

## Rendell Bustos

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**From:** Tim Kuan [REDACTED]  
**Sent:** Wednesday, May 10, 2023 2:22 PM  
**To:** Rendell Bustos  
**Subject:** Re: 1218 Monte Diablo Ave. Pre-Application

Thank you!

On Tue, May 9, 2023 at 4:25 PM Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)> wrote:

Hi Tim,

Thanks for the additional comments below – there is no issue with sending me comments directly. This application is still in an early stage, so I apologize that I do not have any responsive information to your comments/questions.

What I would suggest later on, but prior to the Planning Commission Study Session, is that you provide me a written letter with all of your comments, even if they repeat your prior comments or comments of others. It's much more straightforward for staff and the Commission usually to review a single letter.

-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)



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**From:** Tim Kuan [REDACTED]  
**Sent:** Tuesday, May 9, 2023 9:55 AM  
**To:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
**Subject:** Re: 1218 Monte Diablo Ave. Pre-Application

Thank you Rendell!

Sorry if you can add more to the comments, I am getting a bit passionate, so please forgive me!

The previous townhome project brought community benefits of good parking to unit ratio, redevelopment of the commercial property and the 2 existing structures, and a children's park. I was sad to see the market go, but the redevelopment brought a greater upside that I got really excited about. Why cant we consider this project again?

On the other hand, this project is bringing nothing really to excite the community. From our perspective

- Developers are cramming in a bunch of units and not considering where those people will park resulting in a poor unit/parking ratio that will negatively impact the community
- Developers seem not to care about how the building will fit into the community.. 5 stories in front of single family homes?
- Developers are not redeveloping the entire parcel and building around existing structures.

I love where I live and I want to see developers who care about this community.

Thank you

Tim

On Mon, May 8, 2023 at 4:28 PM Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)> wrote:

Hi Tim,

Thanks for providing your mailing address – I will add it to the Interested Parties list. And, your comments below are received.

-Rendell



**Rendell Bustos**

Senior Planner | Community Development Department

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**From:** Tim Kuan [REDACTED]  
**Sent:** Monday, May 8, 2023 2:10 PM  
**To:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
**Subject:** Re: 1218 Monte Diablo Ave. Pre-Application

Thanks Rendell.

I live at [REDACTED] so I definitely will feel the impact of parking. This project is not next to BART or Caltrain and on average, most American households have 2.5 cars so the car to parking ratio is a huge concern for this proposal.

To add, this proposal offers no community benefit. Previously we had a great corner store, then the townhome project at least offered a children's play area. Maybe add and maintain the plants on the pedestrian bridge of the 101? Give the community something to get excited for and love where we live!

Last point, 5 stories for the leasing office and apartments (corner of kingston and monte diablo) while facing single family homes is totally out of character.

Thanks again for taking my opinion into consideration.

Tim

On Mon, May 8, 2023 at 1:43 PM Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)> wrote:

Good afternoon Tim,

Thank you for your email. Your comments will be included in the administrative record for the Planning Commission's consideration. If you are able to share a mailing address, I can add you to the project's Interested Parties list to receive a postcard notification of the neighborhood meeting and Planning Commission Study Session.

-Rendell



**Rendell Bustos**

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From: Tim Kuan [REDACTED]  
Sent: Monday, May 8, 2023 10:22 AM  
To: Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
Subject: 1218 Monte Diablo Ave. Pre-Application

Hi Rendell,

I live on [REDACTED] and I was in full support of the previous townhome project that was planned for this site, <https://www.cityofsanmateo.org/4004/Monte-Diablo-North-Kingston-SPAR>. Key call out of the project is the density matches the neighborhood and out of the 34 townhomes, they were planning for 89 parking spaces!!!

The current project, [https://www.cityofsanmateo.org/4712/1218-Monte-Diablo-Ave-Pre-Application?fbclid=IwAR0Ohe4CGIKiw0iPkPAXK62s0xPpPAiBA07Y\\_0uXOPdZUqbeUBDT2mrAl0A](https://www.cityofsanmateo.org/4712/1218-Monte-Diablo-Ave-Pre-Application?fbclid=IwAR0Ohe4CGIKiw0iPkPAXK62s0xPpPAiBA07Y_0uXOPdZUqbeUBDT2mrAl0A), in my opinion is too dense and the key call out is 75 units and 63 parking spaces. That's unacceptable and the # of units to # of parking spots should match the ratios of the previous plans. Also, the previous plan called for the redevelopment of the 2 existing structures which this plan does not so it feels like a half baked project.

I am sure you heard from the other residence who voiced similar complaints/concerns. I know it's difficult being a 3rd party so appreciate you reading and taking it in.

Thank you

Tim

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## Rendell Bustos

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**From:** Rendell Bustos  
**Sent:** Monday, May 8, 2023 4:30 PM  
**To:** Brandon Taylor  
**Subject:** RE: 1218 Monte Diablo proposal

Hello Brandon,

Thank you for your email – your comments will be included in the administrative record for the Planning Commission’s consideration at a forthcoming Study Session regarding this project.

No public notices have been mailed, since this application is still in its Pre Application stage. After staff provides the applicant comments and input on a preliminary level, the applicant will coordinate the required neighborhood meeting and Study Session. I will add your name and address to the project’s Interested Parties list to confirm that you receive public notice from the City.

Lastly, I wanted to add that transportation impacts and impacts to public services such as schools will be evaluated at a later stage should the project move forward after this Pre Application. These impacts as well as others will be explained and mitigated if certain thresholds are met in a comprehensive environmental review document.

-Rendell



### Rendell Bustos

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**From:** Brandon Taylor [REDACTED]  
**Sent:** Monday, May 8, 2023 3:38 PM  
**To:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
**Subject:** 1218 Monte Diablo proposal  
**Importance:** High

Hello Rendell,

I am writing you to voice my concern in my neighborhood and the proposed development at 1218 Monte Diablo Ave. Not to mention that no notice about this proposal or hearing was even mailed out. How is this possible?

I will try to speak my opinion along with other residents for North Shoreview on 5/9, but want to make sure you have my thoughts that will also align with many other residents in this area. Basically, “The density of proposed units does not align with the actual neighborhood it is proposed for. More studies should be done just on parking and school zoning alone before adding 75 new additional units to one city block.”

I am a 20 year resident of North Shoreview and a taxpayer at 2 properties here and want to ensure the residents in this neighborhood and their concerns with the development are heard loud and clear. If you do not know yet, concerns are

great and troublesome to all residents about this development. I doubt even 10% of tax paying residents in North Shoreview would approve this thoughtless and greedy development proposal.

My property address is [REDACTED] just steps from this proposed development and I want my below concerns to be addressed and answered. I also own a home on Mefferd Ave. one block from Monte Diablo. Even Mefferd Ave. has to accommodate transient vehicles for residents living at the large apartment complex currently on Monte Diablo and Bayshore Blvd.

Concerns that require actions and answers:

1. Surface parking on Monte Diablo and Kingston is already 100% consumed in the evenings due to the large apartment building across from 1218 Monte Diablo. Vehicles are parked in red zones and no parking areas nightly due to limited parking.
  - a. Multiple tenants in this apartment complex have extended friends and family living here with minimal underground parking.
    - i. The assumption must be that any new units built will have at least 2 vehicles per unit.
    - ii. Traveling on Monte Diablo east from Bayshore, the street is jammed with park cars making it hard for trucks/vans and cars to pass side by side
  - b. Current tenants of the apartment complex can be seen daily between 5-7pm looking for parking spots in front of my home (and down Kingston, Huron, and Mefferd), at times even blocking part of my drive way over night with no regard, because THERE IS NO PARKING!!!!!!!!!!
  - c. These tenants are hardworking and feel no ill will, but there is simply not enough parking in this area to accommodate more vehicles.
  - d. This is not a neighborhood that is heavily connected to public transportation and most are working families that commute to/from in vehicles.
    - i. Do not assume that people living in this proposed develop will use public transportation, they won't because it is not easily accessible.
2. North Shoreview Montessori Elementary School (K-8)
  - a. Does this school have capacity for more students?
  - b. Incoming kindergarten classes at NSM only allow a certain amount of North Shoreview kids per year. The other families have to shuttle their kids to other schools in the city.
  - c. My kids barely got accepted to a school two blocks from my house
    - i. How does the SMCS D prepared to take on more students in this neighborhood?
    - ii. Will these new students have to travel across town to another school creating more traffic?
    - iii. My child had to attend Parkside for TK and it was a 30-40 minute round trip to drop him off 5 days a week (this is a very poor quality of living)

Better proposal and one that neighborhood residents may be more inclined to agree too:

Limit the amount of apartment units and build townhomes where families can experience home ownership and sense of community. Flooding our neighborhood with more residents in the name of greed and tax revenue is not what the City of San Mateo residents want.

Do the right thing and limit the residential units to this property to be more practical to the actual location and the actual neighborhood it is in.

Thank you for your time and consideration. I am available at any time to discuss further.

Brandon Taylor  
[REDACTED]



## Rendell Bustos

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**From:** Rendell Bustos  
**Sent:** Tuesday, May 9, 2023 8:14 AM  
**To:** Helen Sellers  
**Subject:** RE: 1218 Monte Diablo Pre-Application Comments

Good morning Helen,

Thank you, I have added you to the interested parties list.

-Rendell



### Rendell Bustos

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**From:** Helen Sellers [REDACTED]  
**Sent:** Monday, May 8, 2023 5:26 PM  
**To:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
**Subject:** Re: 1218 Monte Diablo Pre-Application Comments

I would like to added to the interested parties list. Thank you.

Helen Sellers  
[REDACTED]

On Mon, May 8, 2023 at 5:02 PM Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)> wrote:

Hello Helen,

Thank you for your email – your comments will be included in the administrative record for the Planning Commission’s consideration at a forthcoming Study Session regarding this project. The project is still in its Pre Application stage, so there is no official meeting date scheduled at this time. To confirm that you receive a postcard, I can add you to the Interested Parties list if you are able to share your mailing address.

-Rendell



**Rendell Bustos**

Senior Planner | Community Development Department

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---

**From:** Helen Sellers [REDACTED]  
**Sent:** Monday, May 8, 2023 4:08 PM  
**To:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
**Subject:** 1218 Monte Diablo Pre-Application Comments

Hello Mr Bustos,

As a resident of the North Shoreview neighborhood, I would like to express my concerns about the proposed housing development at 1218 Monte Diablo Ave.

1. The primary concern of the neighborhood is the inadequate number of off street parking spaces proposed. There will be 75 units, but only 63 parking spots. This project is not conveniently located near to public transit. The neighborhood elementary school is NOT the magnet school located down the block, but one that is located 2 miles away. I do not think it is realistic to expect that 12 families will move into the development and not bring a vehicle with them. How is it envisioned that these no-car families will get to work, do their shopping, get their children to school, etc? In fact, it is highly likely that many of 75 units will have more than one car associated with them. Without adequate on-site parking these extra cars will flood the nearby streets that are already stressed with inadequate parking.
2. At 5 stories plus a partially sunken parking garage, the building height and density is out of character with the rest of the neighborhood. The proposed development should be scaled down, ideally by reducing the number of stories. This would help alleviate some of the inadequate parking.
3. There are currently two existing houses that will remain in the middle of the proposed development. This adds a hodge-podge feel to the whole project. Could the city strongly encourage the developers to work with these owners to buy out those properties so that the project will look more cohesive?
4. Similarly, is there any way for the city to use eminent domain to have the adjacent low budget motel property included in the project? This would allow traffic to enter/exit the property from Bayshore Blvd, rather than funnelling all the traffic onto N Kingston St. There is already a history of too much traffic and excessive speed on N Kingston, a street that is directly in front of an elementary school.
5. There are very few apparent community amenities included in this project. The previous project planned for this corner shut down a small neighborhood market. The current plans show minimal landscaping, no children's play area, minimal greenspace for dog owners to use for their pets' bio needs. A dense housing development with people fighting for street parking will not contribute to growth of a neighborly community.

I appreciate your time to consider my concerns.

Thank you, Helen Sellers

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## Rendell Bustos

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**From:** Liana Yung [REDACTED]  
**Sent:** Tuesday, May 9, 2023 8:51 AM  
**To:** Rendell Bustos  
**Cc:** cgotinis@scproppsm.com; CTANG@studiot-sq.com  
**Subject:** Re: Opposition to 1218 Monte Diablo Ave. Pre-Application

Thank you, yes, you may add me to the list:

Liana Chen  
[REDACTED]

On Tue, May 9, 2023 at 8:22 AM Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)> wrote:

Good morning Liana,

Thank you for your email. Your comments below will be included in the administrative record for the Planning Commission's consideration. From here, the Pre Application will undergo staff review to identify any initial project concerns or code compliance issues. Then, the applicant and City will coordinate a neighborhood meeting and Planning Commission Study Session. If you'd like to be added to the interested parties list to receive all public notices from the City related to this project, please respond to me directly with a mailing address.

Please note that I have moved our Mayor and City Councilmembers emails to the BCC line of this response to avoid any Brown Act implications.

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)



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**From:** Liana Yung [REDACTED]  
**Sent:** Monday, May 8, 2023 11:33 PM  
**To:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
**Cc:** [cgiotinis@scpropsm.com](mailto:cgiotinis@scpropsm.com); [CTANG@studiot-sq.com](mailto:CTANG@studiot-sq.com); Amourance Lee <[alee@cityofsanmateo.org](mailto:alee@cityofsanmateo.org)>; Planning <[planning@cityofsanmateo.org](mailto:planning@cityofsanmateo.org)>; Rob Newsom <[rnewsom@cityofsanmateo.org](mailto:rnewsom@cityofsanmateo.org)>; Richard Hedges <[rhedges@cityofsanmateo.org](mailto:rhedges@cityofsanmateo.org)>; Lisa Diaz Nash <[ldiaznash@cityofsanmateo.org](mailto:ldiaznash@cityofsanmateo.org)>  
**Subject:** Opposition to 1218 Monte Diablo Ave. Pre-Application

Hello Rendell Bustos,

As a resident in the area, I am writing to voice concerns about the 1218 Monte Diablo Avenue, San Mateo (North Shoreview), Pre-Application. While I appreciate the desire for housing in San Mateo, **this project is not tailored to the area and raises serious issues, including for traffic and safety, that need to be addressed.**

Specifically, **the proposed number of units is excessive for the area, especially given the limited number of proposed parking spots** in an already traffic-congested area. There is lack of easily accessible public transportation and retail in the location, which will require new residents to have cars; and, given the nearby magnet school (which has not even been able to accommodate all neighborhood children already and which will not be the "assigned" public school for new residents, who will need to drive to other schools), there are often both children walking to and from school and parent cars struggling to find street parking (this is in addition to the already limited street parking for residents and daily struggle to drive down Monte Diablo in and out of the area where the streets effectively work as "one way" streets with cars needing to pull over to let another car in the opposite direction pass due to the packed street parking and narrow streets). Therefore, I urge you to consider scaling back the project to a more reasonable size (and at least incorporating 2 parking spots per unit, i.e., withdraw/reject the requests for building waivers).

Importantly, the increase in the large number of units/residents, along with the insufficient parking, in this specific area, **will not only lead to traffic congestion but safety hazards** for pedestrians, cyclists who often ride down to the Bay Trail, and other cars. There have been ongoing safety concerns for students crossing at the nearby school, and yet there is no added proposal for a crossing guard or similar safety precaution. There was also a recent fatal car accident at the nearby freeway exit/entrance last month, and onramp/offramp traffic is a serious issue. In other words, the current building proposal--which appears to seek to cram units into an already congested area with lacking public transportation--is negligent if not reckless.

Relatedly, the infrastructure in this part of the community (e.g., streets, sidewalks, parks, utility capability) is already strained, including due to more people moving in and working from home. Any increase in property tax should be used directly to improve the infrastructure in this area. There have also already been numerous vehicle thefts in the area, and just this afternoon there were multiple police cars stopping at least two individuals on that intersection right at school pickup time; and we are already constantly picking up trash/litter by the school and trying to avoid dog/animal poop on the Monte Diablo and cross-street sidewalks. Thus, any building complex will need to be accompanied by appropriate security and related public works projects.

I believe the prior building proposal in this location a couple years ago was for less than half the units, more parking, and a park or play structure for the community. Moreover, given that the prior existing business was a small community store (Fred's market), a similar business or addition to the community would be appropriate.

I request that you take these concerns into consideration.

Regards,

Liana

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## Rendell Bustos

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**From:** Rendell Bustos  
**Sent:** Tuesday, May 9, 2023 4:27 PM  
**To:** Jeff Philliber  
**Subject:** RE: 1218 Monte Diablo Ave Pre-Application comments  
**Attachments:** 1218 Monte Diablo Project letter .pdf

Hello Jeff,

Thank you for your email and comment letter – the comment letter will be included in the administrative record for the Planning Commission’s consideration. The project is still in its early stages, so I do not have any responsive information to the points raised in the letter. There will be a more comprehensive environmental review during the formal review stage that evaluates the project’s impact to traffic, public services, and others.

From here, the City will conduct a review of the preliminary plans and coordinate a neighborhood meeting hosted by the applicant followed by a Planning Commission Study Session. I have added your contact information in the project’s Interested Parties list to receive public notices related to this project.

Lastly, I have moved the Planning Commission’s email to the BCC line of this response so they are aware of staff’s response.

Thanks,  
Rendell



### Rendell Bustos

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330 W. 20th Ave., San Mateo, CA 94403  
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**From:** Jeff Philliber [REDACTED]  
**Sent:** Tuesday, May 9, 2023 9:18 AM  
**To:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>; Planning Commission <[PlanningCommission@cityofsanmateo.org](mailto:PlanningCommission@cityofsanmateo.org)>  
**Subject:** 1218 Monte Diablo Ave Pre-Application comments

Dear SM Planning Commission and Sr. Planner Bustos:

Please find attached comments on the 1218 Monte Diablo Project Pre-Application packet submitted on behalf of myself and the North Shoreview Neighborhood Traffic Committee.

Thank you,

--Jeff Philliber  
[REDACTED]

May 9, 2023

Re: **1218 Monte Diablo Ave Project**

Dear San Mateo Planning Commission and Sr. Planner Bustos:

The North Shoreview Neighborhood Traffic Committee (NS Traffic Committee) is a citizen advisory group chartered by the City of San Mateo to identify neighborhood traffic concerns. As point of contact for the NS Traffic Committee, I submit the following comments on the Pre-Application submittal packet for the prospective 1218 Monte Diablo Ave Project (the Project).

Please note that the North Shoreview neighborhood is a residential area tightly bounded by surrounding geography such that there are only four points of neighborhood entry and three points of exit. Traffic often bottlenecks at these entry/exit points. Cut-through traffic, especially from Burlingame's rapidly growing waterfront area, is a major contributing factor. There are few commercial and transit services available in the neighborhood, so residents tend to be auto-dependent for everything from commuting to grocery shopping. Our roads tend to be narrow and in poor condition; the City does little to maintain them as compared with other San Mateo neighborhoods.

**1. The Project would be out of scale and character with the North Shoreview neighborhood.** With five stories atop a partially above-surface garage level, the ~60-foot-tall complex would be at six-story building height and would dominate all surrounding buildings. The neighborhood is mainly single-story homes interspersed with pockets of two-story homes; there are a few three- and four-story hotels, but unlike the Project, these are only along the heavily commercialized freeway frontage road (North Bayshore Blvd).

**2. The Project would offer inadequate parking for its 75 residential units.** The complex would provide a parking ratio of less than 3 spaces for every 4 residences; this includes 3-bedroom residences that may house multiple adult drivers. Given the lack of commercial and employment opportunities in the neighborhood and scarce transit service, most North Shoreview adults are auto-dependent to get to work, the grocery store, or other daily destinations. The aerial photo in the Pre-Application packet shows virtually every parking space around the site as being occupied. Where will these new occupants park their necessary surplus of cars, and what will be the impact on the area's existing residents?

**3. The Project would likely exacerbate traffic conditions.** As mentioned above, the North Shoreview neighborhood is challenged by limited entry/exit points, cut-through traffic, etc. The Project's increased residential density—at about ten times the neighborhood standard—with no consideration of mitigation for overarching traffic problems would only add to these existing problems.

**4. The Project could compromise neighborhood safety.** The closest San Mateo fire station is Station 24 on Humboldt, across US-101. During peak congestion, large emergency vehicles are challenged to get through the neighborhood's narrow roads, particularly at the neighborhood's constricted entry points. With the introduction of a singularly tall, mid-rise residential complex, it would seem that San Mateo's largest ladder trucks would be needed to service its upper floors. The City's large ladder trucks are housed further away (Stations 21 and 23). In addition, the project would eliminate firetruck access to the south and west sides of the complex by fully building out the parcel.

**5. What will be the CEQA process and approval path for this project?** By permanently replacing our neighborhood's only non-specialty grocery store space with yet more housing; by making us more dependent on our vehicles for shopping at the same time we're adding more residents to our constricted traffic load; by granting a generous density bonus to a project already much denser than the surrounding neighborhood; by granting sub-standard parking allowances that would impact already scarce nearby parking resources; by introducing a dense pocket of family housing without examining the ability of the neighborhood's only—and already at capacity—primary school to provide service; and by imposing an exceptionally tall visual landmark that would cast shadows on nearby homes, while providing little or no landscaping relief as compared with the rest of the neighborhood; the Project is extraordinary and should not be whisked through a pro forma approval process. At minimum, the City should prepare and publicly circulate an Initial Study pursuant to CEQA Guidelines §15168(c)(1), et seq to examine and solicit viewpoints from the North Shoreview neighborhood before any decisions are made.

As we sadly anticipate the conversion of our neighborhood's few amenities—e.g., the Fred's Market location and possibly the Mid-Peninsula Boys and Girls Club—to density-bonus residential use, and as we note the poor condition of much of our roads and infrastructure, and as we watch the rapid development and intrusion of cut-through traffic from Burlingame's neighboring waterfront area, the North Shoreview neighborhood asks the City to be mindful of our concerns and include us in planning decisions that impact our quality of life.

Please keep me personally informed of project developments and of any opportunities to participate in the project CEQA process. Thank you so much for your consideration,



--Jeff Philliber



## Rendell Bustos

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**From:** Elizabeth Hughes [REDACTED]  
**Sent:** Tuesday, May 9, 2023 5:28 PM  
**To:** Rendell Bustos  
**Subject:** RE: 1218 Monte Diablo Ave - TDM requirements?

Hello Rendell,

Thank you for the update. I don't need to be added to the notification mailing list.

I am working on several TDM Plans in San Mateo and am curious about other projects that may need TDM Plans.

I will reach out to the applicant.

Kind regards,

Elizabeth Hughes  
TDM & Commuter Consultant  
[TDM Specialists, Inc.](#)



[www.tdmspecialists.com](http://www.tdmspecialists.com)



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**From:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
**Sent:** Tuesday, May 9, 2023 4:27 PM  
**To:** Elizabeth Hughes [REDACTED]  
**Subject:** RE: 1218 Monte Diablo Ave - TDM requirements?

Hi Elizabeth,

The project will require a TDM Plan if it's determined that it results in a VMT impact or if it generates more than 100 net new daily trips. The site is not within the Downtown or Rail Corridor where a TDM Plan would automatically be required.

If you have a mailing address, I can add you to the interested parties list to receive public notice when there are any public meetings held on this project. The project is still in its early stages, so this transportation analysis has not been done.

-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)



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**From:** Elizabeth Hughes [REDACTED]

**Sent:** Tuesday, May 9, 2023 9:28 AM

**To:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>

**Subject:** 1218 Monte Diablo Ave - TDM requirements?

Hello Rendell,

Will the project at 1218 Monte Diablo Avenue require TDM and trip reduction planning?

Regards,

Elizabeth Hughes  
TDM & Commuter Consultant  
[TDM Specialists, Inc.](#)



[www.tdmspecialists.com](http://www.tdmspecialists.com)



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## Rendell Bustos

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**From:** Rendell Bustos  
**Sent:** Tuesday, May 9, 2023 5:55 PM  
**To:** [REDACTED]  
**Subject:** RE: Pre-application 1218 Monte Diablo Project Concerns

Hello Cynthia and Cathy,

Thank you for your email – your comments below will be included in the administrative record for the Planning Commission’s consideration at a future Study Session. I am the assigned Project Planner, so I can be your City contact from here on.

The project is in the Pre Application phase, so I do not have any responsive information to the concerns raised in the email. There will be a more comprehensive environmental review during the formal review stage that evaluates the project’s impact to traffic and other environmental impacts.

The City is currently reviewing the preliminary plans and will coordinate a neighborhood meeting hosted by the applicant followed by a Planning Commission Study Session. If you have a central mailing address for the Association, I can add it to the project’s Interested Parties list to receive public notices related to this project.

Lastly, I have moved the Planning Commission’s and City Councilmembers’ emails to the BCC line of this response so they are aware of staff’s response.

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:** North Shoreview [REDACTED]  
**Sent:** Tuesday, May 9, 2023 1:30 PM  
**To:** [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org); Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>; Amourence Lee <[alee@cityofsanmateo.org](mailto:alee@cityofsanmateo.org)>; Lisa Diaz Nash <[ldiaznash@cityofsanmateo.org](mailto:ldiaznash@cityofsanmateo.org)>; Adam Loraine <[aloraine@cityofsanmateo.org](mailto:aloraine@cityofsanmateo.org)>; Rob Newsom <[rnewsom@cityofsanmateo.org](mailto:rnewsom@cityofsanmateo.org)>; Richard Hedges <[rhedges@cityofsanmateo.org](mailto:rhedges@cityofsanmateo.org)>  
**Cc:** North Shoreview [REDACTED]  
**Subject:** Pre-application 1218 Monte Diablo Project Concerns

Dear Mayor Lee, the San Mateo City Council, Mr. Bustos, and the San Mateo Planning Commission,

The North Shoreview Neighborhood Association has become aware of a pre-application that was recently submitted for development for the property at 1218 Monte Diablo Ave. in the North Shoreview Neighborhood. We have serious concerns with the proposed project, please see our comments below. We would also appreciate being kept in the loop and also letting us know who to contact regarding the proposed project.

[https://www.cityofsanmateo.org/4712/1218-Monte-Diablo-Ave-Pre-Application?fbclid=IwAR1TzEAEHqngxrD8WR6wS8xEG\\_2clvt2WFaa9oLCqiQnQ97XOPYUq\\_1SI](https://www.cityofsanmateo.org/4712/1218-Monte-Diablo-Ave-Pre-Application?fbclid=IwAR1TzEAEHqngxrD8WR6wS8xEG_2clvt2WFaa9oLCqiQnQ97XOPYUq_1SI)

We have concerns about this project. Access to our neighborhood is very constrained with limited access and egress. We have only one access/egress to the north and two to the south (one of which only offers westbound egress which places additional stress and traffic on the one egress with full directional options). Adding 75 additional housing units (11 townhomes and 64 apartments) is adding a considerable number of additional residents and cars which we think will create additional traffic issues for our neighborhood. Pre-pandemic cut-through traffic was already at an unacceptable level and the city has not yet figured out how to handle this. This is expected to pick up again as more and more people return to their offices for work and as Burlingame builds more office buildings on the Airport Blvd./Bayshore corridor on the east side of Burlingame and the 101 Peninsula Interchange Project is still in the planning stages with no currently identified funding.

From the details that were offered in the pre-application of 63 off-street parking spaces and 75 units, we also see a problem with the lack of off-street parking being proposed. We already have what we believe is a severe shortage of street parking in this area, this would further exacerbate the issue. We do not think that "in-lieu parking" should be approved for this project due to the shortage of parking in the area.

We are not against adding residential units to the neighborhood. It's that we are concerned that the density at 5 stories combined with inadequate parking will have too major of an impact on our neighborhood. We would support a scaled-back plan.

We would appreciate knowing who to talk to about our concerns. We would like to be involved in the Traffic Study for the project to ensure that it accurately measures the traffic issue in our neighborhood.

Sincerely,

Cynthia Newton  
Co-President, North Shoreview Neighborhood Association

Cathy Addy  
Co-President, North Shoreview Neighborhood Association

## Rendell Bustos

---

**From:** Rendell Bustos  
**Sent:** Tuesday, May 9, 2023 5:55 PM  
**To:** [REDACTED]  
**Subject:** RE: 1218 Monte Diablo Ave project

Hello Nick,

Thank you for your email – your comments will be included in the administrative record for the Planning Commission’s consideration. There is no public meeting regarding this project this evening. The City is currently reviewing the preliminary plans and will coordinate a neighborhood meeting hosted by the applicant followed by a Planning Commission Study Session. If you are able to provide me a mailing address, I can add you to the project’s Interested Parties list to receive public notices related to this project.

Regarding the concerns raised below, there will be a more comprehensive environmental review during the formal review stage that evaluates the project’s impact to traffic and other environmental impacts. Again, I can add you to the interested parties list to receive public notice when the environmental document is available for review.

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:** Nicklas Johnson [REDACTED]  
**Sent:** Tuesday, May 9, 2023 1:32 PM  
**To:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
**Subject:** 1218 Monte Diablo Ave project

I am a homeowner in the North Shoreview neighborhood, situated about half a mile from this proposed project. I regret that I am unable to attend the hearing scheduled for tonight, about which, I might add, we were not informed by the city- I heard about it first in our neighborhood's Facebook group.

While I certainly approve of efforts to increase available housing in our market, I have several concerns about inadequacies in this proposal.

City of San Mateo code specifies that for adequate parking, residential developments need to supply parking spaces to the following specifications:

- Studios: 1.2 per unit
- 1BR: 1.5 per unit
- 2BR: 1.7 per unit
- 3+BR: 2.0 per unit

What this developer is proposing is 0.74 parking spaces per unit, which isn't even adequate if all the units were studio apartments. This is not a proposal of a serious developer.

Moreover, this area of the neighborhood already experiences a serious lack of adequate street parking and traffic congestion problems due to the higher density of housing that is already present, multiple hotels, the school, and cut-through traffic that plagues Kingston and Bayshore already. These issues are well-documented with Public Works.

It is somewhat typical for developers to hand-wave inadequate parking with the suggestion that tenants and/or homeowners will just use public transit, and thus the city's standards for parking adequacy need not apply; sometimes this is accompanied by paying "in lieu fees" which are supposed to somehow solve the problem. *There is no data demonstrating that either of these ideas are true or valid.*

In fact, this location is 0.8 miles away from the nearest transit station (downtown San Mateo Caltrain) and the closest grocery store of any significance is also 0.8 miles away. It is simply unrealistic to expect that people living in this community are going to give up on cars and walk nearly a mile twice a day to get to work, or nearly a mile both ways to buy groceries.

I fully support the idea of making *some* kind of use of this property, preferably a mixed-use development with adequate underground parking, shops at ground level, and a number of units actually supportable by the available underground parking. Then it can be an asset to the community and our neighborhood, while providing much-needed below-market-rate housing for those who need it.

Nick

--

"Courage isn't just a matter of not being frightened, you know. It's being afraid and doing what you have to do anyway."

-- Doctor Who - Planet of the Daleks

This message has been brought to you by Nick Johnson 2.3b1 and the number 6.

## Rendell Bustos

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**From:** Sandy Shepler [REDACTED]  
**Sent:** Thursday, May 11, 2023 3:51 PM  
**To:** Rendell Bustos  
**Subject:** Re: 1218 Monte Diablo Ave Project

Thanks would be great to be added to the list for notices & information:

Sandy Shepler  
[REDACTED]  
[REDACTED]

Thank you!

On Thu, May 11, 2023 at 3:44 PM Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)> wrote:

Good afternoon Sandy,

Thank you for your email – your comments below will be included in the administrative record for the Planning Commission’s consideration at a future Study Session. The City is currently reviewing the preliminary plans and will coordinate a neighborhood meeting hosted by the applicant followed by a Planning Commission Study Session. If you are able to provide me a mailing address, I can add you to the project’s Interested Parties list to receive public notices related to this project.

Thanks,

Rendell



**Rendell Bustos**

Senior Planner | Community Development Department

[330 W. 20th Ave., San Mateo, CA 94403](https://www.cityofsanmateo.org/330-W-20th-Ave-San-Mateo-CA-94403)

650-522-7211 | [rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)



---

**From:** Sandy Shepler [REDACTED]  
**Sent:** Wednesday, May 10, 2023 11:21 PM  
**To:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
**Subject:** 1218 Monte Diablo Ave Project

Hello Rendell;

I'm writing to you today to express my concern about the upcoming project at [1218 Monte Diablo Ave](#).

A project in our small neighborhood, which is planned for 75 residential units (some of which are 3-bedroom), but planned only for 63 parking spaces, is a major concern for us. We are in a neighborhood of older homes, most built with only 1 garage. So we already have parking issues on our local streets. This project will make our parking situation so much worse.

I encourage you and your staff to take a quick drive past this location to see the current parking status once people are home from work.

Thank you.

*Sandy Shepler*

*North Shoreview resident*

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--

Sandy

## Rendell Bustos

---

**From:** douglas brown [REDACTED]  
**Sent:** Monday, May 15, 2023 2:46 PM  
**To:** Rendell Bustos  
**Subject:** RE: 1218 Monte Diablo Project

Thanks, Randell,

My mailing address:



Doug

[Sent from Yahoo Mail on Android](#)

TsR tsR f~%: 17578%y% 08%UR Wjsij@Gzxtx%  
AwgzxtxE hy-tkxfsr fyjt3wL.C%| wtyj%

Good afternoon Douglas,

Thank you for your email – your comments below will be included in the administrative record for the Planning Commission’s consideration at a future Study Session. The City is currently reviewing the preliminary plans and will coordinate a neighborhood meeting hosted by the applicant followed by a Planning Commission Study Session. If you are able to provide me a mailing address, I can add you to the project’s Interested Parties list to receive public notices related to this project.

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:** douglas brown [REDACTED]  
**Sent:** Saturday, May 13, 2023 12:29 PM  
**To:** csid [REDACTED]; Rendell Bustos <rbustos@cityofsanmateo.org>  
**Subject:** 1218 Monte Diablo Project

Mr. Bustos,

Thank you for paying attention to concerns from the North Shoreview neighborhood about this project.

I am a former President of the North Shoreview Neighborhood Association, and have lived on Cavanaugh Street for 48 years.

I do have concerns about the project, as follows:

We do miss Fred's Market and would prefer retail on this site. we have very little retail for our neighborhood of over 4500 people, especially food sources..

Central Planners in Sacramento have mandated each city to create more housing . However, I thought this housing was supposed to be near transit. This location is far from BART and Caltrain, and poorly served by buses. We depend on cars, here. At the same time, cut-through traffic chokes our entry and exit points, and this will just add to the congestion. We are not the place for high density development.

And most importantly, please check Kingston Street and see how many open parking spaces there currently are. You will find none. The on site parking for this project is totally inadequate. If you want to force people out of cars, do it in a neighborhood which doesn't totally depend on cars.

Please keep me personally informed of project developments and of any opportunities to participate in the project CEQA process.

Thank you so much for your consideration,

Douglas Brown



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## Rendell Bustos

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**From:** Rendell Bustos  
**Sent:** Thursday, December 7, 2023 3:21 PM  
**To:** Helen Sellers  
**Subject:** RE: 1218 Monte Diablo Project Pre-Application Comments

Hello Helen,

Thank you for your additional comments. They will be included in the staff report for the Planning Commission's consideration. With regard to the errors in the Pre Application submittal and plans – staff provided the applicant a comment letter requesting clarifications in the plans. The applicant will be required to resolve them in the Formal Planning Application.

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:** Helen Sellers [REDACTED]  
**Sent:** Thursday, December 7, 2023 10:13 AM  
**To:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
**Subject:** 1218 Monte Diablo Project Pre-Application Comments

Hello Mr. Bustos,

I previously submitted comments in May on the 1218 Monte Diablo residential development. I would like to add the following additional comments for the city planning department to consider in the approval process for this project.

### **The proposed number of off-street parking spaces is inadequate for the North Shoreview neighborhood.**

1. The proposed project is located in a neighborhood not well served by public transportation. There are two very limited\_schedule Sam Trans express bus lines to San Francisco (FCX, 398) with stops near 3rd Ave & Highway 101. The nearest more useful Sam Trans bus line #250 has its nearest stop located over 3/4 mile from the proposed project in the Shoreview neighborhood. While there is a school bus transporting neighborhood children to/from the assigned public school LEAD Elementary (1.4 miles away), there are no buses to Bayside Academy middle school (1.8 miles away) or San Mateo High School (1.6 miles away). The nearest grocery store Chavez Market (nearly 1 mile away) is small and often not the most economical. All of these factors point to the reality that the majority of North Shoreview residents rely on personal vehicles to meet basic needs. It is unrealistic to assume that one-third of the proposed apartment units will not require any off-site parking, while the remaining two-thirds of the units will only require 1 off-site parking spot. Parking shortages are already a problem in our neighborhood where streets are narrow and houses built close together.

2. The area immediately adjacent to the proposed project already has a number of multi-story family residences, with excess vehicles parked on the street. Parking is particularly in short supply in this area of the neighborhood.
3. There are substantive calculation errors among the multiple typos in the pre-application document. With respect to parking, the number of parking spaces calculated by the developer in the pre-application document is incorrect. The table on page 2 under UNIT MIX: APARTMENTS shows only 1 parking space for the 3 "Studio-A" units, instead of 3 parking spots for that type of unit.
4. Another concerning error is the total number of parking spaces in the table on page 2 under UNIT MIX: APARTMENTS has been miscalculated. When the correction is made for 3 "Studio-A" apartments, and the parking column is added correctly, the total of all parking spaces should be 71 spaces. Not 64 spaces as indicated.
5. For no discernable reason, the developer has then reduced the parking in the table on page 2 under VEHICULAR PARKING: APARTMENTS in line "Total Parking (as plan)" to only 50 spaces. Further, the developer asks for a concession to reduce this already reduced number by another 10%, for a final proposal to provide only 45 apartment building parking spaces (a third of which only fit compact vehicles). The takeaway is that the developer proposes to provide only 45 of the 71 required off-street parking spaces -- only 63% of what is actually spelled out in state regulations for density bonuses. This is far short of what our neighborhood needs for a new densely developed 5-story, 64-apartment unit building.

On behalf of the neighborhood, I ask that the San Mateo Planning Commission require the developer to revise the plans to include the minimum 71 units of off-street parking for the apartment building in accordance with state regulations.

Thank you,  
Helen Sellers



This registered letter is regards to the new construction of apartments and condos on 1218 Monte Diablo Ave. and 131 N. Kingston Street. The applicant for this project is SC Properties.

There are existing CC&R's that are on the lots that involves in the new construction that the owners SC Properties need the approval from. Please see attached Map #6 Shoreview Track along with the existing CC&R's. In the CC&R's there is a clause that states, "**No building shall be erected, placed or altered on any building plot in this sub-division until plans specifications and plot plan have been approved by a committee composed of property owners in Shore View Tract No. 6.**" There is also in the CC&R's "**Easements are reserved as shown on recorded plat, for utility installation and maintenance.**" There are underground utility lines such as gas lines that run on lot A that is confirm there are gas lines there, there may be other utility such as sewer and water. The purpose of Lot A was strictly for the purpose of utilities. These utility easements were done back in the in the 1940's and 50's as there was no North Bayshore Blvd back then. There was highway 101 only, North Bayshore Blvd was created in 1960s. Because of the highway 101 utility cannot be place on the highway. If this new construction is allowed without the approval by 26 lot owners, there will be legal issues which the CC&R's states as well.

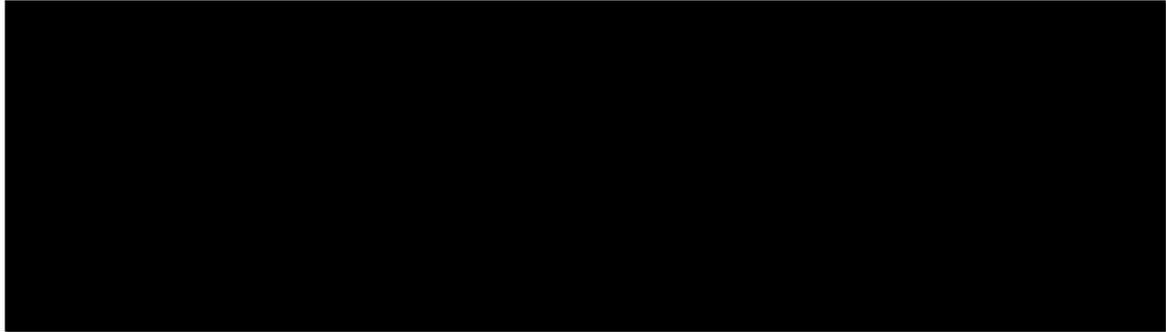
Owners of lot that need to give approval each lot has 1 vote each, need a simple majority 13.5 votes to pass, so far GIOTINIS MICHAEL C & ATHIA M TRS & MICHAEL C & ATHIA owners of lots 11-15 and 17-18 has only 5 ½ for in favor for the new construction:

- Lot 1. Chirag Investment Inc.
- Lot 2. Chirag Investment Inc.
- Lot 3. Chirag Investment Inc.
- Lot 4. Chirag Investment Inc.
- Lot 5. Chirag Investment Inc.
- Lot 6. Chirag Investment Inc.
- Lot 7. Chirag Investment Inc.
- Lot 8. Chirag Investment Inc.
- Lot 9. Chirag Investment Inc.
- Lot 10. Chirag Investment Inc.
- Lot 11. GIOTINIS MICHAEL C & ATHIA M TRS & MICHAEL C & ATHIA
- Lot 12. GIOTINIS MICHAEL C & ATHIA M TRS & MICHAEL C & ATHIA
- Lot 13. GIOTINIS MICHAEL C & ATHIA M TRS & MICHAEL C & ATHIA
- Lot 14. GIOTINIS MICHAEL C & ATHIA M TRS & MICHAEL C & ATHIA
- Lot 15. Fang Xue Quing
- Lot 16. Tri Corp Industries LLC
- Lot 17. Tri Corp Industries LLC 50%**
- Lot 17. GIOTINIS MICHAEL C & ATHIA M TRS & MICHAEL C & ATHIA 50%**
- Lot 18. GIOTINIS MICHAEL C & ATHIA M TRS & MICHAEL C & ATHIA
- Lot 19. FRANZELLA LAWRENCE L TR; DUNLAP MICHAEL J TR
- Lot 20. FRANZELLA LAWRENCE L TR; DUNLAP MICHAEL J TR 50%**
- Lot 20. XAVIER, RAMON E; XAVIER, VIRGINIA A 50%**
- Lot 21. XAVIER, RAMON E; XAVIER, VIRGINIA A
- Lot 22. XAVIER, RAMON E; XAVIER, VIRGINIA A 50%**
- Lot 22. CHIN CALVIN & STEPHANIE 50%**
- Lot 23. CHIN CALVIN & STEPHANIE 50%**
- Lot 23. SHIELLS ROBERT MICHAEL TR N/A & JOHN STEPHEN TR N/A 50%**

- Lot 24. SHIELLS ROBERT MICHAEL TR N/A & JOHN STEPHEN TR N/A
- Lot 25. SHIELLS ROBERT MICHAEL TR N/A & JOHN STEPHEN TR N/A 50%**
- Lot 25. TAGHIBAGI PARISSA TR AKHAVEIN HAMED TR 50%**
- Lot 26. TAGHIBAGI PARISSA TR AKHAVEIN HAMED TR

Mailing address for lot owners:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.



Please as a property owner please email us to let all know where you stand on this issue and concerns. The email address is [REDACTED] We will also forward all emails along with any updated information that is received once we receive your email.

From the last meeting, which was a Zoom meeting on December 14, 2023, these were the major issues:

- 1. Street parking due to not enough parking due to the project does not have 1 to 1 parking ratio (1 unit to 1 parking spot).
- 2. Street is very narrow at Monte Diablo.
- 3. The parking garage entrance for the new construction being on Monte Diablo, hard to navigate.

cc: Chirag Investment Inc., GIOTINIS MICHAEL C & ATHIA M TRS & MICHAEL C & ATHIA, Fang Xue Quing, Tri Corp Industries LLC, FRANZELLA LAWRENCE L TR; DUNLAP MICHAEL J TR, XAVIER, RAMON E; XAVIER, VIRGINIA A, CHIN CALVIN & STEPHANIE, SHIELLS ROBERT MICHAEL TR N/A & JOHN STEPHEN TR N/A, TAGHIBAGI PARISSA TR AKHAVEIN HAMED TR, and Rendek Bustos, Senior Planner with City of San Mateo







### Neighborhood Meeting

THURSDAY, DECEMBER 14, 2023

7:00 PM to 8:00 PM

Please enter the meeting online at: [www.zoom.us/join](http://www.zoom.us/join)

Meeting ID: 851 1405 7685

OR

Please enter the meeting by phone by dialing: (669) 444-9171

Meeting ID: 851 1405 7685

### Planning Commission Study Session

TUESDAY, FEBRUARY 13, 2024

7:00 PM

In Person: City Hall, City of San Mateo  
330 West 20<sup>th</sup> Avenue, San Mateo, CA 94403

OR

Online: [www.cityofsanmateo.org/publicmeetings](http://www.cityofsanmateo.org/publicmeetings)



#### PLANNING PRE-APPLICATION:

PA-2023-026, 1218 Monte Diablo Ave., Pre Application

#### PROJECT LOCATION / APN:

1218 Monte Diablo Ave. and 131 N. Kingston St., San Mateo, CA 94401

APN 033-171-180 and 033-171-060

#### PROJECT DESCRIPTION:

The subject Pre-Application would demolish all existing on-site structures to construct a 75-unit multifamily residential development consisting of three-story attached townhomes and a five-story apartment building. The project consists of 64 apartment units and 11 townhome units. As proposed, the project would devote four units to the Very Low-income category and eight units to the Low-income category. Off-street parking consists of 18 ground-level spaces and 50 basement-level spaces. This project would qualify for the Housing Accountability Act (HAA) and is only required to comply with objective design standards.

#### STAFF CONTACT:

Rendell Bustos, Senior Planner  
[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org), (650) 522-7211

#### DEVELOPER CONTACT:

Chris Giotinis, SC Properties  
[cgiotinis@scproprsm.com](mailto:cgiotinis@scproprsm.com), (650) 342-3030

A study session of the Planning Commission has been scheduled for the above date to review the project. Study Session items are for discussion purposes only as no vote is taken. Rather, comments are given for consideration and for subsequent plan revision before the project returns for future public meetings. This meeting is open to the public and will include a public comment period to receive oral comments. You may also send your written comments (reference **PA-2023-026**) to the Planning Commission by submitting them to City staff at City Hall, or mailing or emailing comments to [RendellBustos@cityofsanmateo.org](mailto:RendellBustos@cityofsanmateo.org).

**AMERICANS WITH DISABILITIES ACT** — In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the Planning Division 24 hours prior to the meeting at (650) 522-7212.

For additional project information please refer to [www.cityofsanmateo.org/whats happening](http://www.cityofsanmateo.org/whats happening)

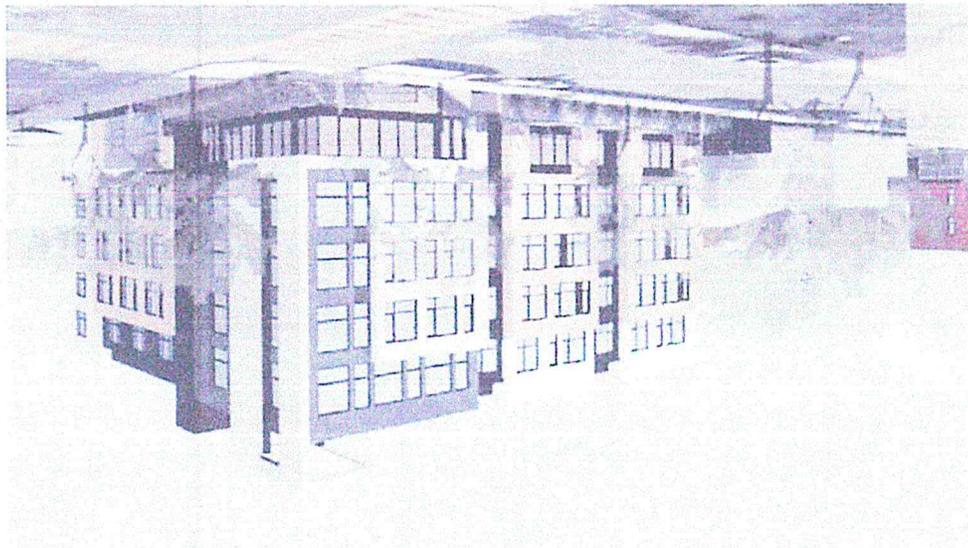
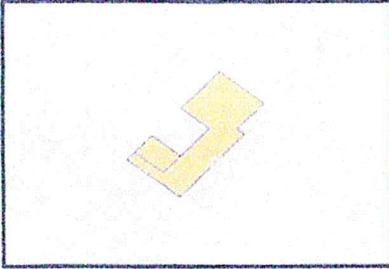
POSTING PERIOD: December 1, 2023 to February 13, 2024



City of San Mateo  
 Planning Division  
 330 West 20<sup>th</sup> Avenue  
 San Mateo, CA 94403

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 SAN MATEO, CA 94402  
 Permit No. 340

There's a project proposed in your neighborhood at this location:



PA-2023-026 – 1218 Monte Diablo Ave., Pre App  
 1218 Monte Diablo Ave. and 131 N. Kingston St.

Notice of Neighborhood Meeting and  
 Planning Commission Study Session