

**From:** [Diana King](#)  
**To:** [City Council \(San Mateo\)](#); [General Plan](#)  
**Subject:** Comments on Proposed Redevelopment - PLEASE READ! PLEASE  
**Date:** Wednesday, October 11, 2023 9:00:02 PM  
**Importance:** High

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Ladies and Gentlemen:

As a 15 year resident of San Mateo, I remain disappointed and very concerned about the apparent total lack of consideration of the input of residents with respect to the proposed growth plans, building height limitations and commercial space implementation.

My district – District 5 – appears to be far more impacted by taller buildings than other districts. My impression of this comes from the proximity of residential areas to commercial areas proposed for redevelopment. Change and growth is inevitable in any community; San Mateo is not immune and although I'd like to "freeze it in time," clearly that isn't feasible! So it begs the question, how to implement state and local mandates that are harmonious with the community and quality of life. I simply do not understand why community voices seem to fall on your deaf ears.

I resoundingly do not support additional housing beyond State imposed limitations. Additionally, I do not support buildings that are predominantly commercial, especially those exceeding five stories or Measure Y limitations. The key to a vibrant, integrated community is NOT the systematic destruction of single family homes and the suburban lifestyle that clearly is a predominant characteristic of San Mateo. There seems to be no consideration to any sort of moderation in proposed development, only the maximum on every level – "search and destroy."

Further, it appears that cost for implementation is seldom considered – in short, how will all of this be funded? More debt? Raised taxes? Parking is to be a thing of the past as you clearly want to push us out of our cars, so what about adequate public transportation? Water and power? We have no water, our state power grid is never expanded – just how are these services to be provided when they can't adequately be provided to the existing residents? There seem to be a host of issues that require attention and serious consideration. I feel that local government sadly, couldn't care any less about what we think or feel – "shut up and do what we say, and don't forget to pay your taxes."

In summary, I respectfully ask that you offer consideration to the foregoing and the voices of the residents and the community.

Sincerely,  
Diana King



**From:** [Victoria Langenheim](#)  
**To:** [General Plan](#); [City Council \(San Mateo\)](#)  
**Subject:** Building heights and density  
**Date:** Tuesday, October 10, 2023 7:46:21 PM


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Dear City council and planners

I have had the great fortune to have lived in San Mateo for the past 28 years and am disappointed that I was not able to participate in the recent building heights survey. My neighborhood means a lot to me because of the lovely homes, neighborly feel, proximity to the quaint 25th Avenue business district, and relative abundance of trees (still could be better!). I realize that the state of California has mandates for increased housing but I feel VERY strongly that the very attributes that make this city hospitable and lovely to live in will not be sustainable if we build too fast and too dense. I do NOT support non-residential buildings that exceed Measure Y limits in height nor do I wish to see our 25th Avenue become a homogenous canyon surrounded by tall apartment buildings with brand name retail on the first floor. I really wish to preserve our predominantly single-family home neighborhoods that are served by the homey small businesses that populate our local business district.

Furthermore there is no reason to go beyond the state-mandated requirements for additional housing set by the state of California. Frankly this seems like a great gift to deep-pocketed developers that not only line their pockets at the expense of folks who need affordable homes but also is unsustainable financially or environmentally. By the way shouldn't there be a minimum of one tree for each unit in these complexes? Not much of an urban forest if it's just all condos and concrete!

So here is my input and I hope it is noted.

Thank you  
Victoria Langenheim  
  
San Mateo CA

**From:** [REDACTED]  
**To:** [City Council \(San Mateo\)](#)  
**Cc:** [General Plan](#)  
**Subject:** Building Heights and 2040 General Plan  
**Date:** Wednesday, October 11, 2023 7:36:31 PM

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Dear Councilmembers,

I have the following comments regarding building heights and the 2040 General Plan:

**Building heights and density:**

District 5 is disproportionately affected by the growth proposed in the General Plan yet very few neighbors received the survey regarding building heights. I believe that the survey sampling will not reflect the views of residents. I favor increasing building heights over Measure Y limits only for residential buildings (or Mixed use with over 80% residential). I support a maximum of 8-stories for a residential building (including any density bonus height) and only if required to meet RHNA housing numbers. The General Plan included over 21,410 new dwelling units and RHNA requirements are closer to 15,000 dwelling units. This is a 40% buffer and given the latest State population projections the next cycle should be less than 8,000 dwelling units. I am inclined to only support a ballot measure to increase building heights that place a threshold on the dwelling units built, such as 15,000.

**GP and DEIR**

The DEIR evaluated only a maximum project or no project. Given that there are “Unavoidable” Significant Noise and Air quality impacts associated with greater health risks, it would have made sense to study a more moderate alternative. It also seems completely inconsistent that these significant impacts are caused by traffic, but traffic itself is not a significant impact. Policy LU 6.1 Rail Corridor Plan speaks of “maintaining and improving the quality of life for those who already live and work in the area” but the increase of noise and air quality impacts indicated by the DEIR are in complete contradiction to this statement. I suspect that future traffic congestion and inadequate parking will also reduce the quality of life among residents.

Sincerely,  
Lisa Maley

**From:** [McEachron, Kathy](#)  
**To:** [City Council \(San Mateo\)](#)  
**Subject:** General Plan needs to change  
**Date:** Monday, October 9, 2023 2:43:22 PM

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Dear City Council members,

I was born in San Mateo and have lived here 64 years. I have lived on 25<sup>th</sup> Avenue for the past 38 years. The past few years have been the most upsetting for me due to all the building.

I was also upset I couldn't participate in the building heights survey. Our City has changed so much it is not recognizable. District 5 is far more impacted by taller buildings than other districts

All the new buildings have taken away most of the shopping in San Mateo, they have taken away privacy and sun. The small Mom & Pop stores along El Camino are no more. Now they

want to develop 25<sup>th</sup> Avenue; how would you feel if they developed down the block from you?

We now have more traffic, less water and our infrastructure is suffering. Home owners are being charged a large sewer rate and the City wants to add more taxes on our

property tax to fix the sewer infrastructure when it was not our choice to build.

Measure Y was my choice. I fought for it and voted for it. Now developers want to take our

height initiative away so we can look like Redwood City? The views are gone. Tall buildings look down into back yards. We do not want this. I don't want a 4 plex with 6 stories as my neighbor. I am in favor of building homes. Then home owners are at least vesting in the community. All of these renters in the apartments are not vested and

are not paying property tax. And, are these apartments fully occupied. If they are not, then the building should cease. The state should not have the right to tell our city how

much to build. Other cities have fought back. I do not support additional housing units beyond what is required by the State if that is what is mandated.

I have attended numerous city council meetings these past few years to realize that the city is NOT listening to their residents. You are listening to the developers that only have

Interest in money and not our City. The young techs that talk at the meetings only live here a short time and they are the only ones that can afford these outrageous rent amounts.

I could not afford to live here if I rented.

If there are more homes then there is more inventory and hopefully the prices will come down because second generation San Mateo residents can't afford to buy

here.

When there is no more open space for trees or wildlife, is that when we should stop building?

Please listen to the residents that want to be able to park in front of their homes. We do not need taller buildings. In Fact, we do not need any more buildings.

Kathy McEachron



**From:** [Christine Ritzo](#)  
**To:** [City Council \(San Mateo\)](#); [General Plan](#)  
**Subject:** Building and population limits  
**Date:** Wednesday, October 11, 2023 11:15:33 AM

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October 11, 2023

Dear Council Members,

I appreciate you taking time to represent San Mateo and hope you will take into consideration my comments in relation to future growth decisions for our city.

It has come to my attention that there should have been an opportunity for us to participate in building heights surveys as they will directly affect the quality of life in my neighborhood. This did not happen.

I have owned a home in District 5 for the past 33 years. My children and I were born at Mills Hospital, San Mateo, as was my father nearly 100 years ago. Needless to say my family has witnessed significant change in the community.

Overbuilding and overcrowding has been the more recent trend. What is actually desired and needed is a plan to add support services that can contribute to a positive, quiet suburban lifestyle which we desired when purchasing a home in San Mateo.

District 5 is impacted more by taller buildings than other districts in San Mateo. I do not support buildings that are predominantly non-residential. I do not support buildings over 5 stories. We currently have an excess of these types of buildings and they are nowhere nearly filled.

I do not support Measure Y limits in height.

I am writing to support the preservation of single-family home neighborhoods. This includes the small business and retail model that compliments these neighborhoods.

Please take into consideration the cost for services needed already to support growth incurred in the past two decades. For example, police services have not been increased since the creation of the Bay Meadows residential community. Crime has risen though. The homeless population has risen to an unchecked extent. San Mateo residents can't sit comfortably at our own bus stops any longer because of transients being allowed to sleep in them. Try walking down El Camino and not notice lack of cleanliness in this most public area. Let's take care of our current population before adding more.

This is our community. It's your responsibility to tell the State what is needed and not simply conform to their mandates. From my understanding only maximum development plans were reviewed. Please always look at minimized options.

As our elected officials it is your responsibility to plan for the quiet suburban lifestyle we want. If people want a big city living experience they can move to a big city. Leave San

Mateo and District 5 out of this.

Sincerely,

**Christine Ritzo**

**From:** [REDACTED]  
**To:** [General Plan; City Council \(San Mateo\)](#)  
**Cc:** [Bill Rundberg](#)  
**Subject:** responding to concerns  
**Date:** Tuesday, October 10, 2023 10:26:04 AM

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I am a San Mateo city resident since 1967.

I was not able to participate in building height survey.

I support heights of 2-4 stories at most.

Preserve single family homes and small business and retail.

Do not need additional housing beyond what the state requires..

How are all of this being paid for and services provided?

Sherrean Rundberg, [REDACTED] San Mateo, [REDACTED]

**From:** [Dave Santos](#)  
**To:** [City Council \(San Mateo\)](#); [General Plan](#)  
**Subject:** General Plan and DEIR  
**Date:** Wednesday, October 11, 2023 12:23:01 PM

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I am a San Mateo resident and am writing to voice my concerns about the information included in the General Plan and the DEIR.

The City of San Mateo recently conducted a survey on building heights, but unfortunately, many of residents were unable to participate due to the sampling approach used.

It is unfortunate that your survey did not include more residents. I have attended council meetings where residents have felt excluded from the process. The General Plan and DEIR reflect this myopic decision.

It is of critical importance that our voices be heard. I live in District 5 and residents will be affected by increasing building heights, service issues, parking, infrastructure traffic, parking, and noise.

It appears that the will of the people in passing Measure Y is being ignored. This is happening in the face of the state revising housing estimates downward and the inclination of the city to build nonresidential buildings that exceed five stories.

The developers are in the driver's seat here instead of San Mateo residents. At the council meetings I have attended, residents have continually advocated for single family home neighborhoods, small business and retail operations being preserved.

I do not support building additional housing beyond what the State requirement is especially since California population estimated are being revised downward. This makes no sense. Sensible and moderate growth options need to be explored.

How is the funding for public services and infrastructure going to be financed? This is particularly important since electrification is being considered.

Additional work needs to be done and the San Mateo residents need more input into the process.

Sincerely,

Dave Santos

**From:** [Meg Spicer, DC, QME](#)  
**To:** [City Council \(San Mateo\)](#); [General Plan](#)  
**Subject:** survey on building heights  
**Date:** Sunday, October 8, 2023 7:08:19 PM

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- I am a resident of San Mateo. Own a storefront business in San Mateo
- I am discouraged (dismayed, troubled, etc) I couldn't participate in the building heights survey.
- District 5 (our district) is far more impacted by taller buildings than other districts
- I support residential building heights of 2 stories.
- I do not support buildings that are predominantly non-residential exceeding 5 stories or Measure Y limits in height.
- I also advocate for the preservation of single-family home neighborhoods, along with small businesses and retail.
- I do not support additional housing units beyond what is required by the State
- The DEIR should have looked at a moderated option, not just the maximum development.
- I am concerned about how services and infrastructure for all the new development will be paid for.

Thank you,  
Margaret Spicer

**From:** [William White](#)  
**To:** [City Council \(San Mateo\)](#); [General Plan](#)  
**Subject:** I want to preserve my neighborhood's charm  
**Date:** Sunday, October 8, 2023 6:09:33 PM

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To Whom It May Concern,

I have been a homeowner in San Mateo for 32 year. I live on 24th Avenue between Hacienda Street and Isabelle Avenue and I am very troubled to hear that the city is pushing for outrageously taller and denser buildings despite the fact that we've already met the 7,015-housing unit goal for the current cycle ending in 2031 based on the Department of Finance's demographers recent 2030 population projections. District 5 (my district) is far more impacted by taller buildings than other districts.

I strongly support maintaining residential building heights of two stories on my street, 24th Avenue which would include the church parking lot on the corner of Hacienda Street. I do not support buildings that are predominantly non-residential exceeding Measure Y limits in height.

I was extremely disappointed when I attended the city hall meeting watching the mayor and other city representatives side with the developer and rudely turned a deaf ear the many residents that were attending to protest the fact that the DEIR was not looking at a moderated option, but instead just pushing for maximum development.

Please feel free to reach out to me if you have any questions.

Sincerely,

Bill

Bill White  
Founder, Author, Teacher, Dad  
[HappyBabySigns.com](http://HappyBabySigns.com)



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

**From:** [Monika Lee](#)  
**To:** [Clerk](#)  
**Cc:** [Monika Lee](#)  
**Subject:** City Council Regular Meeting, October 16, 2023, Public Comment, Item 13  
**Date:** Sunday, October 15, 2023 3:35:41 PM

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Public Comment, Item 13, Draft General Plan 2040 – Circulation; Public Services and Facilities; and Safety Elements

City Council Regular Meeting, October 16, 2023

Dear Mayor Lee and Council Members,

I am writing to thank the General Plan Subcommittee for recommending revisions to the Draft General Plan that reflect a commitment by the city to support older adults, who constitute close to 20% of the population and whose numbers will grow in the next decades.

I am greatly encouraged to see that a new section is to be added and that several important needs of older adults are going to be addressed in GOAL PSF-7. Everyone benefits when older adults are able safely to age in place, maintain good health, and participate in the community. The volunteers of the San Mateo Age Friendly Task Force have been working to promote and help achieve these goals and will continue to do so.

I urge the City Council to adopt the recommended revisions and to ensure that the city's General Plan recognizes and addresses the needs of older adults.

Monika Lee

Member, San Mateo Age Friendly Task Force  
Commissioner, San Mateo Senior Citizen Commission  
Commissioner, San Mateo County Commission on Aging