

Item No. 8

From: [Jeremy Levine](#)
To: [CEO BoardFeedback](#); [David Canepa](#); [Noelia Corzo](#)
Cc: [Sam Greenberg](#); [Tony Bayudan](#); [Bill Silverfarb](#); [Cassandra Matter](#); [Brian Perkins](#); [Marci Dragun](#); [Will Gibson](#); [Steve Monowitz](#)
Subject: Public Comment Agenda Item 8: Support for housing element and rezoning, with restoration of full rezoning in unincorporated Colma
Date: Monday, March 24, 2025 5:06:16 PM
Attachments: [2025.3.24 County Housing Element Public Comment VII Letter of Support.pdf](#)

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Good afternoon County Supervisors,

Please see the attached letter in support of adopting San Mateo County's housing element.

HLC and partners also support the County's rezoning plans, with one caveat: We would like the County to rezone all of unincorporated Colma, as originally requested by Supervisor Canepa and proposed in the 2024 draft of the housing element, rather than the handful of sites proposed in this most recent draft. Our letter includes more details.

Thank you for your consideration,
Jeremy

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Jeremy Levine (he • him)

Policy Manager

Housing Leadership Council of San Mateo County

2905 El Camino Real

San Mateo, CA 94403

www.hlcsmc.org

650.242.1764

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March 24, 2025

San Mateo County Board of Supervisors
500 County Center
Redwood City, CA 94063

To the honorable Supervisors of San Mateo County,

Our coalition of organizations supports the County's housing element plan and rezone for denser homes.

We first began organizing in November of 2022 to advocate for pro-housing, pro-tenant policies in San Mateo County's housing element. Since then, the County has added several high-impact policy commitments to the housing plan that will promote affordability for all, including:

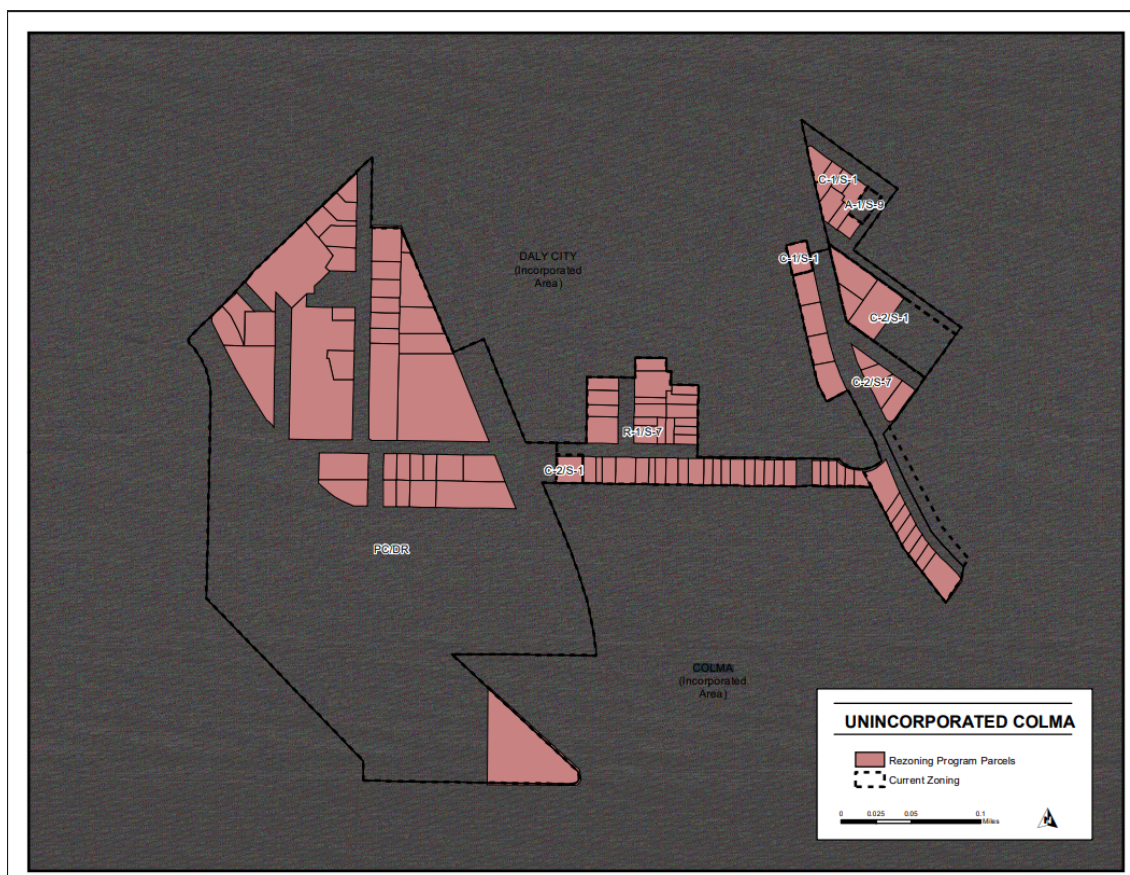
- HE 11.2, The County's rezoning and development constraints reduction program ([draft housing element](#), p. 44), and HE 11.5, a commitment to expand rezonings in the future (p. 46)
- HE 22.1C through 22.1F, creating incentives for housing accessible to those with disabilities (pp. 55-57)
- HE 22.5, HE 22.6, and HE 22.7, evaluating housing opportunities on the South Coast in general and for farmworkers specifically (pp. 62-63)

The County's housing element now includes sites that will be rezoned to credibly allow housing at a range of affordabilities. As the County moves forward with implementation of the housing element, it can best accomplish the goals of various programs with a handful of specific actions. Some such actions:

- **To implement program HE 11.2**, promote maximum flexibility in the updated zoning code and push for a quick timeline to implement the rezones. The County technically cannot have a fully compliant housing element until it finalizes the housing element rezones, and the County is currently ineligible for [several state funding programs](#) until it achieves housing element compliance. Rezoning quickly will ensure the County can access more state and regional infrastructure funding.

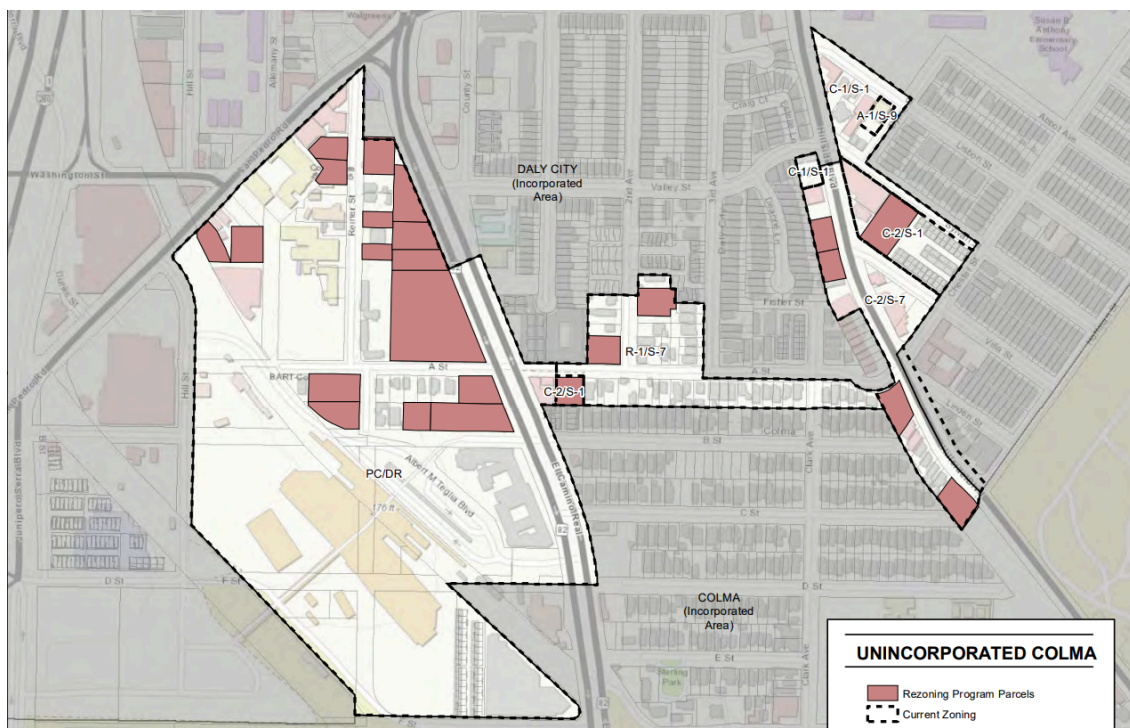
Furthermore, the County should restore plans to rezoning in unincorporated Colma as described in the earlier 2024 draft of the housing element.

In its newest draft housing element, the County substantially reduces the area of Colma it plans to rezone from prior drafts. Even if not all sites can be counted in the County's housing element site inventory, rezoning all of the parcels in the prior 2024 draft will meaningfully increase opportunities for transit-oriented development. Rezoning the sites as part of the planned rezoning program will cost virtually nothing and can be done without any housing element amendments, meaning it can be done without any further delays. Supervisor David Canepa has demonstrated strong leadership on increasing housing density and we support his prior comments directing county staff to promote more homes near transit.



Above: The County's original plans for rezoning unincorporated Colma in 2024 ([2024 draft housing element](#), p. 103). HLC and partners support the original rezoning plan.

Below: Reduced plans to rezoning in unincorporated Colma as described in the new 2025 draft housing element ([Staff report of Sites Inventory and Rezoning Program](#), p. 12).



- **To implement program HE 11.5**, begin planning now to rezone for multi-family homes in high-opportunity areas like West Menlo Park by December 2029. Housing is expensive in California primarily because too little housing gets built in high-demand, resource-rich areas. Too little housing gets built largely because local governments do not allow homes in the areas people want to live. Unincorporated West Menlo Park has many amenities that would make it desirable to build new homes and competitive for affordable housing funding. In letters sent to the Board of Supervisors on [March 25, 2024](#) and [July 29, 2023](#), we described policy changes that would effectively implement this program.
- **When developing policies** to promote farmworker housing and homes accessible to those with mental health issues or intellectual or developmental disabilities, prioritize input from individuals from the affected communities and organizations who work with those individuals.

Ultimately, a shortage of homes causes high housing prices in San Mateo County. As sociologist Matthew Desmond [wrote in the New York Review](#), *“Restrictive (and often racist) zoning laws prevent multifamily housing from being built on most residential land in the country, limiting housing supply and driving up costs. If we want to get serious about delivering more housing, we have to get serious about zoning reform.”*

Much like Desmond, our coalition supports an “all-of-the-above” strategy to meet local needs: Providing incentives for affordable homes, removing constraints to all types of homes, and protecting tenants. As part of an all-of-the-above solution, we support using public land for workforce housing and permanent supportive housing, but subsidized housing alone cannot solve the crippling shortage in our region. San Mateo County must promote all types of development, affordable, market-rate, and everything in between.

San Mateo County’s housing element now includes a range of visionary policies that will further housing affordability in the region. Each member of the Board of Supervisors supported essential policy changes that we believe will help the County achieve legal compliance. We look forward to continuing our work with county staff and the Board of Supervisors as we move into implementation.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'J. Levine', with a large loop at the start and a trailing flourish.

Jeremy Levine, Policy Manager
Housing Leadership Council of San Mateo County

Item No. 9

From: [Alex Komoroske](#)
To: [CEO BoardFeedback](#)
Subject: SCA/Oakdell safety
Date: Monday, March 24, 2025 4:07:12 PM
Attachments: [tccsignature_f5127c4a-cb7a-4ae5-aca5-807f52f2ecce.png](#)

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The intersection at Oakdell and Sharon Road is heavily traveled by motorists, bikers and pedestrians. The road markings and signage need significant improvement. I have lived next to it over 40 years and seen numerous accidents.

Alex Komoroske
Sent from my iPhone

Alex Komoroske
AKomoroske@thechemco.com
Direct: (650) 248-6082



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