

February Member Newsletter from:
Beresford/Hillsdale
Neighborhood Association
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Beresford Hillsdale Neighborhood Association

www.beresfordhillsdale.org

February 2022

BHNA February 15th Member Zoom Meeting (See Link Below!)

What is the Hillsdale Peace Pantry? How does it serve Hillsdale High School students & their families? Join us as speakers from HHS share what is being done to address local food insecurity via their emergency drive through. Learn about the anticipated community garden and how you can help this volunteer organization continue to serve.

As Councilman Eric Rodriguez stepped down from the mayor position at the end of 2021, he addressed the San Mateo United Homeowners

Association to talk about important items coming up in 2022. He reminded residents that 3 of our 5 districts (including Beresford) will have folks running for Council seats and he encouraged people to ask candidates questions to be sure they'll prioritize and support *your* priorities. Another immediate subject he pointed to was just how big and tall Accessory Dwelling Units could be here in San Mateo. If the sky is the limit, how will that impact our neighborhoods? City staff has been working on a new ordinance for ADUs for a good portion of last year. Join us on Feb. 15th as they share with us how the state has changed ADUs and possible City changes we'll likely see in the near future. Right now, staff is preparing to present final renderings to the City Council for discussion and approval later this month. You'll want to learn all you can at this BHNA meeting to bring you up to speed.

ZOOM MEMBER MEETING

Tuesday, Feb. 15th @ 7:30

HHS Response to Pandemic Challenges

for HHS Students and Families

&

A New House in My Neighbor's Yard?

What's New with ADUs!

HAVEN'T RENEWED YET? – Don't let this be your last issue! Renew your BHNA Membership for 2022 now! Go to www.beresfordhillsdale.org and click on the blue JOIN-RENEW tab to choose a one-time or auto-renew membership. Or use the mail-in option sending in the form below with a \$12 check made payable to "The BHNA" to: BHNA, P.O. Box 6764, San Mateo CA 94403.

2022 - BHNA RENEWAL/MEMBERSHIP FORM

Name(s) _____

Address _____

Phone _____ Email _____

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

FEBRUARY MEETING ZOOM LINK:

<https://us02web.zoom.us/j/82289078194>

Meeting ID: 822 8907 8194 - One tap mobile

+14086380968,,82289078194# US (San Jose)

+16699006833,,82289078194# US (San Jose)

“Find It” Fun! - Find an answer to this question on our website at www.beresfordhillsdale.org and email it to us at board@beresfordhillsdale.org for a chance to receive a gift certificate: *Name one of Board Member Don Leydig’s interests!*
Deadline February 12th. Winner announced at our February meeting!

Getting Real About Ministerial - Last week, the Lanes neighborhood was notified that a nearby home was going to add a total of 1,316 square feet pending City approval. A 485 sq. ft. Accessory Dwelling Unit (ADU) was slated to be part of the project. 485 square feet seems reasonable. After all, we need affordable housing and ADUs can be a great asset to a family. But what if San Mateo allowed for a whole lot more?

Current State standards for ADUs may not be questioned by residents with neighbors building ADUs or Junior ADUs once a permit is approved. Permit approval becomes ministerial, so no notice need be sent to adjacent residents. As San Mateo considers going far beyond the state requirements for these buildings, including two-story ADUs, it's important to be aware that such increases in size/height will also be ministerial upon permit approval and will then be constructed without notice or neighbor input.

So far, it appears Council has already decided to exceed the state's current ADU thresholds for square footage and is currently considering doing the same for height maximums. (Note: Members of both the Planning Commission and Council have stated they are interested in building their own ADUs.)

Of the 3 ADU height models Council will be examining during their **February 22nd meeting**, the two they seem to support may be two stories tall. Daylight can be impacted by taller buildings which is why Council will also discuss the ‘Daylight Plane’ at their meeting. This impacts adjacent properties since ADUs mass/height can block sunlight pathways to neighboring homes.

Resident opinions on ADU considerations should be provided to Council *ahead* of their **February 22nd meeting at 7 p.m.** via CityCouncil@cityofsanmateo.org. Those opinions may also be echoed at the actual meeting. The meeting link may be found at: <https://www.cityofsanmateo.org/3971/Agendas-Minutes-Public-Meeting-Portal>.

For images of ADU options presented late last year, go to: <https://sanmateo.primegov.com/Portal/Meeting?compiledMeetingDocumentFileId=15294>, scroll to Item 8 (ADU Ordinance Amendments), then click on “Presentation – ADU Ordinance Update Study Session.

Hillsdale Mall – 13 Stories? - Due to the BHNA decades old support of building height limits (including the overwhelming Board and Member support of Measure Y in 2020), we wanted to be sure

you were aware of the December Bohannon survey regarding the prospect of 13 story buildings on their mall property.

Just one week after the Daily Journal’s initial report that Bohannon/Hillsdale Shopping Center now has a new big time real estate partner, resident phones started buzzing with texts and ringing with calls asking about “people’s opinions about San Mateo.” While this survey began with broad questions, it quickly turned to the Hillsdale Mall Shopping Center/Bohannon organization, with residents being asked about a potential ballot measure (which would set aside voter approved Measure Y 55’ height limits,) allowing the mall to be redeveloped to a height of up to 130 feet. That’s 13.8 stories tall.

The survey gave greater insight into what Bohannon is thinking of developing at the Hillsdale Mall site and likely their adjacent properties, especially considering the new partnership and all the money that brings to the table. The survey continued by offering assorted percentages of 'affordable' housing, but for the most part steered completely away from any offer of height reductions. None of the choices was in compliance with what resident voters *just passed* with Measure Y.

It’s noteworthy that:

- 1) The Bohannon property extends further than merely the mall, including land east of El Camino.
- 2) Housing bills recently passed do away with any developer obligations to provide impact fees when they build. BHNA residents would be the first to be negatively impacted by this law change if mall property is replaced with a massive development.

We understand and support Bohannon's goal of modifying the use of their property in ways that will assure their continued success and positive impact on San Mateo and surrounding community. No one desires a failed business. However, we strongly believe this can and must be accomplished within the citizen approved mandates of Measure Y. Any height survey or ballot measure is unnecessary when the residents have already spoken. This will not be going away, so stay tuned and stay informed!

Recent Shooting – Arrests Made

On January 19th, San Mateo police responded to a call of a shooting at the Hillsdale Shopping Center. In the Macy’s parking area they located a 20-year-old San Mateo man suffering from a gunshot wound. Through witness statements, security footage and evidence gathered, detectives quickly identified multiple persons related to this incident. This led to the arrest of four 16-year-old San Mateo males who were booked into Hillcrest Juvenile Hall for assault with a firearm, attempted robbery and conspiracy to commit a crime. As of January 20th, Police Chief Barberini reported this incident could not be confirmed as gang related.

Chief Barberini also spoke recently about the uptick in other crimes, bringing San Mateo back to more regular numbers after a reduction was seen due to Covid. This includes daytime residential burglaries (when homeowners are gone) mostly in north San Mateo, auto break-ins at Bridgepoint, and stolen vehicles with a focus on work trucks with tools. SMPD is responding to this uptick, and ensuring the visibility of more marked police cars in trouble areas.