

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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September 24, 2009

Mr. Ron Munekawa, Chief of Planning
Department of Community Development
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

Dear Mr. Munekawa:

RE: Review of the City of San Mateo's Adopted and Revised Draft Housing Element

Thank you for submitting San Mateo's housing element, adopted on June 15, 2009 and received for review on June 26, 2009. The Department also reviewed subsequent draft revisions received on September 23, 2009. The Department is required to review draft and adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(b) and (h). Communications with Mr. Ken Chin, Associate Planner, facilitated the review.

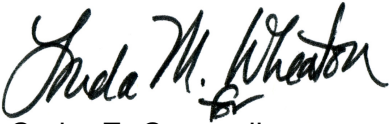
Although the adopted element does not address all of the statutory requirements described in the Department's May 1, 2009 review, the remaining issues would be resolved by the draft revisions. For example, the element, as proposed for revision, identifies adequate sites to accommodate the City's regional housing need. As a result, the element will comply with State housing element law (Article 10.6 of the Government Code) when these draft revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The City should also note recent statutory changes to Government Code Section 65302 (Chapter 369, Statutes 2007 [AB162]), which requires amendment of the safety and conservation elements of the general plan to include analysis and policies regarding flood hazard and management information upon the next revision of the housing element on, or after, January 1, 2009. For further information, see the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf.

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The Department appreciates the effort and cooperation provided by Mr. Chin, Associate Planner, Ms. Sandy Council, Neighborhood Improvement and Housing Manager, Mr. Bill Wanner, Principal Planner, and Ms. Diana Elrod, the City's consultant. We look forward to receiving the adopted revisions to the housing element. If you have any questions, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,

A handwritten signature in black ink, appearing to read "Cathy E. Creswell". The signature is fluid and cursive, with the first name "Cathy" being the most prominent.

Cathy E. Creswell
Deputy Director