

Where We Are:

The City (PW, CDD, PR, and LIB) is preparing to restart the discussion about the improvements the Fish Market is proposing on the library's site. Given that the City is presently planning upgrades to the library, we are interested in exploring how the proposed encroachments from the Fish Market project could align with and potentially enhance the City's plans.

The Fish Market's [What's Happening page](#) is linked, and plans detailing the proposed interface of the library with the project site are attached.

Please see the agenda below:

1. Proposed Improvements by Applicant
 - Gate
 - Landscape/hardscape
 - Additional Contributions from Applicant?

2. PW Planned Improvements

Update on Marina Project Timeline:

Tina Pham, Project Manager (PW), just submitted the second of the required biannual narrative reports to the CA State Library (CSA)

Here is our Tentative Schedule:

Pre-design Phase: Complete

Design phase (includes additional testing): Current Phase - December 2024

Bid & Award phase: Spring 2025

Construction phase start: Roughly May 2025

The Project is no longer aiming to start construction in July 2024 because our structural engineer recommended that we complete additional testing before the design phase can be complete. Specifically, helical pile testing and destructive concrete testing are deemed essential to gather comprehensive data that will inform the foundation engineering design. These tests, anticipated to occur in March 2024, play a crucial role in ensuring the structural integrity and stability of the proposed foundation work.

We have communicated our plan for additional testing to the State Library Board, who administers both the Targeted State Grant and the Building Forward Grant. The State Library Board has approved our grant extension request, so no funds are at-risk with this change. We will have more time to ensure the design is done right and will include library staff to give input on the final scope.

Items discussed at recently held meeting to complete pre-design phase of project.

- Deck and stairs in easement

- PW: Concern with easement abandonment on Library site but not with Fish Market and other properties. If easement remains, will likely need to remove deck and stairs at the rear since they are within the easement.
 - PW: Can we revise language of the easement? Not preferred option.
 - **Library: If Eastern (rear) deck & stairs must be removed, needs to be some replacement with same experience - e.g. patio or pathway connecting to Fish Market site. Will need a 2nd means of egress likely South of the building outside of the easement - e.g. ramp.**
 - Planning: See if replacement patio can connect to proposed coffee house at the Fish Market site.
 - Planning: See if Siegel & Strain (Marina Library's architect consultant) can provide conceptual by 3/15/24.
 - Updated designs to be coordinated between Library and Fish Market.
 - PW: Check if concept affects environmental review.
- Gate closing off Public Access pathway on Fish Market site.
 - PW, Library, Planning, P&R: All agree that Public Access should not be gated off.
- MISC
 - PW: Creation or replacement of 5,000sf of impervious surfaces will need stormwater treatment.
 - PW, Planning: Verify if Fish Market should be treating any impervious surfaces entering the Marina Library site.
 - Library: Can Fish Market contribute to Marina Library improvements?
 - Planning: Likely no – already having difficult conversations related to trash.
- Planning: Remove berm/hedges and seating wall that blocks off access to the pathway, and connect to library pathway.

Fish Market Development Plans:

1855 S Norfolk St., Multi-Family Development



Project Description

This project includes the proposal to redevelop the existing Fish Market Restaurant site with a 260-unit multi-family development. The 3.46-acre site at 1855 S Norfolk St. is bound by S. Norfolk St. to the west, Seal Slough to the east, Susan Ct. to the north, and Fashion Island Blvd. to the south. The proposed development consists of:

- A five-story “South” building, and a four-story “North” building
- 260 residential units (for-rent), of which 26 units would be affordable to the Very Low-Income level. The unit mix would consist of studios, one-, and two-bedroom units.
- 1,200 square-feet of commercial uses in the North building
- 325 above-grade parking spaces
- Public open spaces along Seal Slough
- Private residential open spaces on building rooftops

Project Update

The applicant completed a study session with the Parks and Recreation Commission on September 19, 2023. Please see related materials below.

This application was filed on January 3, 2023. Since the Pre-Application, the applicant has reduced the total units from 321 units to 260 units to conform with local density limits and State Density Bonus law. This application is currently under review with City Departments. Technical studies regarding air quality, noise, and traffic are in progress.

The applicant completed the required Pre-Application, which included a neighborhood meeting held on June 22, 2022 and a Planning Commission Study Session held on July 26, 2022. Please see related materials below.

Development Impact Fees

This project may be subject to payment of the following impact fees and in-lieu fees.

- Commercial Linkage Fee
- Child Care Development Fee
- Landscape Unit In-Lieu Fee
- Park Impact Fee
- Sanitary Sewer Connection Charge
- School Impact Fees
- Transportation Improvement Fee
- Wastewater Treatment Plant Phase II Impact Fee

Project Milestones

Current Phase

Planning Application and Environmental Review

This is generally the longest part of the City approval process.

Planning Application Review

Various City Departments reviews plans and other materials for completeness and code compliance over several cycles until submittal requirements are deemed complete. The City sends a letter to the applicant on each resubmittal outlining the remaining incomplete items and code compliance issues.

Environmental Review

The environmental review includes the preparation of technical studies that determines the level of environmental review for a project. The City, as the lead agency, works with an independent CEQA consultant to determine the appropriate CEQA document.

Depending on the type of environmental review, the City will send public notices and circulate the environmental document for a public review period prior to any public hearings or decision on the project.

Upcoming Milestones: Public Hearings

Project Deemed Complete

Once the project's environmental review is complete, it will be scheduled for public hearings before the Planning Commission for a recommendation, and the City Council for a decision. Public notice would be provided for these meetings at least 10 days prior.

Regional, State, and Federal Agency Review

Permits from the following agencies are anticipated, and would be required, prior to any construction permit issuance:

- 404 Permit from the Army Corps of Engineers
- 401 Water Quality Certification from the Regional Water Control Board
- Lake and Streambed Alteration Agreement from the California Department of Fish and Wildlife

Project Documents

Review Cycle 4 (current)

- Project Plans (Current) January 22, 2024
 - [Site Plan, Floor Plan, Elevations](#)
 - [Landscape/ Open Space Plans](#)
 - [Renderings](#)

Review Cycle 3

- Project Plans (Prior) August 31, 2023

- [Site Plan, Floor Plan, and Elevations](#)
- [Shadow Study and Landscape/ Open Space Plans](#)
- [Incomplete Letter](#)

Review Cycle 2

- Project Plans (Previous) – May 03, 2023
 - [Site Plan, Floor Plans, and Landscaping](#)
 - [Elevations](#)
 - [Renderings](#)
 - [Incomplete Letter](#)

Review Cycle 1

- [Project Plans \(Previous\)](#) – January 3, 2023
 - [Incomplete Letter](#)

City webpage address for Fish Market Development: <https://www.cityofsanmateo.org/4624/1855-S-Norfolk-St-Multi-Family-Developme>.

