**From:** Joey DeMartini
**To:** Will Gibson
**Subject:** Opposition to Housing Element Rezoning Program – Phase 2
**Date:** Tuesday, November 17, 2026 7:27:56 PM

**CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

**To:** San Mateo County Planning & Building Department
**Attn:** Will Gibson, Planner III
**Email:** wgibson@smcgov.org

Dear Mr. Gibson and Members of the Planning Department,

As a 49-year resident of El Granada, I am writing to strongly oppose the proposed Housing Element Rezoning Program Phase 2.

I have watched this community grow over the past five decades, and I am concerned that this proposal would permanently change the character and quality of life that make El Granada such a special place.

My biggest concerns are:

## 1. Parking and Traffic

Allowing only one parking space per housing unit is not realistic for our area. Most residents depend on their vehicles, and public transportation is not a reliable option for many. Without enough parking, neighborhood streets will become more crowded, creating safety concerns and making emergency access more difficult. The County should look at Moonside Housing in Half Moon Bay as an example of why adequate parking matters.

## 2. Building Height and Neighborhood Character

The proposed 30 to 70 units per acre and building heights of 60 to 70 feet are completely out of scale with the surrounding one- and two-story homes. Buildings of this size would change the appearance of our neighborhood, create privacy issues, block sunlight, and impact the natural surroundings. Lower-density development would be much more appropriate.

## 3. Environmental and Infrastructure Concerns

The County has identified potential wetlands and sensitive wildlife areas on the proposed properties. There are also concerns about water and sewer capacity, drainage, traffic, and other infrastructure. These impacts need to be fully studied before any zoning changes move forward.

I understand the need for additional housing, but not every location is suitable for high-density development. Growth needs to be responsible and take into account the existing residents, environment, and limitations of the area.

I respectfully ask the County to reconsider this proposal, evaluate lower-density alternatives, address parking and infrastructure concerns, and complete a thorough environmental review before moving forward.

After 49 years in El Granada, I want to see this community remain a place that people can enjoy for generations to come. I strongly oppose the rezoning as currently proposed and ask the County to listen to the residents who call this community home.

Thank you for your time and consideration.

Sincerely,

A 49-Year Resident of El Granada

Joey DeMartini

**From:** Jeanna DeMartini
**To:** Will Gibson
**Subject:** Formal Opposition to the El Granada Housing Element Rezoning Program – Phase 2
**Date:** Tuesday, November 17, 2026 8:16:55 PM

**CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

To: San Mateo County Planning & Building Department
Attn : Will Gibson, Planner III

Dear Will Gibson and planning,

Dear San Mateo County,

I strongly oppose the proposed Housing Element Rezoning Program Phase 2.

I understand the need for more housing, but I believe the proposed high-density development is too much for our small coastal community.

My biggest concerns are the lack of adequate parking, increased traffic, and the impact on our quiet residential neighborhoods. Allowing only one parking space per unit is simply not realistic. Moonside Housing in Half Moon Bay is an example of the parking problems that can result when there are not enough spaces.

Buildings up to 60–70 feet tall would also be out of character with our existing homes and could affect privacy, sunlight, and the natural surroundings.

I am also concerned about the impact on wetlands, wildlife, drainage, and our already limited water and sewer infrastructure.

After 23years in El Granada, I want to see our community protected. I am not against new housing, but I believe it needs to be reasonable, properly planned, and appropriate for the area.

I urge the County to reconsider this proposal and look at lower-density options that respect our neighborhood and the people who live here.

Thank you for listening to the concerns of longtime El Granada residents.

Sincerely,

Jeanna DeMartini

**From:** Matt Allen
**To:** Will Gibson
**Subject:** Do Not Rezone El Granada
**Date:** Tuesday, November 17, 2026 8:25:47 PM

**CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

Dear Mr. Gibson and Members of the Planning Department,

I have lived in El Granada for 53-years and I am writing to describe my strong opposition to the proposed Housing Element Rezoning Program. I have a deep appreciation for the culture, unique character, and quality of life in El Granada. The proposed high-density housing plan is not appropriate for El Granada. Please reconsider and choose a different location.

One of my concerns is the lack of adequate parking. The proposal would allow a maximum of only one parking space per unit. On the Coast, public transportation does not run often enough to be a practical alternative to driving, for the proposed increase in riders. The one space per family allowance is simply not realistic. Most services and necessities require that people drive 10-20 miles to access them.

Without sufficient, on-site parking, the surrounding residential streets will likely be impacted negatively. Vehicles parked along neighborhood streets will create congestion, reduce visibility for drivers and pedestrians, and make access more difficult for emergency vehicles. I ask that the Environmental Impact Report thoroughly evaluate realistic vehicle ownership, parking demand, spillover parking, traffic circulation, and emergency access before any rezoning decisions are made.

I can't believe that the County Planning Department is considering seven-story buildings in the context of rural, single family homes in El Granada. The proposed density of 30 to 70 residential units per acre, up from eight to 17, will destroy the culture and character of the Coastside Community. Currently, homes are capped at 28 feet. You are proposing new apartment buildings at heights of 60 to 70 feet! That is not tasteful, thoughtful design that will blend in with the existing neighborhood.

I urge you to reject the proposal of rezoning our El Granada neighborhood. New development should respect the scale and character of the existing community. If the decision is made to rezone, the County must evaluate lower-density alternatives and building designs that are genuinely compatible with the existing neighborhood rather than imposing a new development standard. The current proposal will permanently alter the character and culture of El Granada and the greater Coastside.

The County identified potential wetlands and sensitive biological resources on the project parcels. It also acknowledges that the project may have environmental impacts involving transportation, aesthetics, hydrology and water quality, and utilities. These concerns are particularly important in our coastal community. Before advancing a rezoning plan of this magnitude, the County should fully evaluate the capacity of existing water and sewer

infrastructure, storm water management, potential impacts on wetlands and wildlife habitat, and the cumulative effects of increased development. These issues should be addressed through meaningful environmental analysis and enforceable mitigation measures, not deferred until individual development proposals come forward.

After 53 years in El Granada, I believe that thoughtful planning must take into account more than the number of housing units that can fit on a parcel. It must also consider whether the location can support the resulting density, whether the infrastructure is adequate, and whether the development can coexist responsibly with the established neighborhood. Traffic is already untenable. The current sewer infrastructure cannot facilitate the proposed increase in usage. Housing needs are important, but they cannot outweigh the other considerations outlined, above, in my letter. The County's Planning goals should not come at the expense environmental protection, public safety, and the livability of existing residential communities.
I respectfully request that San Mateo County:

- Thoroughly assess parking demand, street congestion, traffic safety, and emergency access. (Look to Moonside Housing in Half Moon Bay as an example of a need for more parking)
- Evaluate the actual availability and reliability of public transportation as an alternative to private vehicles.
- Analyze the visual, privacy, and neighborhood compatibility impacts of buildings up to 60–70 feet tall.
- Fully investigate wetlands, wildlife habitat, storm water management, and water and sewer capacity.
- Consider lower-density alternatives and other locations that may be more appropriate for high-density housing.
- Avoid advancing zoning changes until the environmental impacts and feasible mitigation measures have been fully evaluated and disclosed to the public.

**For these reasons, I strongly oppose the proposed rezoning as currently described and ask that the County reconsider whether this is an appropriate location for development of this scale.**

Thank you for your consideration of my comments.
Sincerely,
Matt Allen

53-Year Resident of El Granada

**From:** Sara Neale
**To:** Planning_Commission; Will Gibson
**Subject:** Power is out in large part of El Granada
**Date:** Wednesday, November 18, 2026 9:01:47 AM

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As you prepare for this meeting that has a tremendous impact on El Granada and it's surrounding area, it is important for you all to know that the power is out for a large portion of El Granada. There are many folks who were planning to attend the meeting today regarding the Scoping Session for an Environmental Impact Report for the San Mateo County Housing Element Rezoning Program Phase II – El Granada.

Due to the fragile infrastructure on the coast and yet another power outage, there are an unknown number of residents unable to voice their opinion to the Planning Commission via zoom and even more who want to stay informed and listen but are unable to do so.

This is one of the important reasons this upzoning is irresponsible in this area.

Sincerely,
Sara Neale
150 Coral Reef Ave

**From:** GABRIEL SILVA
**To:** Planning_Commission
**Subject:** STRONG OPPOSITION TO THE PROPOSED EL GRANADA REZONING – REZONING PROGRAM
**Date:** Wednesday, November 18, 2026 8:09:59 AM

**CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

Dear Members of the Planning Commission and San Mateo County Board of Supervisors,

I am writing to express my strong and unequivocal opposition to the El Granada phase of the proposed Rezoning Program, specifically the proposal to rezone six currently undeveloped, residentially zoned parcels in El Granada to allow higher-density multifamily housing.

I believe this proposal is fundamentally misguided and fails to adequately consider the existing conditions, infrastructure limitations, public safety concerns, and long-term consequences for the El Granada community.

**El Granada is an established single-family residential community, and this proposal threatens the character and quality of life that residents have worked hard to preserve.**Increasing residential density in an area that is already challenged by limited infrastructure and constrained transportation access is irresponsible without first demonstrating that the community can adequately support the additional population.

My concerns include the following:

### 1. Inadequate Infrastructure

El Granada's existing infrastructure is already limited. Before considering additional housing density, the County must demonstrate that water supply, sewer capacity, stormwater drainage, roads, and other essential public infrastructure can accommodate the increased demand. Rezoning land without first addressing these fundamental limitations places an unreasonable burden on existing residents and public services.

### 2. Highway Access and Traffic Congestion

Access to and from El Granada is already constrained by the limited highway access points and the area's dependence on Highway 1. Additional multifamily housing will generate more vehicle trips, increasing congestion on local roads and Highway 1. This will further complicate daily commutes, school transportation, and access for residents, visitors, and emergency vehicles.

The County cannot simply approve increased density without providing a credible, comprehensive traffic and transportation plan that addresses these existing constraints.

### 3. Insufficient Medical Facilities and Emergency Services

The availability and accessibility of medical facilities and emergency services are significant concerns. El Granada and the surrounding coastal communities have limited medical resources and are dependent on emergency responders who must navigate the same constrained roadways as everyone else.

Adding population without demonstrating that fire protection, emergency medical response, ambulance services, and other critical public safety resources can meet the increased demand is unacceptable. In an emergency, additional traffic congestion and limited access routes could have serious consequences for public safety.

**4. Increased Residential Congestion and Overburdened Public Services**

Higher-density multifamily development will increase the number of residents, vehicles, parking demands, and the overall strain on an already limited community infrastructure. This will affect neighborhood streets, parking availability, public services, and the daily lives of existing homeowners.

The cumulative impact of these changes must be considered, rather than evaluating the six parcels in isolation.

**5. Irreversible Impact on the Character and Quality of Life of El Granada**

El Granada has a distinct residential character that is largely defined by its established single-family neighborhoods, coastal setting, and community atmosphere. Introducing higher-density multifamily housing into areas that have historically been designated for residential use consistent with the surrounding neighborhood risks fundamentally changing that character.

Residents should not be expected to absorb the consequences of increased density, congestion, parking pressures, and strained public services without a clear and compelling demonstration that the benefits outweigh the negative impacts.

Housing policy should not come at the expense of responsible planning, public safety, environmental considerations, and the well-being of existing communities.

**The County's responsibility is not simply to identify land that can be rezoned, but to ensure that any proposed development is appropriate for the location and supported by the infrastructure and services necessary to sustain it.** Rezoning these six parcels before resolving the community's existing infrastructure, transportation, and emergency service limitations reverses that responsibility.

I strongly urge the Planning Commission and Board of Supervisors to reject the proposed rezoning of these six El Granada parcels for higher-density multifamily housing.

At an absolute minimum, no rezoning should move forward without comprehensive and independently supported assessments of infrastructure capacity, traffic and Highway 1 access, emergency response capabilities, medical service availability, parking, and the cumulative impact on the surrounding residential neighborhoods.

The concerns of existing residents must be given meaningful consideration, not treated as an obstacle to predetermined housing objectives.

El Granada is more than a collection of parcels available for increased development. It is an established residential community with finite resources, limited access, and a quality of life worth protecting. Future planning decisions must respect those realities.

**I respectfully request that the County remove these six parcels from the proposed higher-density rezoning plan and preserve the existing residential zoning.**

Please include this letter in the official public record and provide confirmation that my opposition has been received and considered.

Sincerely,

Gabriel Silva
El Granada Resident








Coyotes

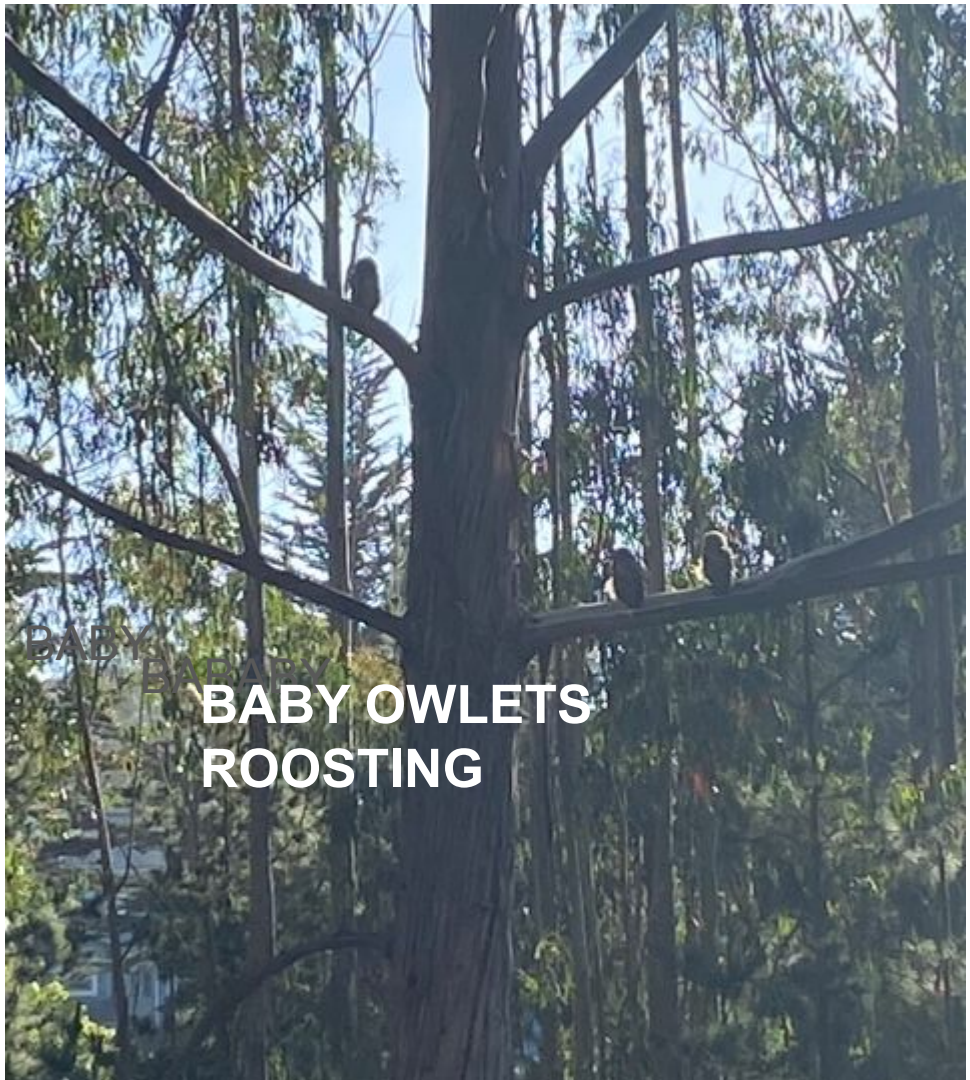

Newts


Deer


Salamanders


Garter Snakes




BABY OWLETS
ROOSTING





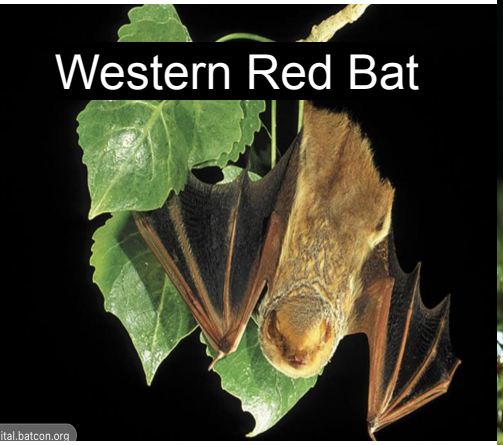





Yuma Myotis

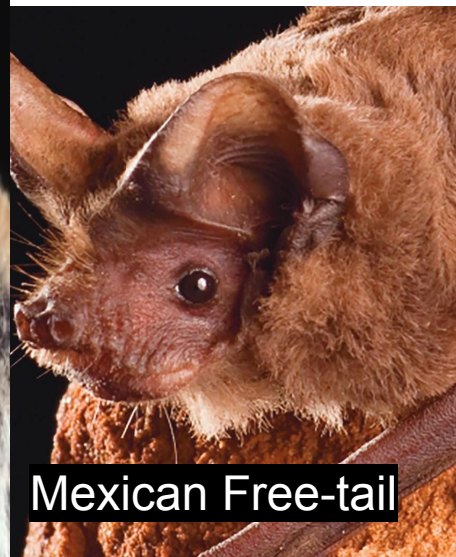

Hoary Bat
reconnectwithnature.org


Silver Haired


Western Red Bat
ital.batcon.org


Big Brown Bat


California Myotis


Mexican Free-tail






























FROGS SINGING