

February 2023 Member Newsletter from:
Beresford/Hillsdale
Neighborhood Association
Box 6764 San Mateo CA 94403

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Beresford/Hillsdale Neighborhood Association

www.beresfordhillsdale.org

February 2023

Meet Councilmember Loraine

If you missed meeting Adam Loraine on his campaign trail, this is a chance to do so and hear his thoughts on representing our area (District 5). It's also an opportunity to ask questions or bring concerns to his attention. There is a LOT happening in San Mateo, so please join us to hear details!

You Asked for It!

We LOVE to hear from our members! Recently, a member messaged to ask if the San Mateo County Medical Center could provide a construction update. With their work impacting residents on 37th, 39th and Hacienda avenues, it's helpful to know timelines, etc. We are happy to have Capital Project Manager, Paul Hundal, come to update you at our February meeting! Images of the expected final result may be found at <https://www.smcgov.org/ceo/san-mateo-county-health-campus>.

**BHNA Member Meeting
February 13th**

7:30 p.m. via ZOOM

**Hosting New District
Councilmember**

**Adam Loraine & Hear
SMC Medical Ctr.**

Construction Updates

Your 2023 Renewal is Late - Renew TODAY for \$12!

Your dues keep the BHNA going! You may have signed up for an automatic renewal on our website, but otherwise, BHNA Membership renewals were due last month, so please renew (or join) by sending this form and your check, payable to "The BHNA" to: BHNA, P.O. Box 6764, San Mateo CA 94403, or pay online TODAY at: www.beresfordhillsdale.org.

BHNA 2023 MEMBERSHIP

Name(s) _____

Address _____

Phone _____ Email _____

Send newsletter by () US Mail Only or () Email Only

ZOOM LINK for February 13th BHNA Meeting at 7:30 p.m.:

<https://us02web.zoom.us/j/87609410613?pwd=dHZPcklCNnJlVHhvc1c0cklLVEShZz09>

Meeting ID: 876 0941 0613 - Passcode: 256101

One tap mobile +14086380968,,87609410613#,,,,*256101# US (San Jose)

+16694449171,,87609410613#,,,,*256101# US

(Only get your newsletter via hard copy? Ask us to email you the Zoom link!)

BHNA Area Crime Stats - Lt. Riccardi reported calls for police service were down in our area since he last met with us. This includes calls for the Hillsdale Garden Apartments: Auto burglaries – 10; Catalytic converter thefts – 1; Residential burglaries – 2 (none inside homes); Homeless complaints – 15 (most at mall or El Camino); Disturbances – 90 (most were mall or hospital)

January Membership Votes - Thanks to those of you who emailed their votes or voted at our January Zoom meeting regarding the following two items:

- 1) To support Council to approve the Housing Element before the state deadline.
- 2) To support having the Public Works staff prioritize requests to review, improve and provide dates for anticipated pedestrian and traffic calming installations by both Hillsdale High School and Abbott Middle School.

Your overwhelming support of both these items resulted in timely letters to the City Council from both the Board and Membership of the BHNA. The Council acted as we requested for the first item. In regard to the second item, we may have news February 11th. That is the date when Council reviews the budget and sets goals and priorities. (See the BHNA website for details.) This item has been ignored far too long. Pedestrian safety around our schools should be paramount.

DECISIONS THAT IMPACT YOU

Housing Element - Just last month a huge 5-0 Council decision to accept our Housing Element (HE) was made – whereby staff presented a plan for San Mateo to meet the 7,015 new housing numbers required by the state.

Judging by public comment, residents seemed to be in fear that Council would reject two years of staff efforts and community input, opening wide the door to developers with a “Builders Remedy” which would remove even more local control. Yet, it turns out a ‘no’ vote also meant \$600k in monthly state fines against our city.

These resident fears were likely brought on by the actions of the Planning Commission. Last April, Commissioner Nugent reacted to staff’s first HE draft by stepping beyond the Council to directly report his concerns to the state. Then, the Planning Commission voted in January to recommend the Council reject the HE. This vote was taken with just 3 of the 5 commissioners present, all three of who have made it clear they want more housing than the state has mandated. The council meeting audience regulars who share that opinion were few the evening the HE was approved, but one of the regulars expressed his deep dismay and spoke about housing groups suing San Mateo. That is reminiscent of the lawsuit filed when Council listened to residents concerns regarding the 10 units proposed at the corner of Santa Inez and El Camino Real. (In keeping with our own City guidelines, they voted against the development until the developer could work with the architect to bring the proposal into compliance.) If these housing groups hear a “no” for any reason it seems the next steps are lawsuits – paid for by YOU. Former Councilmember Rick Bonilla called in to encourage a rejection, too.

Not Perfect - While the Housing Element (HE) was accepted by Council, there was discussion that it wasn’t perfect and ‘iterations that weren’t substantive’ could be made even after submitting it to the state. The night of the vote, local property owners (who own and rent out investment properties) joined realtors who spoke out against rental restrictions that somehow made their way into the HE. This is noteworthy because 60% of San Mateans voted down rental restriction via Measure Q, so it’s quite concerning that rent restrictions previously put to a vote of the people have now been folded into our HE when they aren’t even required by the

state. The realtors’ take is, “Unelected officials, tenant advocate groups, and paid consultants have seized the Housing Element as an opportunity to drastically alter the rental ecosystem here in San Mateo - without voter approval and outreach to mom & pop landlords.”

Check out the details of the proposed restrictions below. Regardless of how you feel about them, it seems the City should be providing answers as to exactly how this happened. Perhaps restrictions will end up falling under the ‘iterations’ and be removed since this part of the process appears to have been less than transparent.

Info can be found starting on page 64 of the HE Draft link (Section 7.2.3: Policy H3.4 and H3.6):

<https://www.cityofsanmateo.org/DocumentCenter/View/87532/San-Mateo-2023-2031-Housing-Element--DRAFT>

Bay Area Gas Appliance Ban? – Our city contemplated this - now the Bay Area Air Quality Management District will hold a March 15th hearing to consider similar requirements for Bay Area residents. Protests, coupled with stories in the Washington Examiner (1/23/23) and the Wall Street Journal (1/26/23), criticize the health risk studies and note the campaign to ban gas stoves is ‘calculated and well-funded.’ The proposed ban is now focused on resident furnaces and water heaters upon need for replacement. The agency is accepting feedback on the proposed ban until Feb. 6th - Email Jennifer Elwell at jelwell@baaqmd.gov. Learn more at <https://www.baaqmd.gov/rules-and-compliance/rule-development/building-appliances>.

SMPD to Bring Community Engagement Platform -The San Mateo Police Department is targeting February to go live with their new Community Engagement Platform. Check their website, social media, and email notifications to stay in the know. This platform will allow greater and more immediate feedback from the community in regard to calls for service by providing customer service surveys. It will also allow for quicker follow-up with reporting persons by texting details surrounding reports (date, time, report number, etc.).

MORE NEWS

San Mateo County Alert System – A new San Mateo County alert system is in place. If you are already signed up, you will remain on the list, but you may want to check out the updates. If you wish to receive alerts, sign up at <https://www.smcgov.org/ceo/smc-alert>.

BHNA Board & 2023 President - Last month, BHNA members welcomed the 2023 Board, including our new President, Michael Ragan. Membership Director Frances Boscacci stepped down after years of service to our resident members. A big thank you to Frances! Her volunteerism made a great difference, including getting newsletters out to you! For the last year Noreen Doherty has been working behind the scenes with Frances, so we greatly appreciate her taking over the position.

Mentions of Measure Y – Mayor Lee referenced Measure Y yet again when the Housing Element vote was on the table. Although staff met our 7,015 unit housing planning goal, expect to see the City of San Mateo place a measure on the 2024 ballot to do away with our voter-approved building height limits. In juxtaposition, recent news reports Bay Area tech layoffs and resident exits, including a 1% reduction of residents here in San Mateo. Stay tuned.