

**From:** Sylvie Firestone [REDACTED]  
**Sent:** Saturday, February 10, 2024 8:54 AM  
**To:** Planning Commission <[PlanningCommission@cityofsanmateo.org](mailto:PlanningCommission@cityofsanmateo.org)>  
**Subject:** Please don't kill any trees

Please don't allow any trees to be killed. Especially heritage trees. Thank you, Sylvie Firestone

**From:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
**Sent:** Monday, February 12, 2024 4:25 PM  
**To:** [REDACTED]  
**Subject:** RE: Planning Commission Study Session Feb 13 2024

Good afternoon Eugene,

Thank you for your email. Your comments will be distributed to the Planning Commission in advance of tomorrow's Study Session. Let me know if you have any questions, thanks.

-Rendell



**Rendell Bustos**

Senior Planner | Community Development Department  
330 W. 20th Ave., San Mateo, CA 94403  
650-522-7211 | [rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)



**From:** eugene campione [REDACTED]  
**Sent:** Monday, February 12, 2024 12:53 PM  
**To:** Planning <[planning@cityofsanmateo.org](mailto:planning@cityofsanmateo.org)>  
**Subject:** Planning Commission Study Session Feb 13 2024

**I speak against the proposal of the 1218 Monte Diablo and 131 N Kingston St, San Mateo project.**

I am Eugene L Campione and with my wife live at [REDACTED]

This project will have significant costs to our life. Firstly I no longer drive due to my age. Secondly and beyond in order to get along I must use Redi-Wheels, or taxi service for grocery shopping, restaurant meals, other shopping wants. Also I need Newspaper delivery, the SF Chronicle and the Mercury News. All of these services whether given by others or initiated by me require timely and adequate work. Construction work impact these needs.

I do not have family or previous persons to help me get around.

I live on [REDACTED] since my home purchase in 1960.

My wife worked in the Public School system until retirement and was a long time Volunteer for the Don Edwards Wild Life Refuge and its Society until our inability to drive.

I worked in the Air Traffic Control and Automated En Route system until retirement and then as a Volunteer in the Don Edwards Refuge and in the Wildlife Society even now as I do on line work for the Society Administrator. I will not speak of other work.

I submit this brief but wholly necessity to not encourage further work in tis public project.

Eugene L Campione, [REDACTED]

**From:** [REDACTED]  
**Sent:** Monday, February 12, 2024 2:01 PM  
**To:** Planning <planning@cityofsanmateo.org>  
**Subject:** 2/13/24 Planning Meeting - 1218 Monte Diablo Ave Study Session

Thank you for the opportunity to comment on the proposed 1218 Monte Diablo Ave residential project. I am a resident of the North Shoreview and serve on the neighborhood association board.

The developer seems to be asking for six zoning concessions (identified as “waivers”) — far in excess of the concessions that have been earned with the proposed number of units set aside for lower income renters.

The developer requests four waivers for significantly reduced setbacks on Monte Diablo Ave, Kingston Ave, rear property boundary, and internal boundary adjacent to two existing residences. The project proposes to construct the buildings with setbacks of only 6 feet from these property boundaries, rather than the 25 or 30 foot setbacks required by San Mateo zoning.

The developer asks for a fifth waiver for a building height variance of 59.3 feet, rather than the approved R-4 zoning limit of 45 feet — almost 1.5 stories higher than zoning allows. When combined with the proposed very flat, monolithic style of design and the desire for minimal setbacks, the apartment building will present a very looming presence in our residential neighborhood. Surrounding homes are primarily single story houses, and a few two-story apartment buildings. The design and density of this project is very out of character with the rest of the neighborhood.

A sixth waiver is requested as a reduction in on-site parking — this is of particular concern to our neighborhood. If San Mateo zoning code were to be applied, the development would require 142 on-site parking spaces. As a result of the lower income set aside, state law allows the developer to reduce the required on-site parking to only 71 on-site spaces for a 64-unit apartment building. The developer, however, proposes only 43 general parking spaces (plus 2 more restricted as accessible parking) for this 64 unit apartment building. This is simply an inadequate number of on-site parking spaces for this tall, densely developed project.

North Shoreview is not a neighborhood serviced by public transportation. Assigned neighborhood public schools are miles away, requiring parents to transport children to school. The nearest mid-size grocery store is almost a mile distant from the project. It is almost certain that every apartment unit will be associated with at least one vehicle, and highly likely that several units will have multiple vehicles. In a part of the neighborhood that is already very impacted by a lack of sufficient street parking, there simply isn't space for overflow street parking of likely 50 to 60 more cars from this proposed project.

On behalf of the neighborhood, I ask that the developer be limited to only the number of concessions that have been earned in accordance with the state density bonus law. I ask that more adequate setbacks be considered and that the design of the buildings be modified to include the stepping back of upper stories to ease the transition from this very tall building to adjacent one- and two-story homes. I further ask that the minimum number of on-site parking spaces required by the state formula be provided for this project, and that no concession or waiver for further reduced on-site parking be granted by the planning commission.

Thank you for your consideration,

Helen Sellers.

-----Original Message-----

From: Rendell Bustos <rbustos@cityofsanmateo.org>  
Sent: Tuesday, February 13, 2024 11:35 AM  
To: P Spiteri [REDACTED]  
Cc: Manira Sandhir <msandhir@cityofsanmateo.org>  
Subject: RE: PA-2023-026-1218 Monte Diablo - pre application

Hi Patrick,

Sorry I missed your call. Tonight's item is a Study Session where the Planning Commission will provide feedback on the project. There will be no action taken on the project.

Yes, the City did receive a copy of a letter explaining CC&R's on Shoreview Tract 6. It is the City's understanding that this is an arrangement between private property owners (not the City), so I have forwarded the letter to the applicant for a response. We anticipate requiring the applicant to resolve this matter before they file their formal Planning Application.

It's not necessarily a specific discussion item tonight, but members of the public or the Planning Commission can ask or comment on the CC&R's. I hope this helps clarify, thanks.

Regards,

Rendell Bustos  
Senior Planner | Community Development Department  
330 W. 20th Ave., San Mateo, CA 94403  
650-522-7211 | rbustos@cityofsanmateo.org

-----Original Message-----

From: [REDACTED]  
Sent: Tuesday, February 13, 2024 11:21 AM  
To: Rendell Bustos <rbustos@cityofsanmateo.org>  
Subject: Re: PA-2023-026-1218 Monte Diablo - pre application

Hi Rendell ,

Can you tell me what the planning comission study session entails tonight ?

Also are you aware of the property owners Cc & Rs on the shore view tract 6 development that exists ?

If so is this going to be discussed tonight ?

Thanks for your feedback  
Patrick

> On Feb 1, 2024, at 8:22 AM, P Spiteri [REDACTED] wrote:

>

>  
> Hi Rendel,  
>  
> Good morning .  
>  
> Thank you for the detailed response.  
> I really appreciate your feedback on this matter .  
>  
> Respectfully  
> Patrick Spiteri  
>  
>> On Jan 29, 2024, at 10:56 AM, Rendell Bustos <rbustos@cityofsanmateo.org> wrote:  
>>  
>> Good morning Patrick,  
>>  
>> Thanks for emailing your questions. The height of a building is regulated by the vertical height, not necessarily stories. The site is subject to a 45-foot height limit, which the Pre Application requests to exceed by about 11-feet through State Density Bonus Law. Under this State Law, developers can request exceptions to certain development standards (including height) in connection with the creation of affordable housing. In summary, the State allows the request in order to offset the cost or other burdens of creating the affordable housing units. At this time, the developer is proposing both very-low and low-income units.  
>>  
>> Regarding parking, the project is subject to a reduced parking ratio, also under State Density Bonus Law. This would require the project a total of 87 parking spaces based on the number of units and bedroom count. The Planning Division has notified the applicant that the proposed number of spaces (63 spaces) does not comply.  
>>  
>> Also, I did leave you a voicemail earlier today in response to your call. If you'd like to discuss over the phone, feel free to give me a call back.  
>>  
>> Thanks,  
>>  
>> Rendell Bustos  
>> Senior Planner | Community Development Department  
>> 330 W. 20th Ave., San Mateo, CA 94403  
>> 650-522-7211 | rbustos@cityofsanmateo.org  
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>>  
>> -----Original Message-----  
>> From: P Spiteri [REDACTED]  
>> Sent: Sunday, January 28, 2024 10:25 AM  
>> To: Rendell Bustos <rbustos@cityofsanmateo.org>  
>> Subject: PA-2023-026-1218 Monte Diablo - pre application  
>>  
>>  
>> Dear Mr. Bustos,  
>>

>> I am in receipt of the application for the development on shoreline view tract No . 6 of which I am a property owner .

>> I understand that the apartment complex will be 5 stories .

>> The other developments in the area have 4 story structures .

>> I did go onto SM city planning website and see that the building height limitation allows for four story maximum height .

>> Can you tell me why the developer is trying to build 5 stories ?

>>

>> Also, based on my limited knowledge, most developments require a one-to-one parking ratio.

>> It appears that this Development is allowing for a parking ratio that is less than one to one .

>> Can you help me identify where this allowed ?

>>

>> Thank you for your time and help on this matter.

>>

>> Patrick Spiteri

>>

>>

>> Patrick Spiteri

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