

April 2022 Member Newsletter from:
Beresford/Hillsdale
Neighborhood Association
Box 6764 San Mateo CA 94403

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Beresford/Hillsdale Neighborhood Association

www.beresfordhillsdale.org

April 2022

BHNA Coffee in the Park

It's long overdue for us to be able to see one another in person. Join us at Beresford Park on Saturday, April 30th starting at 9:30 am. Let's catch up, enjoy coffee and donuts together and maybe meet some new neighbors!

We'll have a table set up on the south side of the tennis courts, closest to 28th Avenue. Look for the BHNA signboard and get your donuts while they last. We look forward to seeing you!

NOTE: RAIN WILL CANCEL THIS EVENT.

Did You Know?

Last month, resident members of San Mateo's neighborhood and homeowners associations were invited to sound off at the San Mateo United (SMUHA) meeting. SMUHA hosts ten meetings every year and invites speakers who cover important and impactful subjects. Did you know as a BHNA member, you are welcome to attend any or all of these meetings?

If you want to stay in touch on a deeper level with what goes on in and around San Mateo, check out the SMUHA website for their meetings which occur evenings on the 3rd Thursday of the month at sanmateounited.org. You can contact them there directly to find out about upcoming speakers. (Note: During the San Mateo United meetings, your BHNA Board member is the voting party if the meeting calls for a vote. Additionally, your Board member is the person to have you recognized if you have a particular question. If you are interested in becoming a BHNA representative at SMUHA meetings, email us at board@beresfordhillsdale.org.)

*Join Us for
Coffee & Donuts at
Beresford Park!*

**Note the Saturday Date
for this BHNA Member
Meet-Up!**

April 30th, 9:30 -11 am

(Weather permitting!)

Is This Your Last Newsletter?

We hope not! Renewals are overdue, so if you got behind, 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 at: www.beresfordhillsdale.org.

BHNA 2022 MEMBERSHIP

Name(s) _____

Address _____

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

HILLSDALE MALL'S NEXT DEVELOPMENT STEPS?

David D. Bohannon reached out to the BHNA months ago to request a date to speak to our members. With new partners involved with the mall property, we assume Bohannon wishes to provide an update about their intentions for the site, which falls on both sides of El Camino Real. We are hoping to hear a finalized date from them for May.

The best idea for their outreach to BHNA stems from a recent Planning Commission meeting where a final review for development growth recommendations was being decided. (These recommendations will go to Council for their vote in April as part of the of the General Plan Update.) The public was not made privy to letters sent to the Planning Commission by Bohannon, asking for special consideration for their property. Normally, these would have been attached to the meeting Agenda. Residents were only made aware of the Bohannon letters when Commissioner Seema Patel referred to them as the basis for changing her vote in favor of their request.

The February letters* read, in part: *"We now intend to embark on a robust community engagement effort...We believe that the unique size and location of the Site warrants a fresh approach by showing more intensity along El Camino...and stepping down the intensity toward the existing neighborhoods...Our Preferred Alternative has less density than the highest intensity Alternative C."* (*Find the two separate Bohannon letters and their proposed map under Public Comment letters received in February at <https://strivesanmateo.org/documents/publiccomments/>.)

Last December, it was reported that Bohannon Development Companies partnered with a real estate firm, Northwood Investors, to manage and operate the San Mateo mall "as it looks at transitioning amid a changing retail landscape." Bohannon and Northwood's thoughts regarding land use and building heights are sure to be discussed, and we are certain you will have many questions! While there will be time for questions at the meeting, you can also send them to us in advance at board@beresfordhillsdale.org.

We previously shared with you that of the three development growth alternatives City staff had presented to Council, only Alternative A keeps Measure Y height limits intact. The other alternatives call for more growth and do away with Measure Y, as does Bohannon's requested alternative. (Said other alternatives would then have to be placed before San Mateo voters.) Staff confirmed that Alternative A will allow for San Mateo to plan for housing numbers dictated to them by the State (RHNA housing numbers) for this 6- year cycle. But those on the Council favoring the other alternatives say they wish to have a plan in place through 2040.

Alarm Bells are Ringing – In March, everything we were told about our housing needs was brought into question. Our State Auditor published a concerning report that the housing numbers each city was mandated to provide *were not ensured to be accurate or adequately reported*. This was not news to many, like the Embarcadero Institute, who had been stating that the need had been double-counted. (Full report at <http://auditor.ca.gov/reports/2021-125/index.html>.)

Here in San Mateo, city leaders are basing our General Plan Update and growth on the very numbers now in question. There seems to be cause to incorporate the findings of the Auditor's report before they move forward on any recommendations at their upcoming April Council meeting. (Occurring April 4th or 19th.)

California YIMBY maintains that the housing numbers are wrong, but they say the numbers are too low, not too high. Those maintaining charges of double- counting say perhaps a small amount are low, but there were other much larger mistakes of dramatically increased housing numbers calculated on the wrong vacancy rates. A resident leader in San Mateo asked if we are going to cherry pick the provided housing numbers to trust when the process has been shown to be compromised. Good question to ask the Council at citycouncil@sanmateo.org.

Did You Get It? – Cal Water recently sent us all mailers about reducing our water use. While they won't update their water supply plan until 2025, the Bay Area Water Supply & Conservation Agency underscored last summer that we were already in trouble, noting we had enough water for 'normal needs' then, but that increased demand makes drought a bigger issue. For their water saving tips, go to <https://saveourwater.com/>.

Update: New Ordinance for Accessory Dwelling Units - The March Council meeting discussing whether to go above state allowances for ADUs encompassed a number of options. You'll recall we shared that state allowances for ADUs are automatic (ministerial), with no neighborhood notification or input on new applications. This particular meeting was important because anything approved would also fall into the 'no notice/no input' category.

At the meeting, Mayor Bonilla pressed for maximum ADU heights, with no rear setbacks if a property didn't back up to another residential property, stating that a few angry letters or calls from residents shouldn't keep the Council from approving more. Papan and Goethals talked about more height being made ministerial if resident concerns for adequate parking and setbacks were baked into the ordinance. Councilmember Lee felt San Mateo should align ADU heights to match current zoned heights of home structures. With no one in agreement, Councilmember Rodriguez recommended that applications asking for heights superseding state allowances should be left to local discretionary review (including notice/meetings). This ended up being the compromise that was accepted. For more details on the revised ordinance, go to <https://www.cityofsanmateo.org/3907/Accessory-Dwelling-Unit-ADU>.