

TOWN OF HILLSBOROUGH

SAN MATEO COUNTY

Building & Planning Department

(650) 375-7422



1600 Floribunda Avenue

Hillsborough

October 13, 2016

Ken Kirkey
Director, Planning
Metropolitan Transportation Commission
Bay Area Metro Center
375 Beale Street, Suite 800
San Francisco, CA 94105

Re: Plan Bay Area 2040 DRAFT Preferred Scenario

Dear Mr. Kirkey:

Thank you for the opportunity to comment on the Plan Bay Area 2040 DRAFT Preferred Scenario. Additionally, we appreciated the informational presentation to the San Mateo County Planning Directors recently in San Carlos.

While the 2010 and 2040 household information and respective growth appear generally reflective of Hillsborough's demographics, we have detected discrepancies between both the 2010 and 2040 employment figures. Hillsborough is a single family residential community with no commercial zoning. Non-residential uses in Hillsborough are limited to schools, country clubs and government facilities which employ a total of approximately 600 regular employees. The Plan Bay Area 2040 DRAFT Preferred Scenario notes that Hillsborough had 2,100 employees in 2010 and would have 2,300 employees by 2040.

We understand that census block groups were used to develop the employment figures. We would ask that you consider the possibility that the figures may have been derived from census areas which Hillsborough and Burlingame share along with a common zip code. Additionally, if the information is coming from business licenses, we ask that you consider the appropriateness of utilizing this information in a jobs/housing study. For example, while there are currently 1,272 active business licenses within the Town at this

October 13, 2016
Ken Kirkey
Page -2-

time, research has shown that approximately 50% involve regular full and part-time time jobs and 50% involve home occupations or temporary jobs. Since employers/employees with home occupations already have housing, and temporary jobs may or may not be located within Hillsborough in the future, it would not make sense to calculate or project those jobs within a jobs/housing study. Whether one references the 607 jobs within the Town's 2009 Housing Element or the 1,272 active business licenses currently in Town, the 2,100 figure in the Plan Bay Area 2040 DRAFT Preferred Scenario is not accurate.

While Hillsborough embraces a strategic and visionary approach for advanced planning purposes, we believe that visioning with consideration for actual conditions and in a manner that preserves the essential character of individual communities is the appropriate method to stimulate community and regional goals. We understand that our community is particularly unique as there are only a handful of communities in the entire State of California that have no commercial businesses whatsoever. We welcome an opportunity to discuss our comments further.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth S.R. Cullinan". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Elizabeth S.R. Cullinan
Director, Building and Planning
Town of Hillsborough