

The Planning Commission overstepped its boundaries by appealing to the state. Their recommendation that the City Council decline to adopt the Housing Element draft is irresponsible and would lead to San Mateo losing local control of housing built in the city in the future. I do not see that the Planning Commission is advocating for the residents of the city.

Sincerely  
Genel Morgan  
San Mateo

**From:** [Patrice Olds](#)  
**To:** [Christina Horrisberger](#); [Zachary Dahl](#); [Manira Sandhir](#); [Eloiza Murillo-Garcia](#)  
**Cc:** [Martin McTaggart](#); [Erin Fellers](#)  
**Subject:** FW: Support for accepting the current housing element.  
**Date:** Thursday, January 19, 2023 3:02:26 PM

---

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Jim Schwandt [REDACTED]  
**Sent:** Wednesday, January 18, 2023 3:11 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** Support for accepting the current housing element.

My position is to support the current Housing Element which has been thoughtfully worked out by the City. It meets the state's mandate and works within Measure Y which voters passed. How can the citizens of a community vote for a plan then have those elected go against the citizens?  
Sounds like a lawsuit to me.

Is it legal for just a few to overturn the preference of the people?  
Please support the current and recently accepted Housing Element.

Jim Schwandt  
San Mateo, CA  
Since 1976

--

**From:** [LOUISE BEKINS](#)  
**To:** [Jon Mays](#)  
**Cc:** [LOUISE BEKINS](#); [City Council \(San Mateo\)](#); [Patrice Olds](#); [Drew Corbett](#)  
**Subject:** Fw: Public Hearing on the 2023-2031 Housing Element  
**Date:** Friday, January 20, 2023 11:40:41 AM

---

Hi Jon,  
Here is an idea for an article...  
See email from the City below  
Note the line stating "

- Protection: Protect current residents to prevent displacement.

This problem of being priced beyond one's income is growing for many of us. Taxes (property, etc.) are going up, inflation, electricity bills, cost of home repairs (and labor).....add all this up.....and people are being forced to move.

Perhaps an article in the SMDJ would bring awareness and help to this problem.

Thank you,

Louijse BEkins  
San Mateo

----- Forwarded Message -----

**From:** City of San Mateo <[generalplan@cityofsanmateo.org](mailto:generalplan@cityofsanmateo.org)>  
**To:** [REDACTED]  
**Sent:** Friday, January 20, 2023 at 10:59:11 AM PST  
**Subject:** Public Hearing on the 2023-2031 Housing Element

[View this email in your browser](#)



## **City Council Meeting to Consider Adoption of San Mateo's 2023-2031 Housing Element**

**The City Council will hold a public hearing to consider adoption of the City's 2023-2031 Housing Element on Tuesday, January 24, 2023 at 6:00pm.**

The City's [Updated Housing Element](#), a state-mandated plan for how San Mateo can accommodate at least 7,015 new homes over the next eight years, has been revised in response to comments from the State Housing and Community development Department (HCD); and was published for second round of public review on December 30, 2022. The 2023-2031 Housing Element establishes goals, policies and programs to help address the City's current and future housing needs. The second formal public review period was

between December 30, 2022 and January 9, 2023, however comments are still being accepted. The Planning Commission held a public hearing on January 12, 2023 and recommended that the City Council decline to adopt the Housing Element as drafted. The City Council will hold a public hearing on January 24<sup>th</sup> to receive public comments, consider the Planning Commission's recommendation and take action on the Updated Housing Element.

---

## How to Get Involved

The Housing Element is available for public review at City Hall and posted [online](#).

### Send written comments with subject line “Housing Element”

- By email to: [housing@cityofsanmateo.org](mailto:housing@cityofsanmateo.org)
- By mail to: Housing Manager, City of San Mateo, Planning Division, 330 West 20th Avenue, San Mateo, CA 94403
- Online: on our [Housing Element](#) website

### Attend an upcoming public hearing:

- City Council – January 24, 2023 at 6:00 p.m.  
*Meeting info will be posted on the [Public Meeting Portal](#) at least 72 hours in advance.*

---

## Background

The State requires cities to plan for future growth by updating their Housing Elements every eight years. In this cycle, the City of San Mateo is required to demonstrate our zoning has enough capacity for at least 7,015 new housing units to meet our Regional Housing Needs Allocation (RHNA). The Housing Element is the only element of our General Plan that is subject to State review and approval.

Housing needs in the City are significant, especially for low- and middle-income households. These needs affect the entire community, but disproportionately impact our underrepresented and ethnically-diverse populations. Over the last year, we've conducted extensive community outreach to inform this Housing Element during 19 meetings, four surveys, two hearings, several study sessions, and numerous pop-up events.

The plan articulates five goals to shape policy and programs moving forward:

- Production: Facilitate the production and development of new housing at all income levels, especially affordable housing.
- Preservation: Preserve existing housing that is affordable to lower- and middle-income residents.
- Protection: Protect current residents to prevent displacement.
- Promotion: Promote community engagement and public outreach to increase education and awareness.
- Fair Housing: Ensure fair housing laws proactively protect residents: (Affirmatively further fair housing)

**THANK YOU!**



Questions? Contact:

Manira Sandhir, Planning Manager and Zoning Administrator, tel: (650) 522-7203, fax: (650) 522-7201,  
email: [msandhir@cityofsanmateo.org](mailto:msandhir@cityofsanmateo.org)

office: City Hall-Planning Division, 330 W. 20<sup>th</sup> Ave, San Mateo, CA 94403

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

This email was sent to [louisebekins@sbcglobal.net](mailto:louisebekins@sbcglobal.net)

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

City of San Mateo · 330 W 20th Ave · San Mateo, CA 94403-1338 · USA





**From:** [Patrice Olds](#)  
**To:** [Christina Horisberger](#); [Zachary Dahl](#); [Manira Sanuthi](#); [Eloiza Murillo-Garcia](#)  
**Cc:** [Martin McTaggart](#); [Erin Fellers](#)  
**Subject:** FW: Housing Element  
**Date:** Thursday, January 19, 2023 3:01:35 PM

---

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Jim Schwandt [REDACTED]  
**Sent:** Wednesday, January 18, 2023 3:14 PM  
**To:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Housing Element



**Jim Schwandt** [REDACTED]

3:10 PM (0 minutes ago)

to CITYCOUNCIL

My position is to support the current Housing Element which has been thoughtfully worked out by the City. It meets the state's mandate and works within Measure Y which voters passed. How can the citizens of a community vote for a plan then have those elected go against the citizens? Sounds like a lawsuit to me.

Is it legal for just a few to overturn the preference of the people?  
Please support the current and recently accepted Housing Element.

--

Jim Schwandt  
San Mateo, CA  
Since 1976

**From:** [Patrice Olds](#)  
**To:** [Christina Horrisberger](#); [Zachary Dahl](#); [Manira Sandhir](#); [Eloiza Murillo-Garcia](#)  
**Cc:** [Martin McTaggart](#); [Erin Fellers](#)  
**Subject:** FW: Housing Element  
**Date:** Thursday, January 19, 2023 1:51:12 PM

---

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Deborah Kohn [REDACTED]  
**Sent:** Thursday, January 19, 2023 1:49 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Housing Element

Dear San Mateo City Council,

I am writing to strongly advocate for your acceptance of the current Housing Element when staff presents it at your January 24th City Council meeting.

Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.

Whereas the Planning Commission does not support the acceptance of these labors, the People do. Last summer, the first draft of the Housing Element draft was met with a long list of comments and requests for changes, which have now been addressed. Your constituents are fully informed in regard to the fallout we will face should the deadline to the state be missed. I personally find it appalling that local YIMBY groups are already hosting talks about what will happen to us if we do not have a certified Housing Element to submit by January 31st. Since we've forged a practical and operable Housing Element, residents need to have faith that the Council will accept this updated draft in time to avoid placing all of us in an unimaginable position.

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.

Thank you,

--

Deborah Kohn

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [Patrice Olds](#)  
**To:** [Christina Horrisberger](#); [Zachary Dahl](#); [Manira Sandhir](#); [Eloiza Murillo-Garcia](#)  
**Cc:** [Martin McTaggart](#); [Erin Fellers](#)  
**Subject:** FW: Housing Element  
**Date:** Thursday, January 19, 2023 1:01:24 PM

---

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Angie Fuqua [REDACTED]  
**Sent:** Thursday, January 19, 2023 11:55 AM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>; Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Housing Element

I would like to request the City Council accept the current housing element as presented by city staff at the January 24, 2023 Council Meeting.

Thank you for your attention to this matter.

Angie and Mark Fuqua  
[REDACTED]

**From:** [Patrice Olds](#)  
**To:** [Christina Horrisberger](#); [Zachary Dahl](#); [Manira Sandhir](#); [Eloiza Murillo-Garcia](#)  
**Cc:** [Martin McTaggart](#); [Erin Fellers](#)  
**Subject:** FW: Dist. 5 Councilmember Loraine - Vote to Approve Housing Element  
**Date:** Thursday, January 19, 2023 1:02:49 PM

---

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Lisa Taner [REDACTED]  
**Sent:** Thursday, January 19, 2023 11:02 AM  
**To:** Adam Loraine <[aloraine@cityofsanmateo.org](mailto:aloraine@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Dist. 5 Councilmember Loraine - Vote to Approve Housing Element

Dear Councilmember Loraine,

You may not be aware, but Measure Y's origins emanate from District 5 when Measure H was created by concerned residents in this southwest region of San Mateo. The measure that limits heights and densities and requires affordable housing - before it became the thing to do - runs in our veins and represents our historical and current values: protecting the character of our community and city. The Council will soon be receiving a letter from the *membership* of the Beresford Hillsdale Neighborhood Association, urging Council to vote to accept the Housing Element at the January 24<sup>th</sup> Council meeting.

Just last night, the news again reported the huge layoffs of tech workers in the Bay Area. Our future needs for market rate housing are uncertain at best. And we no longer live with the fantasy that we can build our way to affordable housing by increasing market rate housing units. Yet, we are currently tasked to identify 7,015 units of housing. City staff has done a fine job of this, including the buffer, but you will no doubt be pressured by YIMBY regulars not to accept the Housing Element on January 24<sup>th</sup>.

Much compromise went into the pot as this Element was painstakingly crafted and recrafted, considering all the resident input, all the needs, and suggestions upon the first draft. It more than fulfills our requirement, and all was produced before the upcoming deadline.

I can only think that the Planning Commission, with their recommendation to reject the Housing Element, join with the unwavering YIMBY goal to remove all local power and provide yet another opening for developers to have their way with our city. I can only think that any councilmember voting to reject the current Housing Element and causing us to miss the crucial state deadline, regardless of how that decision would be explained, is choosing the same goal, and actively choosing to fail the residents of San Mateo.

Our true affordable housing will not come to fruition with the likes of the Builder's Remedy. It will come by thinking outside the box and rolling up our sleeves to work with the County, builders, community organizations and residents. It will come when we balance the "commercial development crisis" so we balance regular folks with those who fill those commercial buildings and pay top dollar for housing, squeezing out the rest.

As our councilmember, January 24 presents you with an opportunity to put to rest doubts surrounding your move to District 5 – doubts that you truly desire to represent your constituents here. They and I urge you to vote to accept the Housing Element this month and close the door firmly on punitive actions by the state.

Sincerely,

Lisa Taner

**From:** [Patrice Olds](#)  
**To:** [Christina Horrisberger](#); [Zachary Dahl](#); [Manira Sandhir](#); [Eloiza Murillo-Garcia](#)  
**Cc:** [Martin McTaggart](#); [Erin Fellers](#)  
**Subject:** FW: Critical to SM Residents for Housing Element Approval at the City Council Meeting on January 24th, 2023  
**Date:** Thursday, January 19, 2023 2:57:24 PM

---

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Jeff Lowenstein [REDACTED]  
**Sent:** Wednesday, January 18, 2023 5:46 PM  
**To:** City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
**Cc:** Patrice Olds <polds@cityofsanmateo.org>  
**Subject:** Critical to SM Residents for Housing Element Approval at the City Council Meeting on January 24th, 2023

Dear San Mateo City Council,

I am writing to strongly advocate for your acceptance of the current Housing Element when staff present it at your January 24th City Council meeting.

Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.

Thank You,  
*Jeff*  
Jeff Lowenstein

**From:** [Patrice Olds](#)  
**To:** [Christina Horrisberger](#); [Zachary Dahl](#); [Manira Sandhir](#); [Eloiza Murillo-Garcia](#)  
**Cc:** [Martin McTaggart](#); [Erin Fellers](#)  
**Subject:** FW: Critical to SM Residents - housing element approval  
**Date:** Thursday, January 19, 2023 2:56:09 PM

---

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** ROBERT SELLERS [REDACTED]  
**Sent:** Wednesday, January 18, 2023 6:19 PM  
**To:** Amourence Lee <[alee@cityofsanmateo.org](mailto:alee@cityofsanmateo.org)>; Rob Newsom <[rnewsom@cityofsanmateo.org](mailto:rnewsom@cityofsanmateo.org)>; Adam Loraine <[aloraine@cityofsanmateo.org](mailto:aloraine@cityofsanmateo.org)>; City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Laurie Strange <[strange@cityofsanmateo.org](mailto:strange@cityofsanmateo.org)>; dcanapa@smcgov.org; rmuellet@smcgov.org; dpine@smcgov.org; ncorzo@smcgov.org; Drew Corbett <[dcorbett@cityofsanmateo.org](mailto:dcorbett@cityofsanmateo.org)>; City Attorney's Office <[CityAttorneysOffice@cityofsanmateo.org](mailto:CityAttorneysOffice@cityofsanmateo.org)>  
**Subject:** Fwd: Critical to SM Residents - housing element approval

Dear San Mateo City Council,

Re: Lisa Taner's Submitted Letter (below)

I have been alerted and apprised by my Neighborhood Association on the potential issue of NOT acting to approve the General Plans which is very concerning and in my assessment would be a dereliction of duty - I raise my voice in support of performing your function as our representatives and support for approval of the City of San Mateo's general planning process. I along with many others in our community are concerned that some of our representatives may have conflicts of interest on this topic and are allowing their recusal to drive their end goal - please consider this topic when voting and know that we seek sunlight across the entire decision making process.

Thank you for your attention in this matter and are confident that you will act in the best interest of the residents.

Kind regards,

Robert Sellers  
[REDACTED]



Dear San Mateo City Council,

I am writing to strongly advocate for your acceptance of the current Housing Element when staff presents it at your January 24th City Council meeting.

Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.

Whereas the Planning Commission does not support acceptance of these labors, the People do. Last summer, the first draft of the Housing Element draft was met with a long list of comments and requests for changes, which have now been addressed. Your constituents are fully informed in regard to the fallout we will face should the deadline to the state be missed. I personally find it appalling that local YIMBY groups are already hosting talks about what will happen to us if we do not have a certified Housing Element to submit by January 31st. Since we've forged a practical and operable Housing Element, residents need to have faith that the Council will accept this updated draft in time to avoid placing all of us in an unimaginable position.

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.

Thank you,

Lisa Taner

**From:** [Patrice Olds](#)  
**To:** [Christina Horrisberger](#); [Zachary Dahl](#); [Manira Sandhir](#); [Eloiza Murillo-Garcia](#)  
**Cc:** [Martin McTaggart](#); [Erin Fellers](#)  
**Subject:** FW: Approve Current Housing Element  
**Date:** Thursday, January 19, 2023 2:57:58 PM

---

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Lisa Taner [REDACTED]  
**Sent:** Wednesday, January 18, 2023 5:36 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Approve Current Housing Element

**Dear San Mateo City Council,**

**I am writing to strongly advocate for your acceptance of the current Housing Element when staff presents it at your January 24th City Council meeting.**

**Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.**

**Whereas the Planning Commission does not support acceptance of these labors, the People do. Last summer, the first draft of the Housing Element draft was met with a long list of comments and requests for changes, which have now been addressed.**

**Your constituents are fully informed in regard to the fallout we will face should the deadline to the state be missed. I personally find it appalling that local YIMBY groups are already hosting talks about what will happen to us if we do not have a certified Housing Element to submit by January 31st. There is zero reason for that to happen. Since we've forged a practical and operable Housing Element, residents need to have faith that the Council will accept this updated draft in time to avoid placing all of us in an unimaginable position.**

**Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.**

**Thank you,**

**Lisa Taner**

**From:** [Patrice Olds](#)  
**To:** [Christina Horrisberger](#); [Zachary Dahl](#); [Manira Sandhir](#); [Eloiza Murillo-Garcia](#)  
**Cc:** [Martin McTaggart](#); [Erin Fellers](#)  
**Subject:** FW: ACCEPT current Housing Element @ Jan 24 CC meeting  
**Date:** Thursday, January 19, 2023 2:58:11 PM

---

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Alicia Woodfall-Jones [REDACTED]  
**Sent:** Wednesday, January 18, 2023 5:35 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** ACCEPT current Housing Element @ Jan 24 CC meeting

**Dear San Mateo City Council,**

**I am writing to strongly advocate for your acceptance of the current Housing Element when staff presents it at your January 24th City Council meeting.**

**Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.**

**Whereas the Planning Commission does not support acceptance of these labors, the People do. Last summer, the first draft of the Housing Element draft was met with a long list of comments and requests for changes, which have now been addressed. Your constituents are fully informed in regard to the fallout we will face should the deadline to the state be missed. I personally find it appalling that local YIMBY groups are already hosting talks about what will happen to us if we do not have a certified Housing Element to submit by January 31st. Since we've forged a practical and operable Housing Element, residents need to have faith that the Council will accept this updated draft in time to avoid placing all of us in an unimaginable position.**

**Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.**

**Thank you,**

-----  
Alicia Woodfall-Jones



**From:** [Judith Paton](#)  
**To:** [Patrice Olds](#)  
**Subject:** For January 24 meeting  
**Date:** Friday, January 20, 2023 8:27:19 PM

---

Please adopt the Housing Element so that we are not forced into the Builders' Remedy. The latter will not provide the affordable housing we need. With the layoffs now starting with our local dot-coms we don't need a new wave of market-rate apartments.

Thank you

Judith Paton



Sent from my iPhone

**From:** [Chuck Kabala](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** Current Housing Element  
**Date:** Friday, January 20, 2023 7:15:28 AM

---

Dear San Mateo City Council,

As 26 year San Mateo City residents We strongly urge you to accept the current housing element at your January 24 meeting. We need to protect our wonderful city from outside building interests that simply see dollar signs in planning for the future of San Mateo.

Sincerely, Beth & Chuck Kabala

Sent from my iPhone

**From:** [Property Service Company](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** City Council-approved Housing Element to the State by January 31, 2023  
**Date:** Monday, January 23, 2023 1:14:26 PM

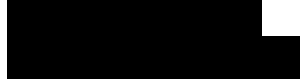
---

Members of the San Mateo City Council -

It is my understanding that the City is required to submit a City Council-approved Housing Element to the State by *January 31, 2023*. If this is not submitted by the deadline we will be subject to automatic implementation of “the Builders Remedy,” which allows developers of residential projects to bypass our zoning code and general plan. **I am writing to ask you to please approve the Housing Element as prepared by City Staff and 2 years of community meetings.** Please help to ensure that developers of residential projects will not be able to bypass our zoning code and general plan with no City oversight.

Best Regards -

John & Christine O'Dea





1/22/2023

San Mateo City Council  
City Hall - City Council Chambers  
330 W 20th Avenue  
San Mateo, CA 94403

**RE: Please Approve the Housing Element as presented by staff on 1/24/2023**

Dear San Mateo City Council Members,

City staff, facilitators and stakeholders spent months and extraordinary effort to provide input and formulate their Housing Element recommendations for the Council's approval, which reportedly exceeds the mandatory housing unit goals required by the state.

Additionally, it has been widely reported and specifically covered in the Los Angeles Times July 29, 2022 article that Californians are leaving the Golden State due to various reasons including but not limited to affordability, quality of life and remote work options, "California exodus continues, with L.A., San Francisco leading the way: "Why are we here?"

<https://www.latimes.com/california/story/2022-07-29/california-exodus-continues-l-a-san-francisco-lead-the-way>. These recent trends are not accounted for in the General Plan; therefore, it is possible that the projected housing targets may be lower in the future given the recent trends.

Additionally, several news reports have highlighted the possibility of an upcoming recession, higher inflation and layoffs at major technology companies in our local area including but not limited to Google, Facebook, Twitter and Salesforce, which may impact the housing picture further. Delaying the passing of the Housing Element now, may have the unintended consequence of having developers lower their housing commitments due to financial constraints as they adjust to the future economical landscape. It is time to move forward and accept the Housing Element.

Please approve the Housing Element as presented by staff at your upcoming meeting on 1/24/2023 without delay.

Sincerely,

Mary Cravalho





January 19, 2023

SAN MATEO CITY COUNCIL  
330 W. 20th Avenue  
San Mateo CA 94403  
Via Email

Re: BHNA Membership Urges Council Acceptance  
of Current Housing Element at January 24<sup>th</sup> Meeting

Dear San Mateo City Council,

The Membership of the Beresford Hillsdale Neighborhood Association urges you to move forward to accept the Housing Element at your January 24<sup>th</sup> meeting.

The creation of the current Housing Element has been exhaustive and inclusive. The BHNA Membership respects the extended period of time invested by City staff to produce our Housing Element, including incorporating valuable community input after arduous outreach efforts. We recognize staff has worked diligently to ensure we are in compliance with the 7,015 units mandated for San Mateo and has a sound Housing Element that can be submitted by the January 31<sup>st</sup> deadline.

The BHNA Membership is aware of the ramifications should the Council fail to accept this working Housing Element, including the Builder's Remedy.

Therefore, the Membership of the BHNA strongly supports and urges the Council's full approval of the Housing Element at your upcoming January 24<sup>th</sup> meeting.

Sincerely,

The Membership & Board of the  
Beresford Hillsdale Neighborhood Association

**From:** [Mareva](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Approve updated draft of Housing Element  
**Date:** Tuesday, January 24, 2023 9:23:47 AM

---

Dear City Council Members and Mayor Lee,  
Laguna Vista residents are counting on your approval of the Housing Element draft so zoning is protected and SM has control of current and future building projects.

Don't miss the opportunity to vote in alignment with San Mateans' majority opinion after extensive community input over the last year.

In anticipation, many thanks,

Mareva Godfrey  
Laguna Vista HOA Marina Lagoon Committee  
District 4

[Sent from the all new AOL app for Android](#)

**From:** [Barbara Whiteside](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** Approve Housing Element presented by staff tomorrow!  
**Date:** Monday, January 23, 2023 2:37:26 PM

---

1/23/2023

San Mateo City Council

City Hall - City Council Chambers  
330 W 20th Avenue  
San Mateo, CA 94403

**RE: Please Approve the Housing Element as presented by staff on 1/24/2023**

Dear San Mateo City Council Members,

I have had my home in San Mateo for 35 years and raised our three children here.

Please approve the Housing Element recommendations created by stake-holders, staff, and facilitators to meet the housing unit goals determined by the state. Please note that these recommendations actually exceed the mandatory unit goals required by the state.

Given the economy in California with the mass exodus continuing as more people can work remotely, along with the higher inflation, interest rates, and layoffs that are sure to increase as this recession takes hold, it seems prudent to not bite off more than is necessary.

Please vote to approve the Housing Element tomorrow on January 24, 2023. We need to have council members we can trust to consider the good of all including residents and single family dwelling home owners.

Thank-you,

Barbara Whiteside



**From:** [Cynthia Prien](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** Approve Housing Element  
**Date:** Sunday, January 22, 2023 3:45:33 PM

---

I urge you to approve the Housing Element (with the exclusion of rent restrictions) at your January 24<sup>th</sup> meeting. City Staff determined that the City will meet the required number of housing units (plus a buffer) within Measure Y standards allowing the Housing Element to meet state requirements. Failure to timely approve the Housing Element puts the City and residents at risk for a Builder's Remedy resulting in the loss of local control, increased strain on infrastructure and traffic congestion.

Also, the rent restrictions were included in the Housing Element by advocate groups and unelected appointees without proper and open debate or outreach to housing providers.

It is your duty as elected officials to carry out the will of San Mateo voters and ensure compliance with Measure Y and maintain current zoning protections of single-family neighborhoods. San Mateo voters made it abundantly clear they want managed growth and not a developer free-for-all as evidenced by the failure of measure R.

Please approve the Housing Element.

Thank you.

**From:** [Mara Castillo](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** Approve Housing Element  
**Date:** Friday, January 20, 2023 10:57:46 AM

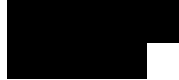
---

Dear Sirs,

I am requesting the Council approve the Housing Element (so we are not faced with the "Builder's Remedy" that eliminates the ability of the City to impose any conditions on a project). Do not destroy our lovely city with out of control building!

Thank you,

Mara Castillo



**From:** [Ronnie Eaton](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Adoption of San Mateo's Housing Element  
**Date:** Friday, January 20, 2023 4:22:48 PM

---

Honorable Members of the San Mateo City Council:

We understand that there has been an effort to derail the adoption of the current version of the City of San Mateo Housing Element Plan and we are very concerned to see that this is where we now find ourselves. For the past couple of years the community has worked with city staff through numerous workshops and surveys to craft a housing element that will meet State-mandated housing numbers while protecting our single family neighborhoods that **ALL** people in the city cherish.

It has come to light that some individuals on the Planning Commission contacted the state HCD and claimed that our Housing Element plan is insufficient. These individuals acted outside the public forum and the City Council and apparently feel that they can upend the public process and push their own agenda over and above every person in this city. This is outrageous behavior and cannot be condoned by the council or anyone who lives in this city.

The Housing Element was amended to address previous concerns and questions put forth by HCD when it was initially reviewed. City staff worked to correct those concerns and have shown that San Mateo can meet housing requirements and even have a buffer. **This is what we have all been trying to achieve.** Meeting housing needs and keeping San Mateo a livable place for all.

We want to see the council approve our current Housing Element Plan so that this city can move forward. People are not going to tolerate some rogue individuals going around the public process. The council must now show it's support for the public's input and approve the plan.

Thank you,

Ronnie and Bruce Eaton

San Mateo

Get [BlueMail](#) for Desktop



**From:** [Mike Manely](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** Adopt the housing element  
**Date:** Monday, January 23, 2023 3:16:07 PM

---

Please represent the exist residents and not bow to the big-money developers and their future (or past) campaign contributions to you who have accepted their dirty money. We are watching all your actions/votes very closely. You must abide by the current building height restrictions and "ADOPT THE HOUSING ELEMENT", as it will be sufficient enough housing for the State housing mandate and not expose San Mateo to "The Builders Remedy" as it is NOT DEMOCRATIC!!! (Taxation without representation).  
Thank You, Michael Manely (35 year resident)

**From:** [Dorothy Radyk](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** Accept the Current Housing Element  
**Date:** Monday, January 23, 2023 7:39:08 PM

---

As a long-time resident of San Mateo, I request that you accept the current Housing Element. The future of San Mateo should be decided by San Mateo residents, not the developers.

Thank you,  
Dorothy Radyk

**From:** [John Radyk](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Accept Current Housing Element  
**Date:** Monday, January 23, 2023 8:04:21 PM

---

City of San Mateo Council Members,

Please vote to accept the current Housing Element. The current Housing Element meets the number of mandated housing units while working within voter approved Measure Y. San Mateo should never be subjected to the Builder's Remedy. Remember that the citizens of San Mateo elected you to represent them, not developers.

Thank you,  
John Radyk

**From:** [Devra Harris](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#); [Housing](#)  
**Subject:** 1/24, Council mtg. Housing Element  
**Date:** Monday, January 23, 2023 11:15:15 AM

---

Re: San Mateo City Council Meeting 1/24/23 Agenda Item #2

Dear Councilmembers,

I am writing in regards to the General Plan Amendment to adopt the City of San Mateo's Housing Element for 2023-2031.

I have participated in many of our City's community outreach opportunities with heartfelt concern for the future of our community. I want to know that my and all of the residents' time and input in this process is appreciated and taken into consideration by the Council. Voting YES to adopt the Updated Housing Element presented by Staff at Tuesday's meeting will confirm that your constituents have been heard and matter.

I urge you to approve adoption of the Housing Element as the alternative will be seen as a direct and regrettable choice against the needs of the citizens you represent.

Kindly,

Devra Harris



## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Thursday, January 19, 2023 2:58 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Critical to SM Residents for Housing Element Approval at the City Council Meeting on January 24th, 2023

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Thursday, January 19, 2023 2:57 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Cc:** Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>  
**Subject:** FW: Critical to SM Residents for Housing Element Approval at the City Council Meeting on January 24th, 2023

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Jeff Lowenstein [REDACTED]  
**Sent:** Wednesday, January 18, 2023 5:46 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Critical to SM Residents for Housing Element Approval at the City Council Meeting on January 24th, 2023

Dear San Mateo City Council,

I am writing to strongly advocate for your acceptance of the current Housing Element when staff present it at your January 24th City Council meeting.

Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.

Thank You,

*Jeff*  
**Jeff Lowenstein**

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Thursday, January 19, 2023 2:57 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Critical to SM Residents - housing element approval

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Thursday, January 19, 2023 2:56 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Cc:** Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>  
**Subject:** FW: Critical to SM Residents - housing element approval

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** ROBERT SELLERS [REDACTED]  
**Sent:** Wednesday, January 18, 2023 6:19 PM  
**To:** Amourence Lee <[alee@cityofsanmateo.org](mailto:alee@cityofsanmateo.org)>; Rob Newsom <[rnewsom@cityofsanmateo.org](mailto:rnewsom@cityofsanmateo.org)>; Adam Loraine <[aloraine@cityofsanmateo.org](mailto:aloraine@cityofsanmateo.org)>; City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Laurie Strange <[strange@cityofsanmateo.org](mailto:strange@cityofsanmateo.org)>; [dcanapa@smcgov.org](mailto:dcanapa@smcgov.org); [rmueller@smcgov.org](mailto:rmueller@smcgov.org); [dpine@smcgov.org](mailto:dpine@smcgov.org); [ncorzo@smcgov.org](mailto:ncorzo@smcgov.org); Drew Corbett <[dcorbett@cityofsanmateo.org](mailto:dcorbett@cityofsanmateo.org)>; City Attorney's Office <[CityAttorneysOffice@cityofsanmateo.org](mailto:CityAttorneysOffice@cityofsanmateo.org)>  
**Subject:** Fwd: Critical to SM Residents - housing element approval

Dear San Mateo City Council,

Re: Lisa Taner's Submitted Letter (below)

I have been alerted and apprised by my Neighborhood Association on the potential issue of NOT acting to approve the General Plans which is very concerning and in my assessment would be a dereliction of duty - I raise my voice in support or performing your function as our representatives and support for approval of the City of San Mateo's general planning process. I along with many others in our community are concerned that some of our representatives may have conflicts of interest on this topic and are allowing their recusal to drive their end goal - please consider this topic when voting and know that we seek sunlight across the entire decision making process.

Thank you for your attention in this matter and are confident that you will act in the best interest of the residents.

Kind regards,

Robert Sellers  


Dear San Mateo City Council,

I am writing to strongly advocate for your acceptance of the current Housing Element when staff presents it at your January 24th City Council meeting.

Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.

Whereas the Planning Commission does not support acceptance of these labors, the People do. Last summer, the first draft of the Housing Element draft was met with a long list of comments and requests for changes, which have now been addressed. Your constituents are fully informed in regard to the fallout we will face should the deadline to the state be missed. I personally find it appalling that local YIMBY groups are already hosting talks about what will happen to us if we do not have a certified Housing Element to submit by January 31st. Since we've forged a practical and operable Housing Element, residents need to have faith that the Council will accept this updated draft in time to avoid placing all of us in an unimaginable position.

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.

Thank you,

Lisa Taner



## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Thursday, January 19, 2023 2:59 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Approve Current Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Thursday, January 19, 2023 2:58 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Cc:** Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>  
**Subject:** FW: Approve Current Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Lisa Taner [REDACTED]  
**Sent:** Wednesday, January 18, 2023 5:36 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Approve Current Housing Element

Dear San Mateo City Council,

I am writing to strongly advocate for your acceptance of the current Housing Element when staff presents it at your January 24th City Council meeting.

Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.

Whereas the Planning Commission does not support acceptance of these labors, the People do. Last summer, the first draft of the Housing Element draft was met with a long list of comments and requests for changes, which have now been addressed.

Your constituents are fully informed in regard to the fallout we will face should the deadline to the state be missed. I personally find it appalling that local YIMBY groups are already hosting talks about what will happen to us if we do not have a certified Housing Element to submit by January 31st. There is zero reason for that to happen. Since we've

**forged a practical and operable Housing Element, residents need to have faith that the Council will accept this updated draft in time to avoid placing all of us in an unimaginable position.**

**Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.**

**Thank you,**

**Lisa Taner**

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Thursday, January 19, 2023 2:59 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: ACCEPT current Housing Element @ Jan 24 CC meeting

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Thursday, January 19, 2023 2:58 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Cc:** Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>  
**Subject:** FW: ACCEPT current Housing Element @ Jan 24 CC meeting

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Alicia Woodfall-Jones [REDACTED]  
**Sent:** Wednesday, January 18, 2023 5:35 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** ACCEPT current Housing Element @ Jan 24 CC meeting

Dear San Mateo City Council,

I am writing to strongly advocate for your acceptance of the current Housing Element when staff presents it at your January 24th City Council meeting.

Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.

Whereas the Planning Commission does not support acceptance of these labors, the People do. Last summer, the first draft of the Housing Element draft was met with a long list of comments and requests for changes, which have now been addressed. Your constituents are fully informed in regard to the fallout we will face should the deadline to the state be missed. I personally find it appalling that local YIMBY groups are already hosting talks about what will happen to us if we do not have a certified Housing Element to submit by January 31st. Since we've forged a practical and operable Housing Element, residents need to have faith that the Council will accept this updated draft in time to avoid placing all of us in an unimaginable position.

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.

Thank you,

-----

Alicia Woodfall-Jones



## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Thursday, January 19, 2023 1:53 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: San Mateo Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Thursday, January 19, 2023 1:00 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Cc:** Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>  
**Subject:** FW: San Mateo Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Tom Brady [REDACTED]  
**Sent:** Thursday, January 19, 2023 12:00 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** San Mateo Housing Element

Dear Councilmembers,

It's been brought to my attention that January 24th will be a critical meeting for you to approve San Mateo's Housing Element so we do not suffer punishments from the state, including the Builder's Remedy.

I know that this part of our General Plan has been in the making for a very long time. I know residents contributed to it and that this is a revised version after additional input.

I'm very concerned about failing to meet the state deadline at the end of this month. For all that has gone into the creation of this Housing Element, I am advocating for your "Yes" vote to accept it at your next Council meeting.

Thanks - Tom

**Thomas E. Brady**  
Chairman & Principal  
Thomas Brady & Associates



## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Thursday, January 19, 2023 1:53 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Thursday, January 19, 2023 1:01 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Cc:** Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>  
**Subject:** FW: Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Angie Fuqua [REDACTED]  
**Sent:** Thursday, January 19, 2023 11:55 AM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>; Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Housing Element

I would like to request the City Council accept the current housing element as presented by city staff at the January 24, 2023 Council Meeting.

Thank you for your attention to this matter.

Angie and Mark Fuqua  
[REDACTED]

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Thursday, January 19, 2023 1:52 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Thursday, January 19, 2023 1:51 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Cc:** Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>  
**Subject:** FW: Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Deborah Kohn [REDACTED]  
**Sent:** Thursday, January 19, 2023 1:49 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Housing Element

Dear San Mateo City Council,

I am writing to strongly advocate for your acceptance of the current Housing Element when staff presents it at your January 24th City Council meeting.

Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.

Whereas the Planning Commission does not support the acceptance of these labors, the People do. Last summer, the first draft of the Housing Element draft was met with a long list of comments and requests for changes, which have now been addressed. Your constituents are fully informed in regard to the fallout we will face should the deadline to the state be missed. I personally find it appalling that local YIMBY groups are already hosting talks about what will happen to us if we do not have a certified Housing Element to submit by January 31st. Since we've forged a practical and operable Housing Element, residents need to have faith that the Council will accept this updated draft in time to avoid placing all of us in an unimaginable position.



Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.

Thank you,

--

Deborah Kohn



## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Thursday, January 19, 2023 1:53 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Dist. 5 Councilmember Loraine - Vote to Approve Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Thursday, January 19, 2023 1:03 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Cc:** Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>  
**Subject:** FW: Dist. 5 Councilmember Loraine - Vote to Approve Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Lisa Taner [REDACTED]  
**Sent:** Thursday, January 19, 2023 11:02 AM  
**To:** Adam Loraine <[aloraine@cityofsanmateo.org](mailto:aloraine@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Dist. 5 Councilmember Loraine - Vote to Approve Housing Element

Dear Councilmember Loraine,

You may not be aware, but Measure Y's origins emanate from District 5 when Measure H was created by concerned residents in this southwest region of San Mateo. The measure that limits heights and densities and requires affordable housing - before it became the thing to do - runs in our veins and represents our historical and current values: protecting the character of our community and city. The Council will soon be receiving a letter from the *membership* of the Beresford Hillsdale Neighborhood Association, urging Council to vote to accept the Housing Element at the January 24<sup>th</sup> Council meeting.

Just last night, the news again reported the huge layoffs of tech workers in the Bay Area. Our future needs for market rate housing are uncertain at best. And we no longer live with the fantasy that we can build our way to affordable housing by increasing market rate housing units. Yet, we are currently tasked to identify 7,015 units of housing. City staff has done a fine job of this, including the buffer, but you will no doubt be pressured by YIMBY regulars not to accept the Housing Element on January 24<sup>th</sup>.

Much compromise went into the pot as this Element was painstakingly crafted and recrafted, considering all the resident input, all the needs, and suggestions upon the first draft. It more than fulfils our requirement, and all was produced before the upcoming deadline.

I can only think that the Planning Commission, with their recommendation to reject the Housing Element, join with the unwavering YIMBY goal to remove all local power and provide yet another opening for developers to have their way with our city. I can only think that any councilmember voting to reject the current Housing Element and causing us to miss the crucial state deadline, regardless of how that decision would be explained, is choosing the same goal, and actively choosing to fail the residents of San Mateo.

Our true affordable housing will not come to fruition with the likes of the Builder's Remedy. It will come by thinking outside the box and rolling up our sleeves to work with the County, builders, community organizations and residents. It will come when we balance the "commercial development crisis" so we balance regular folks with those who fill those commercial buildings and pay top dollar for housing, squeezing out the rest.

As our councilmember, January 24<sup>th</sup> presents you with an opportunity to put to rest doubts surrounding your move to District 5 – doubts that you truly desire to represent your constituents here. They and I urge you to vote to accept the Housing Element this month and close the door firmly on punitive actions by the state.

Sincerely,

Lisa Taner

## Nicholas "Nicky" Vu

---

**From:** Zachary Dahl  
**Sent:** Thursday, January 19, 2023 10:51 AM  
**To:** Eloiza Murillo-Garcia; Nicholas "Nicky" Vu  
**Subject:** FW: Please Approve the Housing Element of the General Plan As Is at Next Council Meeting

Public comment on the HE.

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Thursday, January 19, 2023 10:27 AM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>  
**Cc:** Martin McTaggart <mmctaggart@cityofsanmateo.org>; Mary Way <mway@cityofsanmateo.org>  
**Subject:** FW: Please Approve the Housing Element of the General Plan As Is at Next Council Meeting

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Connie Weiss [REDACTED]  
**Sent:** Thursday, January 19, 2023 10:25 AM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>; Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Please Approve the Housing Element of the General Plan As Is at Next Council Meeting

Hello Members of the San Mateo City Council,

I am hopeful with this new Council that the bad behaviors of the past will stay in the past. Because, all too often, San Mateo residents have been overrun by outside, paid and unpaid lobbyists and big developers, saying San Mateo must rezone and build aggressively to meet state demands. San Mateo voters passed Measure Y for a reason. San Mateo voters want measured growth and true affordable housing, not big-block developments with office, luxury apartments, and offering only roughly 10% affordable housing. This is not what San Mateo needs and we need to stand firm on what is best for the City.

The San Mateo City staff has put together a plan to comply with the state's 7,015 housing units, including a buffer, to comply with the state's requirement for housing. *Please respect the work of the staff and the San Mateo voters and approve the housing element as presented by staff.* While big developer Bohannon has tried to undercut this by saying Measure Y will allow for just 1,200 units vs. a planned 2,000 for Hillsdale Mall, this is not an issue as the buffer still covers the state requirement.

Further review should be conducted on what is really needed for San Mateo's success in the future. It should not include any strong-arming by large developers and/or aggressive outside interests looking to take away local land use control and undercut the will of San Mateo residents and voters.

It is also disconcerting that at least one member of the Planning Commission decided to take it upon themselves to disrespect the work of City staff and contact the state's Department of Housing and Community Development (HCD) to say that our Housing Element is insufficient. It seems Council needs to course-correct errant Planning Commissioner(s) and make changes as needed to ensure that everyone working within the San Mateo City government understands big developers and outside lobbying interests are not to be prioritized over the voters and residents of San Mateo.

Thank you,

Connie Weiss



## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 7:29 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Approve Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Friday, January 20, 2023 4:36 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillo@cityofsanmateo.org>  
**Subject:** FW: Approve Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Mara Castillo [REDACTED]  
**Sent:** Friday, January 20, 2023 10:58 AM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** Approve Housing Element

Dear Sirs,

I am requesting the Council approve the Housing Element (so we are not faced with the "Builder's Remedy" that eliminates the ability of the City to impose any conditions on a project). Do not destroy our lovely city with out of control building!

Thank you,  
Mara Castillo  
[REDACTED]  
San Mateo

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 7:26 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Housing Element vote 1/24/2023

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Friday, January 20, 2023 4:30 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: Housing Element vote 1/24/2023

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Jean Dail [REDACTED]  
**Sent:** Friday, January 20, 2023 3:36 PM  
**To:** Richard Hedges <[rhedges@cityofsanmateo.org](mailto:rhedges@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Housing Element vote 1/24/2023

Dear Honorable City Council Member Hedges::


Congratulations on your selection to City Council! I am hoping you will be open to the concerns of all residents and weigh decisions regarding our city's development with local control in mind.

I am writing specifically to address the current Housing Element being presented by staff at the meeting on Tuesday, January 24<sup>th</sup> for the City Council's vote. I am strongly advocating for you to accept staff's presentation of the current Housing Element on January 24<sup>th</sup>.

I have much respect for the hours of hard work staff, the Planning Commission and City Council have put into our General Plan. Why Planning Commissioners Adam Nugent and Seema Patel circumvented your authority regarding the critical Housing Element due January 31<sup>st</sup> is beyond my comprehension. My understanding is that by NOT accepting staff's presentation of our Housing Element on January 24<sup>th</sup>, it puts the City of San Mateo in the position of having to accept the Builders' Remedy and loss of local control of our own development.

Lastly, please get back to me on the status of removing Adam Nugent from the Planning Commission, due to his alleged illegal actions of removing political signs during this past November 2022 election. Commissioner Nugent's further circumventing City Council on our Housing Element only adds to reasons for his removal. I understand that the previous City Council could not find its way forward to even agreeing to investigate Mr. Nugent's actions. But I am extremely

hopeful that this new City Council will take appropriate actions to determine if removal of Planning Commissioner Nugent is appropriate.

Thank you,  
Jean Dail – 



## Nicholas "Nicky" Vu

---

**From:** Housing  
**Sent:** Friday, January 20, 2023 3:12 PM  
**To:** Eloiza Murillo-Garcia; Nicholas "Nicky" Vu  
**Subject:** FW: Housing Element



Sandra Belluomini  
Administrative Technician Housing Dept  
330 W 20<sup>th</sup> Avenue, San Mateo, Ca 94403  
650-522-7239  
[belluomini@cityofsanmateo.org](mailto:belluomini@cityofsanmateo.org)

### **Notice of Holiday Closures:**

*City Hall will be closed on Thursday and Friday, November 24-25, for the Thanksgiving Holiday.*

*City Hall will be closed on December 28<sup>th</sup> (in observance of Christmas) and on January 2<sup>nd</sup> (in observance of New Year's Day). Happy Holidays!*

Sandra Belluomini  
City of San Mateo  
p-650-522-7239  
f- 650-522-7221

---

**From:** brigid doherty [REDACTED]  
**Sent:** Friday, January 20, 2023 11:55 AM  
**To:** Housing <[housing@cityofsanmateo.org](mailto:housing@cityofsanmateo.org)>  
**Subject:** Housing Element

Hello,

My name is Brigid Doherty and I am a homeowner in the Sunnybrae neighborhood, along with my husband. We have been residents of San Mateo since 2007. We were renters before becoming homeowners. We have 2 daughters.

I have spoken at past City Council meetings, particularly regarding the Passages project and its impact on the 19th Ave Park, Fiesta Gardens, and Sunnybrae neighborhoods.

According to the Housing Element, it appears that the creation of affordable housing in San Mateo is of upmost importance. However, why is there such a small percentage of units at Passages that will be affordable/low income? This makes no sense to me.

We need more projects like Kiku Crossing in our city, not huge, mostly market-rate projects, like Passages. Please take this into consideration when approving projects.

An additional topic to consider: Following the 12/31/22 flooding, much of which impacted Shoreview, Sunnybrae, 19th Ave Park, and Fiesta Gardens neighborhoods (amongst others), how will all of the new construction address this? As residents, we need to be reassured that infrastructure will be in place to reduce the chance of this happening again.

Thank you for your time and consideration.

Warmly,  
Brigid Doherty

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 7:25 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Adoption of San Mateo's Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Friday, January 20, 2023 4:25 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillo@cityofsanmateo.org>  
**Subject:** FW: Adoption of San Mateo's Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Ronnie Eaton [REDACTED]  
**Sent:** Friday, January 20, 2023 4:22 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Adoption of San Mateo's Housing Element

Honorable Members of the San Mateo City Council:

We understand that there has been an effort to derail the adoption of the current version of the City of San Mateo Housing Element Plan and we are very concerned to see that this is where we now find ourselves. For the past couple of years the community has worked with city staff through numerous workshops and surveys to craft a housing element that will meet State-mandated housing numbers while protecting our single family neighborhoods that **ALL** people in the city cherish.

It has come to light that some individuals on the Planning Commission contacted the state HCD and claimed that our Housing Element plan is insufficient. These individuals acted outside the public forum and the City Council and apparently feel that they can upend the public process and push their own agenda over and above every person in this city. This is outrageous behavior and cannot be condoned by the council or anyone who lives in this city.

The Housing Element was amended to address previous concerns and questions put forth by HCD when it was initially reviewed. City staff worked to correct those concerns and have shown that San Mateo can meet housing requirements and even have a buffer. **This is what we have all been trying to achieve.** Meeting housing needs and keeping San Mateo a livable place for all.

We want to see the council approve our current Housing Element Plan so that this city can move forward. People are not going to tolerate some roque individuals going around the public process. The council must now show it's support for the public's input and approve the plan.

Thank you,

Ronnie and Bruce Eaton

San Mateo

Get [BlueMail](#) for Desktop

## Nicholas "Nicky" Vu

---

**From:** Housing  
**Sent:** Monday, January 23, 2023 2:12 PM  
**To:** Nicholas "Nicky" Vu; Eloiza Murillo-Garcia  
**Subject:** FW: Housing Element



Sandra Belluomini  
Administrative Technician Housing Dept  
330 W 20<sup>th</sup> Avenue, San Mateo, Ca 94403  
650-522-7239  
[belluomini@cityofsanmateo.org](mailto:belluomini@cityofsanmateo.org)

### **Notice of Holiday Closures:**

*City Hall will be closed on Thursday and Friday, November 24-25, for the Thanksgiving Holiday.*

*City Hall will be closed on December 28<sup>th</sup> (in observance of Christmas) and on January 2<sup>nd</sup> (in observance of New Year's Day). Happy Holidays!*

Sandra Belluomini  
City of San Mateo  
p-650-522-7239  
f- 650-522-7221

---

**From:** Edward Evans [REDACTED]  
**Sent:** Friday, January 20, 2023 5:00 PM  
**To:** Housing <[housing@cityofsanmateo.org](mailto:housing@cityofsanmateo.org)>  
**Subject:** Housing Element

Dear City Council, Housing Manager and Staff,

As you are aware, almost every city and town in the county is going through the same process of drafting a general plan and a specific housing element. The lack of any kind of Labor Standards language in San Mateo's current Draft Housing Element is troubling to us. Through cooperation with Redwood City staff, the Carpenters Union was recently

successful in getting Labor Standards language into Redwood City's latest Draft Housing Element and we would like to strongly encourage San Mateo to do the same. For reference, here is the Redwood City language:

***POLICY H-5.7: Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.***

(Page 49: [00 RWC HE-1-6-23.pdf \(welcomehomerwc.org\)](#))

We ask that you delay approval of the current Draft Housing Element until it contains some form of meaningful Labor Standards Language similar to that in Redwood City's draft. Thank you for your consideration.

All the best,

Ed Evans

Senior Field Representative/Financial Secretary-Treasurer

Local 217, San Mateo County

Nor Cal Carpenters Union



"Any time you have an opportunity to make a difference in this world and you don't, then you are wasting your time on earth." Roberto Clemente

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Friday, January 20, 2023 9:44 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** Fwd: Current Housing Element

Get [Outlook for iOS](#)

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Friday, January 20, 2023 9:08 AM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: Current Housing Element

-----Original Message-----

**From:** Chuck Kabala [REDACTED]  
**Sent:** Friday, January 20, 2023 7:15 AM  
**To:** City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
**Subject:** Current Housing Element

Dear San Mateo City Council,

As 26 year San Mateo City residents We strongly urge you to accept the current housing element at your January 24 meeting. We need to protect our wonderful city from outside building interests that simply see dollar signs in planning for the future of San Mateo.

Sincerely, Beth & Chuck Kabala

Sent from my iPhone

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Friday, January 20, 2023 4:01 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Friday, January 20, 2023 3:57 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** [REDACTED]  
**Sent:** Friday, January 20, 2023 3:53 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Housing Element

Dear City Council Members:

I am writing to urge you to approve the Housing Element at the January 24<sup>th</sup> council meeting. It is incumbent upon the council to accept the recommendation of City Staff and to ensure our City does not fall prey to the Builder's Remedy.

The voters have time and again made it clear that they desire responsible growth along with the protection of neighborhoods. Elected officials were given this mandate by the passage of Measure Y and the failure of Measure R. Voters objected to Measure R that would have allowed city council to approve height increases in designated areas; voters do not want discretionary decisions delegated to any authority including those under the Builder's Remedy. It is your duty to defend the will of your constituents.



The only benefactors of the Builder's Remedy are developers and builders whose sole purpose is profit. Under the Builder's Remedy, the City would be at risk of uncontrolled growth, increased traffic and the overburdening of our infrastructure as well as any unforeseen consequences. It is simply irresponsible to expose the City to unidentified risks.

The City staff has determined that the City can meet the 7,015-unit goal with Measure Y in place. Please regard the experience and intellect of the staff making this decision; they have spent the most time studying this and are in the best position to make this determination.

I urge you to approve the Housing Element as presented by City staff at the meeting of January 24<sup>th</sup>.

Thank you,

Lisa M. Maley

## Nicholas "Nicky" Vu

---

**From:** Housing  
**Sent:** Friday, January 20, 2023 3:12 PM  
**To:** Eloiza Murillo-Garcia; Nicholas "Nicky" Vu  
**Subject:** FW: Housing Element



Sandra Belluomini  
Administrative Technician Housing Dept  
330 W 20<sup>th</sup> Avenue, San Mateo, Ca 94403  
650-522-7239  
[belluomini@cityofsanmateo.org](mailto:belluomini@cityofsanmateo.org)

### **Notice of Holiday Closures:**

*City Hall will be closed on Thursday and Friday, November 24-25, for the Thanksgiving Holiday.*

*City Hall will be closed on December 28<sup>th</sup> (in observance of Christmas) and on January 2<sup>nd</sup> (in observance of New Year's Day). Happy Holidays!*

Sandra Belluomini  
City of San Mateo  
p-650-522-7239  
f- 650-522-7221

---

**From:** Genel Morgan [REDACTED]  
**Sent:** Friday, January 20, 2023 1:20 PM  
**To:** Housing <[housing@cityofsanmateo.org](mailto:housing@cityofsanmateo.org)>  
**Subject:** Housing Element

To whom it may concern,

I am a long time resident of San Mateo. I understand the need for more housing, but I want to see it done in a responsible way, free from influence of special interests (especially builders).

**I want the City Council to approve the Housing Element as drafted.** It meets the 7,015 housing units required by the state while honoring Measure Y, which was passed by the voters.

The Planning Commission overstepped its boundaries by appealing to the state. Their recommendation that the city Council decline to adopt the Housing Element draft is irresponsible and would lead to San Mateo losing local control of housing built in the city in the future. I do not see that the Planning Commission is advocating for the residents of the city.

Sincerely  
Genel Morgan  
San Mateo

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 7:31 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: For January 24 meeting

-----Original Message-----

From: Patrice Olds <polds@cityofsanmateo.org>  
Sent: Sunday, January 22, 2023 11:31 AM  
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
Subject: FW: For January 24 meeting

-----Original Message-----

From: Judith Paton [REDACTED]  
Sent: Friday, January 20, 2023 8:27 PM  
To: Patrice Olds <polds@cityofsanmateo.org>  
Subject: For January 24 meeting

Please adopt the Housing Element so that we are not forced into the Builders' Remedy. The latter will not provide the affordable housing we need. With the layoffs now starting with our local dot-coms we don't need a new wave of market-rate apartments.

Thank you  
Judith Paton  
[REDACTED]

Sent from my iPhone

## Nicholas "Nicky" Vu

---

**From:** Housing  
**Sent:** Friday, January 20, 2023 3:12 PM  
**To:** Eloiza Murillo-Garcia; Nicholas "Nicky" Vu  
**Subject:** FW: Housing Element



Sandra Belluomini  
Administrative Technician Housing Dept  
330 W 20<sup>th</sup> Avenue, San Mateo, Ca 94403  
650-522-7239  
[belluomini@cityofsanmateo.org](mailto:belluomini@cityofsanmateo.org)

### **Notice of Holiday Closures:**

*City Hall will be closed on Thursday and Friday, November 24-25, for the Thanksgiving Holiday.*

*City Hall will be closed on December 28<sup>th</sup> (in observance of Christmas) and on January 2<sup>nd</sup> (in observance of New Year's Day). Happy Holidays!*

Sandra Belluomini  
City of San Mateo  
p-650-522-7239  
f- 650-522-7221

---

**From:** sean schochet [REDACTED]  
**Sent:** Friday, January 20, 2023 10:30 AM  
**To:** Housing <[housing@cityofsanmateo.org](mailto:housing@cityofsanmateo.org)>  
**Subject:** Housing Element

Hello,

Can the housing committee please consider connecting campus drive and the new housing complexes there to San Mateo College via a walking/biking bridge over 92? PLEASE. Thanks.

-Sean

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 7:30 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: General Plan/Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Sunday, January 22, 2023 11:28 AM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: General Plan/Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Kitty Van Beckum [REDACTED]  
**Sent:** Saturday, January 21, 2023 2:53 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** General Plan/Housing Element

Dear San Mateo City Council,

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th. The current draft meets the State housing units requirement without changing the existing zoning.

Sincerely,

Katherine Van Beckum

## Nicholas "Nicky" Vu

---

**From:** Housing  
**Sent:** Monday, January 23, 2023 2:11 PM  
**To:** Nicholas "Nicky" Vu; Eloiza Murillo-Garcia  
**Subject:** FW: Housing Element



Sandra Belluomini  
Administrative Technician Housing Dept  
330 W 20<sup>th</sup> Avenue, San Mateo, Ca 94403  
650-522-7239  
[belluomini@cityofsanmateo.org](mailto:belluomini@cityofsanmateo.org)

### **Notice of Holiday Closures:**

**City Hall will be closed on Thursday and Friday, November 24-25, for the Thanksgiving Holiday.**

**City Hall will be closed on December 28<sup>th</sup> (in observance of Christmas) and on January 2<sup>nd</sup> (in observance of New Year's Day). Happy Holidays!**

Sandra Belluomini  
City of San Mateo  
p-650-522-7239  
f- 650-522-7221

---

**From:** William Williams [REDACTED]  
**Sent:** Saturday, January 21, 2023 10:45 AM  
**To:** Housing <[housing@cityofsanmateo.org](mailto:housing@cityofsanmateo.org)>  
**Subject:** Housing Element

**When the Bay Meadows Racetrack / Aquifer was developed into buildings and roads, nuisance flooding in San Mateo changed to damaging flooding.**

**The major hindrance to acceptance of the current San Mateo Housing Element is how many housing units will replace the Hillsdale Mall. Property owners analyze costs and seek profitability. Housing advocates look at the number of units created as a measure of success. Residents who argue for a livable community are not exclusionary racists. We believe "towers of toilets" in tall buildings will lead to sewage and drainage**

problems. Electrifying Caltrain will not solve traffic and mobility issues. Underground parking has been approved for a large development on Concar Drive (Rite Aid). This parking will flood. Do we just build it and have new residents suffer because they were unaware of potential problems?

The Housing Element should promote livable accommodations. It should not be based on profitability. Numbers on housing advocates charts do not guarantee livable units will be created.

Sustainability gets a lot of lip service. How much energy demand, water and sewer service, and transportation infrastructure can the natural environment support here in San Mateo?

x Bill Williams, San Mateo

Sent from [Outlook](#)



## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 8:49 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: writing in support of a democratic process & the approval of the housing element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Monday, January 23, 2023 8:49 AM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: writing in support of a democratic process & the approval of the housing element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Evan Powell [REDACTED]  
**Sent:** Sunday, January 22, 2023 8:33 PM  
**To:** Housing <[housing@cityofsanmateo.org](mailto:housing@cityofsanmateo.org)>; City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** writing in support of a democratic process & the approval of the housing element

Dear Council and members of staff

Thank you for your service to the city.

In short, I am writing to express my support for the staff's findings that the City of San Mateo CAN meet the state mandated housing requirements while complying with Measure Y.

It is the right thing to do - to support this finding is consistent with our democratic processes. As you know, there have been approximately 19 public meetings concerning housing and more than two years of effort have gone into the housing element.

I would simply remind you that you do have the power to do the right thing, to vote in accordance with the recommendations of staff - thereby enabling a compromise position.

Thank you again for your work. Please support the work of your staff and the process countless citizens have participated in to arrive at the housing element.

Best regards,

Evan

--

Evan Powell



## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 7:31 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Approve Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Sunday, January 22, 2023 3:52 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillologarcia@cityofsanmateo.org>  
**Subject:** FW: Approve Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Cynthia Prien [REDACTED]  
**Sent:** Sunday, January 22, 2023 3:45 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** Approve Housing Element

I urge you to approve the Housing Element (with the exclusion of rent restrictions) at your January 24<sup>th</sup> meeting. City Staff determined that the City will meet the required number of housing units (plus a buffer) within Measure Y standards allowing the Housing Element to meet state requirements. Failure to timely approve the Housing Element puts the City and residents at risk for a Builder's Remedy resulting in the loss of local control, increased strain on infrastructure and traffic congestion.

Also, the rent restrictions were included in the Housing Element by advocate groups and unelected appointees without proper and open debate or outreach to housing providers.

It is your duty as elected officials to carry out the will of San Mateo voters and ensure compliance with Measure Y and maintain current zoning protections of single-family neighborhoods. San Mateo voters made it abundantly clear they want managed growth and not a developer free-for-all as evidenced by the failure of measure R.

Please approve the Housing Element.

Thank you.

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 9:08 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: January 24 City Council Special Meeting Agenda item#2

-----Original Message-----


From: Patrice Olds <polds@cityofsanmateo.org>  
Sent: Tuesday, January 24, 2023 9:07 AM  
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
Subject: FW: January 24 City Council Special Meeting Agenda item#2

-----Original Message-----

From: Stephen Chen [REDACTED]  
Sent: Monday, January 23, 2023 8:26 PM  
To: Patrice Olds <polds@cityofsanmateo.org>  
Cc: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
Subject: January 24 City Council Special Meeting Agenda item#2

Dear Ms. Olds,

In lieu of attending the zoom meeting tomorrow, I'm submitting my comments as follows:

- (1) now that we are the largest city in San Mateo county, we have an even more urgent need to build more AFFORDABLE HOUSING than before.
- (2) regarding the city  measure Y of November 2020, the Yes votes won by only 43 out of a total of 46033 casted votes, that is just 0.09% or less than 0.1%.
- (3) AFFORDABLE HOUSING IS NOT THE SAME AS PUBLIC HOUSING. We do need affordable housing for our teachers, policemen, firemen, first responders as well as healthcare workers. It will also benefit our own younger generations in the future.
- (4) with ever-increasing costs for labor, materials, regulations and other factors, the increase in building height and density allowance would make the building project financially more attractive to the builders who might be interested in it. If you are so worried about the height-density issue, take a leisure drive along the VETERANS BLVD and neighboring streets in our next city south, the RWC, it could give you a rather eye-opening experience. Besides, if you and your neighbors keep your properties tidy and neat, there is no way somebody will build a high density unit next to you.
- (5) many recent studies have shown the very restrictive LOCAL ZONING MANDATES played a key role in our current acute housing shortage situation nationwide, which in turn also makes the HOMELESS problem worse.

Sincerely,

Stephen Chen  
San Mateo

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 8:17 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Monday, January 23, 2023 4:56 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** R Colpitts [REDACTED]  
**Sent:** Monday, January 23, 2023 4:53 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Housing Element

To the City Council,  
My wife Dolores and I strongly support the Housing Element as presented to you by City staff, and we urge you to adopt it as presented, at your meeting on January 24, 2023.

Thank you,  
Robert F Colpitts  
[REDACTED]

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 8:18 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Accept the Current Housing Element

-----Original Message-----

From: Patrice Olds <polds@cityofsanmateo.org>  
Sent: Monday, January 23, 2023 7:52 PM  
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
Subject: FW: Accept the Current Housing Element

-----Original Message-----

From: Dorothy Radyk [REDACTED]  
Sent: Monday, January 23, 2023 7:39 PM  
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
Subject: Accept the Current Housing Element

As a long-time resident of San Mateo, I request that you accept the current Housing Element. The future of San Mateo should be decided by San Mateo residents, not the developers.

Thank you,  
Dorothy Radyk

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 2:10 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Housing Element January 24 meeting

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Monday, January 23, 2023 1:58 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillo@cityofsanmateo.org>  
**Subject:** FW: Housing Element January 24 meeting

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Gary Germano [REDACTED]  
**Sent:** Monday, January 23, 2023 1:57 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Housing Element January 24 meeting

Dear San Mateo City Council Members,

Please support and accept the current Housing Element being presented at your January 24<sup>th</sup> meeting that meets our requirements for housing numbers Without Changing the Existing Zoning.

We absolutely need this submitted "on time" so as not to trigger anything that allows developers or anyone else to bypass our zoning codes and General Plan.

Those two items are critical to having a future for San Mateo spelled out with a goal in mind that has been professionally researched with consultants, council, staff and citizen input and planned for ongoing sustainability and safety for the whole City cumulatively in balance.

Arbitrary project specific "spot" zoning and arbitrary General Plan change could destroy this City by not taking the overall "big picture" of what is being done into account. This would create a disaster in terms of overall infrastructure capacity, such as accessibility to services, retail outlets, traffic, and emergency evacuations.

Please responsibly build within our existing zoning guidelines and General Plan, and do what our residents and your constituents have consistently approved for the good and safety of all people living here.

Sincerely,

Gary and Janet Germano

[REDACTED]

San Mateo



## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 11:19 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: 1/24, Council mtg. Housing Element

-----Original Message-----

From: Patrice Olds <polds@cityofsanmateo.org>  
Sent: Monday, January 23, 2023 11:19 AM  
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
Subject: FW: 1/24, Council mtg. Housing Element

-----Original Message-----

From: Devra Harris [REDACTED]  
Sent: Monday, January 23, 2023 11:15 AM  
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
Cc: Patrice Olds <polds@cityofsanmateo.org>; Housing <housing@cityofsanmateo.org>  
Subject: 1/24, Council mtg. Housing Element

Re: San Mateo City Council Meeting 1/24/23 Agenda Item #2

Dear Councilmembers,

I am writing in regards to the General Plan Amendment to adopt the City of San Mateo's Housing Element for 2023-2031.

I have participated in many of our City's community outreach opportunities with heartfelt concern for the future of our community. I want to know that my and all of the residents' time and input in this process is appreciated and taken into consideration by the Council. Voting YES to adopt the Updated Housing Element presented by Staff at Tuesday's meeting will confirm that your constituents have been heard and matter.

I urge you to approve adoption of the Housing Element as the alternative will be seen as a direct and regrettable choice against the needs of the citizens you represent.

Kindly,

Devra Harris

[REDACTED]  
San Mateo

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 8:19 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Accept the Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Monday, January 23, 2023 7:53 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: Accept the Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Christine Heiss [REDACTED]  
**Sent:** Monday, January 23, 2023 7:51 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** Accept the Housing Element

Dear San Mateo City Council,  
As a San Mateo county homeowner since 2005, please consider the following when deciding to accept the Housing Element:

1. The revised Housing Element (HE) substantially complies with the requirements and addresses the State Housing and Community Development comments on the HE. The HE identifies 9,934 units or 142% of the City's required housing allocation of 7,015 units.
2. The Council should find the Housing Element is compliant with the HCD requirements and approve the Housing Element to avoid the builder's remedy that will further take away local control of our city.
3. Please remove the rental restrictions from the HE including the rental registry. The restrictions would invade privacy, reduce supply, punish good landlords, and remove property rights. The rental restrictions are not required and do not belong in the housing element.
4. The Planning Commissioners' conclusion that the Housing Element is not in compliance is incorrect. They did not offer any suggested revisions.

Thank you for your attention to this matter.  
Regards,  
Christine Heiss  
[REDACTED]

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 8:19 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Accept Current Housing Element

-----Original Message-----

From: Patrice Olds <polds@cityofsanmateo.org>  
Sent: Monday, January 23, 2023 8:05 PM  
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
Subject: FW: Accept Current Housing Element

-----Original Message-----

From: John Radyk [REDACTED]  
Sent: Monday, January 23, 2023 8:04 PM  
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
Cc: Patrice Olds <polds@cityofsanmateo.org>  
Subject: Accept Current Housing Element

City of San Mateo Council Members,

Please vote to accept the current Housing Element. The current Housing Element meets the number of mandated housing units while working within voter approved Measure Y. San Mateo should never be subjected to the Builder's Remedy. Remember that the citizens of San Mateo elected you to represent them, not developers.

Thank you,  
John Radyk

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 4:03 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Adopt the housing element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Monday, January 23, 2023 4:01 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillologarcia@cityofsanmateo.org>  
**Subject:** FW: Adopt the housing element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Mike Manely [REDACTED]  
**Sent:** Monday, January 23, 2023 3:16 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** Adopt the housing element

Please represent the exist residents and not bow to the big-money developers and their future (or past) campaign contributions to you who have accepted their dirty money. We are watching all your actions/votes very closely. You must abide by the current building height restrictions and "ADOPT THE HOUSING ELEMENT", as it will be sufficient enough housing for the State housing mandate and not expose San Mateo to "The Builders Remedy" as it is NOT DEMOCRATIC!!! (Taxation without representation).

Thank You, Michael Manely (35 year resident)

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 1:49 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: City Council-approved Housing Element to the State by January 31, 2023

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Monday, January 23, 2023 1:48 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: City Council-approved Housing Element to the State by January 31, 2023

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Property Service Company [REDACTED]  
**Sent:** Monday, January 23, 2023 1:14 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** City Council-approved Housing Element to the State by January 31, 2023

Members of the San Mateo City Council -

It is my understanding that the City is required to submit a City Council-approved Housing Element to the State by **January 31, 2023**. If this is not submitted by the deadline we will be subject to automatic implementation of "the Builders Remedy," which allows developers of residential projects to bypass our zoning code and general plan. **I am writing to ask you to please approve the Housing Element as prepared by City Staff and 2 years of community meetings.** Please help to ensure that developers of residential projects will not be able to bypass our zoning code and general plan with no City oversight.

Best Regards -

John & Christine O'Dea  
[REDACTED]

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 2:50 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: land development

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Monday, January 23, 2023 2:50 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillologarcia@cityofsanmateo.org>  
**Subject:** FW: land development

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Jen Paiva [REDACTED]  
**Sent:** Monday, January 23, 2023 2:49 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>; Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** land development

Dear City Council Members,

I am sending this email to officially request that **each of you vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings.** I live in the City of San Mateo and am very concerned about developers of residential projects being able to bypass our zoning code and general plan with no City oversight. **Please be strong advocates for our community and submit San Mateo's City Council-approved Housing Element to the State by January 31, 2023.**

**Thank you,  
Jennifer Paiva**

--

Jen Paiva

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 2:22 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Please accept the revised Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Monday, January 23, 2023 2:20 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: Please accept the revised Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Martha Park [REDACTED]  
**Sent:** Monday, January 23, 2023 2:12 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Please accept the revised Housing Element

Dear Mayor Lee, Deputy Mayor Nash, and Council Members Loraine, Newsom Jr., and Hedges,

I am writing to request that you accept the revised Housing Element prepared by staff. I'm concerned that our City won't come up with a final plan to submit to the state by January 31st, and we'll be subject to the Builder's Remedy, which will further take away local control from this issue.

Also, please remove the rental restrictions. This should be considered as a separate issue. Further study (including discussion, debate, and public comment) should be done before approving more restrictions.

Thank you,

## Martha Park



## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 1:55 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Housing Element approval vote for Parkside Neighborhood

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Monday, January 23, 2023 1:54 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: Housing Element approval vote for Parkside Neighborhood

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Felicia Schipper [REDACTED]  
**Sent:** Monday, January 23, 2023 12:29 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Housing Element approval vote for Parkside Neighborhood

Dear City Council Members,

I am sending this email to officially request that **each of you vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings.** I live in the City of San Mateo and am very concerned about developers of residential projects being able to bypass our zoning code and general plan with no City oversight. **Please be strong advocates for our community and submit San Mateo's City Council-approved Housing Element to the State by January 31, 2023.**

Thank you,  
*Felicia M. Schipper*  
*Resident on Clipper Street in Parkside*

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 8:17 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: IMPORTANT! Request to Approve San Mateo Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Monday, January 23, 2023 4:48 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: IMPORTANT! Request to Approve San Mateo Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Roger Smale [REDACTED]  
**Sent:** Monday, January 23, 2023 4:43 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>; Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** IMPORTANT! Request to Approve San Mateo Housing Element

Dear City Council Members,

I am sending this email to officially request that **each of you vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings.** I live in the City of San Mateo and am very concerned about developers of residential projects being able to bypass our zoning code and general plan with no City oversight. **Please be strong advocates for our community and submit San Mateo's City Council-approved Housing Element to the State by January 31, 2023.**

Thank you,

Roger Smale

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Monday, January 23, 2023 2:49 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Approve Housing Element presented by staff tomorrow!

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Monday, January 23, 2023 2:48 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: Approve Housing Element presented by staff tomorrow!

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Barbara Whiteside [REDACTED]  
**Sent:** Monday, January 23, 2023 2:34 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** Approve Housing Element presented by staff tomorrow!

1/23/2023

San Mateo City Council

City Hall - City Council Chambers  
330 W 20th Avenue  
San Mateo, CA 94403

**RE: Please Approve the Housing Element as presented by staff on 1/24/2023**

Dear San Mateo City Council Members,

I have had my home in San Mateo for 35 years and raised our three children here.

Please approve the Housing Element recommendations created by stake-holders, staff, and facilitators to meet the housing unit goals determined by the state. Please note that these recommendations actually exceed the mandatory unit goals required by the state.

Given the economy in California with the mass exodus continuing as more people can work remotely, along with the higher inflation, interest rates, and layoffs that are sure to increase as this recession takes hold, it seems prudent to not bite off more than is necessary.

Please vote to approve the Housing Element tomorrow on January 24, 2023. We need to have council members we can trust to consider the good of all including residents and single family dwelling home owners.

Thank-you,

Barbara Whiteside

[REDACTED]

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 2:02 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Tuesday, January 24, 2023 1:58 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** William Cendak [REDACTED]  
**Sent:** Tuesday, January 24, 2023 1:57 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** Housing Element

City Council members,

The residents of San Mateo provided comments and requested changes to the General Plan which the City staff implemented.

Tonight when the City staff presents the current Housing Element we implore you to accept it and move it forward.

Apparently the Planning Commission does not support the General Plan, is this a case of "the tail wagging the dog?"

I assumed the Planning Commission worked for the City Council and the residents of the city of San Mateo,

they appear out of touch with both.

The clock is ticking, as you drive past South San Francisco, Millbrae, and Burlingame and see the ugly new construction of housing is this what you foresee for San Mateo?

Lord help me I hope not.

Thank you for attention to this urgent matter,

W. J. Cendak

  
San Mateo, CA

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 10:49 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Approve updated draft of Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Tuesday, January 24, 2023 10:31 AM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillo Garcia@cityofsanmateo.org>  
**Subject:** FW: Approve updated draft of Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Mareva [REDACTED]  
**Sent:** Tuesday, January 24, 2023 9:24 AM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Approve updated draft of Housing Element

Dear City Council Members and Mayor Lee,  
Laguna Vista residents are counting on your approval of the Housing Element draft so zoning is protected and SM has control of current and future building projects.

Don't miss the opportunity to vote in alignment with San Mateans' majority opinion after extensive community input over the last year.

In anticipation, many thanks,

Mareva Godfrey  
Laguna Vista HOA Marina Lagoon Committee  
District 4

[Sent from the all new AOL app for Android](#)

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 11:42 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: 1/24/2023 Council meeting - approve draft Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Tuesday, January 24, 2023 11:39 AM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: 1/24/2023 Council meeting - approve draft Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** [REDACTED]  
**Sent:** Tuesday, January 24, 2023 11:15 AM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** 1/24/2023 Council meeting - approve draft Housing Element

Dear Council members,

Tonight you make a major decision on doing all in your power to keep local control of San Mateo's future or allow it to become a "builders remedy" free for all. I urge you to **approve the draft Housing Element**, as presented by staff, and forward it to the state for their acceptance.

As you know, City staff has worked hard to modify the original submission to respond to Sacramento's stated concerns. And they have succeeded. The staff report documents that the revised draft Housing Element implements all changes requested by HCD. The draft is consistent with state law. It provides for 7104 new units, meeting San Mateo's RHNA requirements, and on top of that, allows for a buffer of 2830 more units to assure the ability to comply with San Mateo's housing allocation. The element also acknowledges the development controls adopted by the voters in 2020 as Measure Y.

I know many are urging you to reject this draft as inadequate. As my mother liked to say, "consider the source". Are those you are hearing from people who will benefit from the imposition of the builders remedy? Or are these people whose livelihood depends on presenting positions opposed to what this housing element represents? Are these people who believe in housing at any cost (ignoring the need to step up **affordable** housing production), leaving San Mateo to deal with the negative impacts of market rate and luxury building that outpaces our infrastructure and natural resources?

A particular word about the recommendation from the Planning Commission to reject this draft. It is truly unfortunate that only 3 commissioners attended that meeting. We deserved the opinion of all five. The council ended up with a "unanimous" decision from three commissioners who represent approaches which are possibly the most out of sync with



most San Mateans. One has used every opportunity over the past 4-5 years to castigate large swaths of our residents as "racist". Another recently attacked speakers at a meeting as "racist" and then embarked on an extended rant based on personal history. The third is serving under the cloud of a District Attorney investigation into possible illegal activities during the recent Council campaign. Two of these commissioners have become so activist as to directly contact HDC, laying out their views against the draft Housing Element, while also making it clear that they are Planning Commissioners. Does this seem like the actions of people who are appointed to **advise** the Council - not usurp the Council's decision making powers?

I served this city as a Planning Commissioner for 14 years. I served with many people representing a variety of viewpoints and approaches. But I assure, you none of them would have taken such egregious positions or actions to undermine our city and its residents and City Council. Again, I urge you to consider the source - and reject their "advice".

Please approve the draft Housing Element tonight and forward it to the state for acceptance.

Karen Herrel  
San Mateo resident since 1963

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 10:49 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: General Plan Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Tuesday, January 24, 2023 10:30 AM  
**To:** Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: General Plan Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Laurie Hietter [REDACTED]  
**Sent:** Tuesday, January 24, 2023 9:51 AM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>; Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Cc:** Christina Horrisberger <[chorrisberger@cityofsanmateo.org](mailto:chorrisberger@cityofsanmateo.org)>; Zachary Dahl <[zdahl@cityofsanmateo.org](mailto:zdahl@cityofsanmateo.org)>; Manira Sandhir <[msandhir@cityofsanmateo.org](mailto:msandhir@cityofsanmateo.org)>  
**Subject:** General Plan Housing Element

Dear Mayor Lee and Council Members:

I have lived in San Mateo for 42 years and send my thanks to the planning staff and General Plan team for the extraordinary effort required to produce the Housing Element and respond to HCD comments. The plan is well written and clearly shows the responses to HCD comments.

Please approve the Housing Element on January 24, 2023 so San Mateo does not fall prey to the builder's remedy and the city maintains control of our zoning and construction. The staff report outlines in detail how the revised draft Housing Element implements all changes requested by HCD and complies with the applicable State laws.

I strongly disagree with the Planning Commission's recommendation to deny the Housing Element and their statements regarding the Element's compliance. The Planning Commission did not provide any useful recommendations to improve the Element.

The revised Housing Element (HE) substantially complies with the requirements and addresses the State Housing and Community Development comments on the HE. The HE includes identifies 9,934 units or 142% of the City's required housing allocation of 7,015 units. The RHNA allocations can be met without overturning Measure Y.

Please remove the rental restrictions from the HE including the rental registry. The restrictions would invade privacy, reduce supply, punish good landlords, and remove property rights. The rental restrictions are not required and do not belong in the housing element. Please remove Policy H5.4.1 - Establish tenant protections in local ordinance to extend measures of AB 1482 related to relocation, documentation, and right to return policy in eviction cases. It is not necessary for San Mateo to go beyond state law.

Thank you for your consideration.

Sincerely,  
Laurie Hietter  
San Mateo

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 1:00 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Polds@cityofsanmateo.org

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Tuesday, January 24, 2023 12:41 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillo@cityofsanmateo.org>  
**Subject:** FW: Polds@cityofsanmateo.org

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** [REDACTED]  
**Sent:** Tuesday, January 24, 2023 12:26 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** [Polds@cityofsanmateo.org](mailto:Polds@cityofsanmateo.org)

Dear City Council,

I strongly support the current City Staff Housing Element plan, but with the removal of rental property restrictions. This does not belong in the same conversation as housing development and will seriously negatively impact small ma and pa property owners (and many retired) the most. How this got in there I do not know. It's definitely gross government overreach.

If we do not adhere to this by January 31, 2023, developers can bypass our zoning code and general plan and create projects good for them, but not for our city, and we will have a real urban mess on our hands. The Planning Commission, who are not elected, intentions are self interest motivated and do not represent the hard work of City Staff and all the residents who provided input to help shape the Plan.

Here are some principles I hope you adhere to:

- Keep voter approved Measure Y in tact
- Protect existing single family zoning
- Listen to people who actually live in San Mateo
- Support smart balanced growth independent of developer interference
- Protect small ma and pa rental property owners who are the key engine for rental availability, from restrictions which will cripple them.
- Conduct outreach and get public input from rental housing providers before any future rental restrictions (and registry which could be used for further restrictions) are even proposed.

Thanks for taking the time to listen.

Gary Isoardi

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 2:00 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: San Mateo Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Tuesday, January 24, 2023 1:50 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: San Mateo Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Sean Lacson [REDACTED]  
**Sent:** Tuesday, January 24, 2023 1:42 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Clerk <[clerk@cityofsanmateo.org](mailto:clerk@cityofsanmateo.org)>  
**Subject:** San Mateo Housing Element

Dear San Mateo City Council,

I am submitting this letter in the hope that the City Council will make some difficult, but incredibly important decisions regarding the housing affordability of our city for years to come. My own family's ability to purchase a home in this city is dependent on your vote.

As it stands, the Planning Commission has voted to reject the Housing Element as it underdelivers on new housing stock and it does not "affirmatively further housing" by creating more equity in land use (e.g. increasing density west of El Camino).

Should the Council vote to pass the Housing Element, I ask that the Council encourage the city staff the prepare by:

- 1. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)**
- 2. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.**

**3. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.**

Sincerely,  
Sean Lacson

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 10:48 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Housing Element Vote Tonight

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Tuesday, January 24, 2023 10:29 AM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: Housing Element Vote Tonight

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** [REDACTED]  
**Sent:** Tuesday, January 24, 2023 10:00 AM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>; Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Housing Element Vote Tonight

Dear Council,

Please approve the Housing Element as prepared by City Staff and Consultant. It will never be a document that will make all parties happy. Any changes do not guarantee HCD approval, and may actually open up the City to further scrutiny if the plan becomes too specific and the Council can not deliver what is being promised. Policy changes should be discussed and have public outreach versus being added at the 11th hour as a mitigating measures in hopes of getting the housing element through. I believe if there are issues with this version we will be allowed more time to address, versus being deemed out of compliance based on the passage of time. This version is an improvement over the previous version.


Regarding Measure Y if changes are to be made it should be discussed and put to the voters. Changes at Hillsdale Mall will likely result in a ballot measure as is common with shopping mall redevelopments. The most recent I can think of is Valco Mall in Cupertino. This will ensure the City of San Mateo is a great place to live for all, versus the need by a development group to push a projects across goal lines defined by themselves. We do not need to get rid of Measure Y for changes to happen in any of the plan areas including Hillsdale Mall.

I would also like to request Mayor Lee recuse herself from voting on this and other General Plan votes for a period of at least one year (or longer, if council decides) for the recent GoFundMe campaign launched unilaterally by Mayor Lee. I 100% support the cause but feel that this should have been done by the Council as a whole and run through a non-profit organization such as Samaritan House or other agreed upon not-for-profit entity. This was appearing to have been done by Supervisor Corzo for her recent advocacy for the flood victims in Belmont. Reviewing the top donors, a significant portion has come from the developer community Bohannon and Windy Hill both contributed \$10K and Lane Partners




contributed \$5K. A week ago, half the donations were from these developers. This creates and cast doubt for me as it will for many others as it appears Mayor Lee now appears to have a conflict in relation to these donations. GoFundMe also appears to have a 15% surcharge which I would prefer go to the victims.


Be a top donor for Amourence Lee with \$2,055 or more.




California Water Service (CalWater)  
\$10,000 (Offline) • 13 d




Bohannon  
\$10,000 (Offline) • 14 d




Windy Hill Property Ventures  
\$10,000 (Offline) • 14 d




Rakuten Americas  
\$5,000 (Offline) • 12 d




Jonathan Stone  
\$5,000 • 13 d




Lane Partners  
\$5,000 • 13 d



Preston OConnell  
\$2,000 • 10 d



Rafael Reyes  
\$500 • 9 d



Anonymous  
\$500 • 11 d

Thank you,

Thomas Morgan  
San Mateo

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 8:40 AM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: San Mateo's Housing Element requested actions

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Tuesday, January 24, 2023 8:37 AM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: San Mateo's Housing Element requested actions

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Elaine Salinger [REDACTED]  
**Sent:** Tuesday, January 24, 2023 8:13 AM  
**To:** Clerk <[clerk@cityofsanmateo.org](mailto:clerk@cityofsanmateo.org)>; City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** San Mateo's Housing Element requested actions

Dear San Mateo City Council

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. We request the following actions:

**1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant.** By doing this and thus "self certifying" what most consider to be a flawed Housing Element, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

By submission of the Housing element to HCD, the City is assumed to be compliant until someone (HCD or a judge) says otherwise. Because HCD must respond to San Mateo's submission within 60 days of submission (Approximately April 1), this strategy has two benefits: a) It places the burden on HCD, and b) It delays penalties going into effect by up to 60 days.

**2. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)**

**3. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.**

**4. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.**

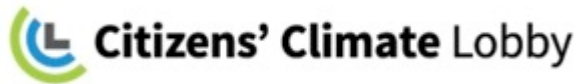
We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

**5. We ask that the City be fully committed to resolving these lawsuits, when they come.**

**I am writing as a representative of Citizens Climate Lobby with 200 members living in the City of San Mateo.**

**Sincerely**

Elaine Salinger, San Mateo Chapter Leader



## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 1:01 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: Housing Element comments

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Tuesday, January 24, 2023 12:57 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillologarcia@cityofsanmateo.org>  
**Subject:** FW: Housing Element comments

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Karen S [REDACTED]  
**Sent:** Tuesday, January 24, 2023 12:56 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Housing Element comments

Dear City Council,

I am writing to ask you to please adopt the Housing Element as presented since we are able to meet all current state requirements with the current Housing Element.

Please carry out the will of the voters and follow through on Measure Y.

We are counting on you to represent us well and with integrity.

Thank you.

Sincerely,  
Karen Sid

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 2:01 PM  
**Cc:** Nicholas "Nicky" Vu  
**Subject:** FW: Housing Element comment

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Tuesday, January 24, 2023 1:57 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: Housing Element comment

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Maxine Turner [REDACTED]  
**Sent:** Tuesday, January 24, 2023 1:55 PM  
**To:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** Housing Element comment

In case you didn't see or get my previous email sent last night to clerk@city...

Clerk - Please ensure that the Council sees these comments prior to their meeting on January 24th.

Dear new City Council members - as you start your terms representing the residents and voters of San Mateo I urge you to place honoring the will of the voters, which is the core of our fragile democracy, and healing the current distrust of government as the meta-values through which you consider all your decisions. Knowing most of you well, I am hopeful that this will be the case. Adopting the Housing Element tonight, which complies with State law and is in conformance with voter-approved Measure Y, will be a place to start.

The City staff report states that the revised draft Housing Element implements all changes requested by HCD and **is consistent with State law**, as extensively documented in the proposed City Council resolution. It provides for 9,934 new housing units, greatly exceeding San Mateo's required housing allocation (RHNA) of 7,015 new units. All 9,934 housing units could be accommodated under the City's existing land use and zoning designations which comply with Measure Y.

Adopting the Housing Element also makes San Mateo eligible, or with higher priority, for numerous sources of funding, as enumerated in the staff report. Not adopting the Housing Element places the City at risk for significant fines imposed by the State. The pros clearly outweigh the cons.

Of more concern is that San Mateo may lose the right to exercise local land use control over housing projects. Under the “Builder’s Remedy” provision in the Housing Accountability Act if a jurisdiction has a noncompliant housing element, the city must approve any housing development project, regardless of the local General Plan and Zoning requirements.

You know, and the voters will know, that not adopting the Housing Element which complies with all state requirements, is a backdoor effort to suppress the will of the voters and to give developers a blank check to override Measure Y. Please do not fall for the misleading rhetoric of the pro-growth YIMBY extremists.

I urge you to adopt the Housing Element tonight.

Sincerely,  
Maxine Turner

## Nicholas "Nicky" Vu

---

**From:** Housing  
**Sent:** Tuesday, January 24, 2023 8:41 AM  
**To:** Nicholas "Nicky" Vu; Eloiza Murillo-Garcia  
**Subject:** FW: Housing Element.



**Sandra Belluomini**  
Administrative Tech | Housing  
330 W. 20th Ave., San Mateo, CA 94403  
650-522-7239 | [belluomini@cityofsanmateo.org](mailto:belluomini@cityofsanmateo.org)

---

**From:** Kristen Watts-Penny [REDACTED]  
**Sent:** Tuesday, January 24, 2023 8:29 AM  
**To:** Housing <[housing@cityofsanmateo.org](mailto:housing@cityofsanmateo.org)>  
**Subject:** Housing Element.

Please adopt San Mateo's 2023-2031 Housing Element.

## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 2:01 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: San Mateo Housing Element 2023-2031  
**Attachments:** San Mateo City Council 1.24.23.docx

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Tuesday, January 24, 2023 1:56 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillologarcia@cityofsanmateo.org>  
**Subject:** FW: San Mateo Housing Element 2023-2031

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Dianne Whitaker [REDACTED]  
**Sent:** Tuesday, January 24, 2023 1:51 PM  
**To:** Amourence Lee <[alee@cityofsanmateo.org](mailto:alee@cityofsanmateo.org)>; [ldiaz-nash@cityofsanmateo.org](mailto:ldiaz-nash@cityofsanmateo.org); Richard Hedges <[rhedges@cityofsanmateo.org](mailto:rhedges@cityofsanmateo.org)>; [alorraine@cityofsanmateo.org](mailto:alorraine@cityofsanmateo.org); [rnewsom@cityofsnamateo.org](mailto:rnewsom@cityofsnamateo.org)  
**Cc:** Patrice Olds <[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)>  
**Subject:** San Mateo Housing Element 2023-2031

Mayor Lee, Deputy Mayor Diaz-Nash, Councilmembers Hedges, Lorraine and Newsom –

I am submitting the attached document for tonight's Special City Council Meeting regarding the City's Housing Element.

Thank you for your service.

-Dianne

Dianne R. Whitaker, AIA  
*Dianne Whitaker Architect*

[REDACTED]

[REDACTED]



Mayor Lee,  
Deputy Major Diaz-Nash,  
Council Members Hedges, Lorraine and Newsom  
January 24, 2023

### **Housing Element Acceptance and Approval**

California State Legislators are on a mission to remove more and more local control away from our cities regarding land use decisions.

Once size does not fit all.

Each Californian community is unique, with different existing conditions, challenges, and goals.

Please accept City staff's recommendation by Approving the proposed **Housing Element tonight**, so that San Mateo is not found out of compliance by HCD, and therefore subject to the "builder's remedy" contained within the 1990 Housing Accountability Act, allowing developers to bypass San Mateo's Zoning Code and General Plan.

Thank You,

Dianne Whitaker  
San Mateo



## Nicholas "Nicky" Vu

---

**From:** Eloiza Murillo-Garcia  
**Sent:** Tuesday, January 24, 2023 1:01 PM  
**To:** Nicholas "Nicky" Vu  
**Subject:** FW: The Housing Element

---

**From:** Patrice Olds <polds@cityofsanmateo.org>  
**Sent:** Tuesday, January 24, 2023 12:56 PM  
**To:** Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>  
**Subject:** FW: The Housing Element

Patrice M. Olds, MMC  
City Clerk  
City of San Mateo  
330 W. 20th Avenue  
San Mateo, CA 94403-1388  
[polds@cityofsanmateo.org](mailto:polds@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)  
(650) 522-7042

---

**From:** Teri Whitehair [REDACTED]  
**Sent:** Tuesday, January 24, 2023 12:56 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Cc:** Clerk <[clerk@cityofsanmateo.org](mailto:clerk@cityofsanmateo.org)>  
**Subject:** The Housing Element

Dear San Mateo City Council

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. I request the following actions:

- 1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant.** By doing so, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.
- 2. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.**
- 3. If San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council and Council should immediately approve staff's selection of a new consultant.**

Thank you for the opportunity to offer this request

Sincerely

Teri Whitehair



*Elders Action Network*

*EAN National Gathering Coordinator*

*Elders for Social Justice Co-coordinator*

*The great work now is to carry out the transition from a period of human devastation of the earth to a period when humans would be present to the planet in a mutually beneficial manner.*

*Thomas Berry*

**From:** [Teri Whitehair](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Clerk](#)  
**Subject:** The Housing Element  
**Date:** Tuesday, January 24, 2023 12:55:57 PM

---

Dear San Mateo City Council

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. I request the following actions:

- 1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant.** By doing so, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.
- 2. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.**
- 3. If San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council and Council should immediately approve staff's selection of a new consultant.**

Thank you for the opportunity to offer this request

Sincerely

Teri Whitehair

  
*Elders Action Network  
EAN National Gathering Coordinator  
Elders for Social Justice Co-coordinator*

*The great work now is to carry out the transition from a period of human devastation of the earth to a period when humans would be present to the planet in a mutually beneficial manner.*

*Thomas Berry*

**From:** [Dianne Whitaker](#)  
**To:** [Amourence Lee](#); [ldiaz-nash@cityofsanmateo.org](mailto:ldiaz-nash@cityofsanmateo.org); [Richard Hedges](#); [alorraine@cityofsanmateo.org](mailto:alorraine@cityofsanmateo.org); [rnewsom@cityofsnamateo.org](mailto:rnewsom@cityofsnamateo.org)  
**Cc:** [Patrice Olds](#)  
**Subject:** San Mateo Housing Element 2023-2031  
**Date:** Tuesday, January 24, 2023 1:51:15 PM  
**Attachments:** [San Mateo City Council 1.24.23.docx](#)

---

Mayor Lee, Deputy Mayor Diaz-Nash, Councilmembers Hedges, Lorraine and Newsom –

I am submitting the attached document for tonight's Special City Council Meeting regarding the City's Housing Element.

Thank you for your service.

-Dianne

[Dianne R. Whitaker, AIA](#)  
*Dianne Whitaker Architect*



**From:** [Sean Lacson](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Clerk](#)  
**Subject:** San Mateo Housing Element  
**Date:** Tuesday, January 24, 2023 1:42:27 PM

---

Dear San Mateo City Council,

I am submitting this letter in the hope that the City Council will make some difficult, but incredibly important decisions regarding the housing affordability of our city for years to come. My own family's ability to purchase a home in this city is dependent on your vote.

As it stands, the Planning Commission has voted to reject the Housing Element as it underdelivers on new housing stock and it does not “affirmatively further housing” by creating more equity in land use (e.g. increasing density west of El Camino.

Should the Council vote to pass the Housing Element, I ask that the Council encourage the city staff to prepare by:

- 1. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)**
- 2. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.**
- 3. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.**

Sincerely,  
Sean Lacson

**From:** [REDACTED]  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** Polds@cityofsanmateo.org  
**Date:** Tuesday, January 24, 2023 12:26:06 PM

---

Dear City Council,

I strongly support the current City Staff Housing Element plan, but with the removal of rental property restrictions. This does not belong in the same conversation as housing development and will seriously negatively impact small ma and pa property owners (and many retired) the most. How this got in there I do not know. It's definitely gross government overreach.

If we do not adhere to this by January 31, 2023, developers can bypass our zoning code and general plan and create projects good for them, but not for our city, and we will have a real urban mess on our hands. The Planning Commission, who are not elected, intentions are self interest motivated and do not represent the hard work of City Staff and all the residents who provided input to help shape the Plan.

Here are some principles I hope you adhere to:

- Keep voter approved Measure Y in tact
- Protect existing single family zoning
- Listen to people who actually live in San Mateo
- Support smart balanced growth independent of developer interference
- Protect small ma and pa rental property owners who are the key engine for rental availability, from restrictions which will cripple them.
- Conduct outreach and get public input from rental housing providers before any future rental restrictions (and registry which could be used for further restrictions) are even proposed.

Thanks for taking the time to listen.

Gary Isoardi

**From:** [Valerie Fox Carlos](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Clerk](#)  
**Subject:** Please submit to HCD the "Housing Element" for reasons and information stated below  
**Date:** Tuesday, January 24, 2023 2:00:33 PM

---

Dear San Mateo City Council

On Tuesday night January 24, 2023, this is an important night that may impact the future of housing in San Mateo, as it considers taking a position on the Housing Element. We request the following actions:

**1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant.** By doing this and thus "self certifying" what most consider to be a flawed Housing Element, I believe San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

By submission of the Housing element to HCD, the City is assumed to be compliant until someone (HCD or a judge) says otherwise. Because HCD must respond to San Mateo's submission within 60 days of submission (Approximately April 1), this strategy has two benefits: a) It places the burden on HCD, and b) It delays penalties going into effect by up to 60 days.

**2. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)**

**3. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.**

**4. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.**

We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

**5. We ask that the City be fully committed to resolving these lawsuits, when they come.**

Thank you for the opportunity to offer this request

Respectfully,

Valerie Fox Carlos







**From:** [Karen S](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element comments  
**Date:** Tuesday, January 24, 2023 12:56:15 PM

---

Dear City Council,

I am writing to ask you to please adopt the Housing Element as presented since we are able to meet all current state requirements with the current Housing Element.

Please carry out the will of the voters and follow through on Measure Y.

We are counting on you to represent us well and with integrity.

Thank you.

Sincerely,  
Karen Sid

**From:** [Maxine Turner](#)  
**To:** [Patrice Olds](#)  
**Subject:** Housing Element comment  
**Date:** Tuesday, January 24, 2023 1:55:45 PM

---

In case you didn't see or get my previous email sent last night to clerk@city...

Clerk - Please ensure that the Council sees these comments prior to their meeting on January 24th.

Dear new City Council members - as you start your terms representing the residents and voters of San Mateo I urge you to place honoring the will of the voters, which is the core of our fragile democracy, and healing the current distrust of government as the meta-values through which you consider all your decisions. Knowing most of you well, I am hopeful that this will be the case. Adopting the Housing Element tonight, which complies with State law and is in conformance with voter-approved Measure Y, will be a place to start.

The City staff report states that the revised draft Housing Element implements all changes requested by HCD and **is consistent with State law**, as extensively documented in the proposed City Council resolution. It provides for 9,934 new housing units, greatly exceeding San Mateo's required housing allocation (RHNA) of 7,015 new units. All 9,934 housing units could be accommodated under the City's existing land use and zoning designations which comply with Measure Y.

Adopting the Housing Element also makes San Mateo eligible, or with higher priority, for numerous sources of funding, as enumerated in the staff report. Not adopting the Housing Element places the City at risk for significant fines imposed by the State. The pros clearly outweigh the cons.

Of more concern is that San Mateo may lose the right to exercise local land use control over housing projects. Under the "Builder's Remedy" provision in the Housing Accountability Act if a jurisdiction has a noncompliant housing element, the city must approve any housing development project, regardless of the local General Plan and Zoning requirements.

You know, and the voters will know, that not adopting the Housing Element which complies with all state requirements, is a backdoor effort to suppress the will of the voters and to give developers a blank check to override Measure Y. Please do not fall for the misleading rhetoric of the pro-growth YIMBY extremists.

I urge you to adopt the Housing Element tonight.

Sincerely,  
Maxine Turner

**From:** [Ted McKinnon](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Clerk](#)  
**Subject:** Housing Element Agenda Item  
**Date:** Tuesday, January 24, 2023 2:13:57 PM

---

Dear San Mateo City Council,

To any informed observer, the Housing Element of San Mateo's General Plan, as presented at the Planning Commission meeting of January 12<sup>th</sup>, will not pass muster with the California Department of Housing and Community Development (HCD), leaving the City in substantial non-compliance with California state law.

My understanding is that the City Council intends on passing a resolution tonight (January 24<sup>th</sup>) recommending the City submit the Housing Element anyway. I'm personally unclear of the utility of doing this, whether it temporarily shields us from the Builder's Remedy and so forth, so I won't weigh in on that.

Whatever temporary measures are taken, for either substantial or for face-saving purposes, it's clear that the serious work of affirmatively furthering fair housing, as the state mandates, is still before us.

Accordingly, I recommend the following.

- In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)
- Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.
- Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.
- We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.
- We ask that the City be fully committed to resolving these lawsuits, when they come.

Sincerely,

Ted McKinnon

**From:** [William Cendak](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** Housing Element  
**Date:** Tuesday, January 24, 2023 1:57:13 PM

---

City Council members,

The residents of San Mateo provided comments and requested changes to the General Plan which the City staff implemented.

Tonight when the City staff presents the current Housing Element we implore you to accept it and move it forward.

Apparently the Planning Commission does not support the General Plan, is this a case of "the tail wagging the dog?"

I assumed the Planning Commission worked for the City Council and the residents of the city of San Mateo, they appear out of touch with both.

The clock is ticking, as you drive past South San Francisco, Millbrae, and Burlingame and see the ugly new construction of housing is this what you foresee for San Mateo? Lord help me I hope not.

Thank you for attention to this urgent matter,

W. J. Cendak



**From:** [Michael](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Council Meeting 1/24/23 Housing Element Approval  
**Date:** Tuesday, January 24, 2023 3:18:28 PM

---

Dear Council - Once again I find myself rather stunned that residents have to write in on something that should be ministerial after all of the staff, council, and community input, but here we are. Ignoring that entire process because Planning Commissioners Patel, Nugent and Ebnetter once again feel they can legislate from their unelected positions would be the acme of irresponsibility, subjecting San Mateo to the "Builders Remedy", and perhaps more importantly, jeopardizing millions in funding due to a non-compliant housing element. Even recommending this, much less going all the way to the HCD suggesting they reject our housing element, should be grounds for their immediate removal for conduct detrimental to the City of San Mateo and dereliction of duty. We had a special council meeting to address literally this very issue within the last year. Apparently they did not get the message. Unchecked bad behavior begets more such behavior. But, I digress.

You have a housing element that is substantially in compliance with HCD requirements, which is the product of a methodical process conducted by our competent and professional staff, consultants, and the community.

Your job tonight is simple - approve the housing element.

Sincerely - Michael Weinbauer

**From:** [g444frontdoor@aol.com](mailto:g444frontdoor@aol.com)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** 1/24/2023 Council meeting - approve draft Housing Element  
**Date:** Tuesday, January 24, 2023 11:15:31 AM

---

Dear Council members,

Tonight you make a major decision on doing all in your power to keep local control of San Mateo's future or allow it to become a "builders remedy" free for all. I urge you to **approve the draft Housing Element**, as presented by staff, and forward it to the state for their acceptance.

As you know, City staff has worked hard to modify the original submission to respond to Sacramento's stated concerns. And they have succeeded. The staff report documents that the revised draft Housing Element implements all changes requested by HCD. The draft is consistent with state law. It provides for 7104 new units, meeting San Mateo's RHNA requirements, and on top of that, allows for a buffer of 2830 more units to assure the ability to comply with San Mateo's housing allocation. The element also acknowledges the development controls adopted by the voters in 2020 as Measure Y.

I know many are urging you to reject this draft as inadequate. As my mother liked to say, "consider the source". Are those you are hearing from people who will benefit from the imposition of the builders remedy? Or are these people whose livelihood depends on presenting positions opposed to what this housing element represents? Are these people who believe in housing at any cost (ignoring the need to step up **affordable** housing production), leaving San Mateo to deal with the negative impacts of market rate and luxury building that outpaces our infrastructure and natural resources?

A particular word about the recommendation from the Planning Commission to reject this draft. It is truly unfortunate that only 3 commissioners attended that meeting. We deserved the opinion of all five. The council ended up with a "unanimous" decision from three commissioners who represent approaches which are possibly the most out of sync with most San Mateans. One has used every opportunity over the past 4-5 years to castigate large swaths of our residents as "racist". Another recently attacked speakers at a meeting as "racist" and then embarked on an extended rant based on personal history. The third is serving under the cloud of a District Attorney investigation into possible illegal activities during the recent Council campaign. Two of these commissioners have become so activist as to directly contact HDC, laying out their views against the draft Housing Element, while also making it clear that they are Planning Commissioners. Does this seem like the actions of people who are appointed to **advise** the Council - not usurp the Council's decision making powers?

I served this city as a Planning Commissioner for 14 years. I served with many people representing a variety of viewpoints and approaches. But I assure, you none of them would have taken such egregious positions or actions to undermine our city and its residents and City Council. Again, I urge you to consider the source - and reject their "advice".

Please approve the draft Housing Element tonight and forward it to the state for acceptance.

Karen Herrel  
San Mateo resident since 1963

PUBLIC COMMENTS  
RECEIVED DURING COUNCIL  
MEETING



**From:** [Louise A Duncalf](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** city council meeting  
**Date:** Tuesday, January 24, 2023 5:26:56 PM

---

PLEASE APPROVE HOUSING ELEMENT. LOUISE DUNCALF

**From:** [ROBERT SELLERS](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** City Council Special  
**Date:** Tuesday, January 24, 2023 7:29:37 PM

---

What happened to city independence - I thought we were incorporated as the City of San Mateo, we are getting railroaded by communities that have a labor and contractor focus — please show some leadership and represent the City of San Mateo!!

**From:** [ROBERT SELLERS](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** Council Special Meeting  
**Date:** Tuesday, January 24, 2023 8:13:20 PM

---

Approve the plan - as bad as it is, it avoids the builder remedy

**From:** [Scott Stoeckle](#)  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [Patrice Olds](#)  
**Subject:** Housing Element  
**Date:** Tuesday, January 24, 2023 7:00:11 PM

---

As a San Mateo resident, at 2301 Clipper St., I am urging City Council to approve, the Housing Element, as prepared by city staff and two years of community meetings.  
Thank you, Scott Stoeckle

Sent from [Mail](#) for Windows

**From:** [ROBERT SELLERS](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** Special Council  
**Date:** Tuesday, January 24, 2023 7:48:01 PM

---

It seems that 7k housing is arbitrary number needs to be challenged - potential remedies are just that, potential. Why do we find ourselves in a reactive mode rather than being proactive with a comprehensive plan that is built by our the will of the community... I love a statistically relevant study comment for more affordable housing, please explain what that means and please provide a link for this study if you are placing this out as your foundation of decision.

**From:** [ROBERT SELLERS](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** Special Council  
**Date:** Tuesday, January 24, 2023 7:21:54 PM

---

Where do you get your growth numbers that support this unabated growth? Where do you have a quality of life provision? You relay on Bay Area metrics not San Mateo specific needs - you do realize that the micro climates of commerce and want to dilute our quality of life and become another Richmond. This one size fits all does not work - if your force it into this model it is destined to fail and yes we too will be another failed community.