

January 31, 2024

Summary:

Project: 1218 Monte Diablo Ave. San Mateo
Community Meeting, 12/13/24

Number in attendance: 23 residents

Invited: City's neighborhood radius (mailed by the City)

Applicant Team in Attendance: (4)

Chris Giotinis

Sailesh Mehra

Laura Teutschel

Justin Huang, Architect

City Staff in Attendance: (1)

Rendell Bustos

Summary of Neighborhood Questions/Concerns:

- What is the unit mix
 - This is not yet determined.
- What is the parking ratio, project garage is "under parked"
 - We will strive for a 1:1 ration, but as plans develop and we receive comments from the Planning Commission, we may adjust the ratio accordingly.
- Parking will spill into neighboring streets
 - We will provide onsite parking for residents of the proposed building and can include a provision in our leases that prohibits tenants from parking in abutting streets.
- Project is "too big"
 - Comment noted.
- We don't need more residents in this neighborhood
 - Comment noted.
- Neighborhood streets can't handle increased traffic
 - There is adequate volume that can be accommodated on the existing road network. Our formal application will aim to corroborate this.
- Concerns of pick-up/drop-off at school nearby

- We acknowledge this comment and encourage the neighbors to work with the school/city to address it.
- Concerns about preserving trees
 - We will comply with the city's tree ordinance. As part of the project, we anticipate planting street trees in the right-of-way and onsite.
- Concerns about water table in area
 - Comment noted.
- Will there be bus access/TDM
 - If there is a requirement, we will implement a TDM plan. The project will utilize existing SamTrans bus stops/service.
- The project garage is too close to pedestrian overpass
 - The project will comply with city requirements with respect to site distance as it relates to pedestrian and vehicular flow.
- What will happen to the adjacent vacant lot?
 - There are no vacant lots currently as part of the project site.
- How will a project of this scale impact public safety/crime?
 - The project will align with the city's safety element of the general plan. Moreover, as part of the formal review process, the police department will evaluate the project for safety and compliance with relevant codes and ordinances.
- Height/mass compliance?
 - The project will comply with all pertinent city and state requirements

Positive Neighborhood Feedback:

- Happy to see improvements to sidewalks (safety)
- Happy to see proposed streetscape improvements
- Consideration of improvements to pedestrian overpass well received (lighting, safety)

Applicant team will continue to dialogue with members of the neighborhood as we move through the entitlement process. We are also scheduling meetings with broader community stakeholders in advance of public meetings.