

19 May 2019

Dear Mr. Bustos,

We are writing on behalf of our parents, Mary Peccolo and Max and Lavinia Antoniazzi who are owners of the properties adjacent to the proposed Windy Hill development known as the “406 E. 3rd Avenue Project”, hereinafter referred to as “the project”. Mrs. Peccolo owns the buildings housing the Fuji Sukiyaki restaurant as well as the Saigon City dining room, and Mr. and Mrs. Antoniazzi own the buildings housing the small businesses for the rest of the block up to the Kentucky Fried Chicken property. We are writing to document our concerns in advance of the 28 May Planning Commission Public Hearing for the project.

Please note that our families are not opposed to this development. However, we do have some concerns with the project, as proposed – some significant and others not as critical, but worthy of mention.

Our primary concerns are in two areas: (1) the safety and practicality of having the garage entrance placed on 3rd Avenue; and (2) the esthetics of the proposed building itself. ‘

Issues with Garage located on 3rd Avenue: As documented in the current plans for the project, the parking garage entrance for the project is housed on 3rd Avenue. In our collective opinions, this presents some issues and challenges which we would like the commission to address. In particular:

- (1) As stated by Mike Field, Windy Hill project manager for the project, there will be little or no retail in the new Windy Hill developments. The existing buildings owned by our parents will represent the *only* retail in the Windy Hill development areas. Placing a garage entrance between these small “mom and pop” existing businesses will divide these established businesses from the vital downtown area. These businesses have been part of the San Mateo community for many, many years. It is important that our city allows these established businesses to not only preserve what they already have, but to thrive. Separating these businesses from the downtown with a parking garage entrance blocks essential continuity to the downtown area. We believe this is counter to what our city wants for its small businesses.
- (2) We believe that there is a strong element of danger to consider in placing the garage entrance on 3rd Avenue. With passengers disembarking from the nearby train station(s) and hopping on their bikes or scooters or walking into the area to work at businesses in the Windy Hill-developed buildings, there could be literally hundreds of people walking the street in front of our buildings. There could be 200+ cars entering and leaving the parking garage morning and evening. Distracted pedestrians pondering their morning meetings or issues of the day, texting on cell phones, sipping coffees, joining their teleconferences when they are late, etc... will present real-time potential dangers for drivers trying to turn into the parking area in a timely fashion. As these drivers are waiting to enter, cars could back up over the train tracks as they queue up. Our fear is that it is only a matter of time before a time-pressured driver will find themselves stopped on the track with nowhere to go when a train comes rolling through.
- (3) In the downtown retail areas, none of the streets running perpendicular to the El Camino (the avenues) have driveways. While there was an exception made for Kentucky Fried Chicken, San Mateo should consider using this new development as a way to allow 3rd Avenue to “feel” like the rest of San Mateo and unite the existing retail spots to the rest of the San Mateo community with no driveways interrupting the “retail flow”.
- (4) Parking is a major concern for the small businesses that are housed in our parents’ buildings. Placing the garage entrance on 3rd Avenue will remove three existing parking spots – leaving only *three* spots to service all of the remaining retail businesses.

- (5) The open gathering area in the current plan is located in close proximity to the train tracks. With high-decibel noise and the bustle of the movement of people from the tracks, this is not conducive to the restful and refreshing purpose of the gathering spot. Moving the garage entrance will likely also move the gathering area on the plan, making the spot more appropriate for users and perhaps even helping the retail establishments by increasing foot traffic to reach the spot.

Possible Mitigation of Garage Issues: We request that the commission ask Windy Hill revise plans to show options with the parking garage entrance moved to Claremont Street. Moving the garage entrance will mitigate most, if not all, of the above documented concerns. Retail establishments will feel more connected to the downtown, giving them an opportunity to not only preserve their present places in the community but to potentially thrive. Safety issues with pedestrians, cyclists and scooters are mitigated. The retail areas have better retail flow. Rather than losing three parking spots to the garage entrance, not only will these spots be maintained, but at least two spots will be *gained* (from the KFC location). Finally, a gathering spot that is more secluded and safer from high-decibel noise can be created by moving the garage entrance to Claremont Street.

Issues with Esthetics: The revised designs of the project still do not seem to reflect continuity with the downtown San Mateo area.

- (1) This is the Gateway to San Mateo. The current design still seems too modern for the location, and the design does not exhibit the character of San Mateo – in particular – downtown San Mateo. The ability of Windy Hill to do this well is reflected in their West 3rd avenue and El Camino Real developments. This East 3rd Avenue development should better embody the beauty, people and history of our city on *all sides of the project* – just as the other Windy Hill developments have done.
- (2) The building seems to have a “whimsical feel”, as imparted by the numerous birds on the design. While one or two might be fine, might more cause this development to be known as “The Bird Building”? This may not be a bad thing, but the Commission and Council should be aware that this is possible and think about how whimsical designs may impact how the Gateway is viewed to those who pass through our city.

Finally, we are aware that recommendations along at least some of these lines have already been made in earlier study session(s) and neighborhood meetings for the project. We are curious as to why these recommendations have not been reflected in the most recent design and are hoping that this will be addressed in the upcoming Public Hearing for the project.

Respectfully,

Carla Peccolo Woodworth (for Mary Peccolo)

and

Dino Antoniazzi (for Max and Lavinia Antoniazzi)

Rendell Bustos

From: DA <daconstruct3@gmail.com>
Sent: Wednesday, May 15, 2019 2:16 PM
To: Rendell Bustos
Subject: Re: E3rd windy hill

Hi Randell, Question in the report it states that Caltrain has a necessary sight line of 200feet in both direction when you exit garage can you tell me where that starts from?

Is it the sidewalk,curb , street.

Thanks

Dino

> On May 9, 2019, at 2:13 PM, Rendell Bustos <rbustos@cityofsanmateo.org> wrote:

>

> Hi Dino,

>

> No, there is not an additional report anticipated for the project. The state calls them "initial" studies because it's the first study to determine what significant impacts there are to the environment to determine what level of environmental document is required. In this case, the document is a Mitigated Negative Declaration, which will include mitigation measures required to bring environmental impacts to a less than significant level.

>

> If you have specific environmental questions I am happy to assist or forward you to our environmental consultant.

>

> Thanks,

>

> Rendell Bustos

> Associate Planner

> City of San Mateo Planning Division

> 330 W. 20th Avenue, San Mateo, CA 94403 Phone 650.522.7211

> www.cityofsanmateo.org

>

> -----Original Message-----

> From: DA <daconstruct3@gmail.com>

> Sent: Wednesday, May 8, 2019 1:46 PM

> To: Rendell Bustos <rbustos@cityofsanmateo.org>

> Subject: Re: E3rd windy hill

>

> Hi Randell, I'm reviewing the report it says it's an initial study is there going to be another?

> Dino

>

>> On May 1, 2019, at 10:16 AM, Rendell Bustos <rbustos@cityofsanmateo.org> wrote:

>>

>> Hi Dino,

>>

>> Sorry for the delay in circling back with you on this. I probably sound repetitive but in my reading of the plans, the plans do show the garage entry and the existing 1 story building elevations.

>>

>> I want to let you know that we are just about to confirm the project for the May 28th Planning Commission meeting and begin public review of the project's environmental document. You should be receiving a public notice to that effect

Rendell Bustos

From: Garner, Bob <BGarner@ngkf.com>
Sent: Thursday, March 14, 2019 1:53 PM
To: Rendell Bustos
Subject: 406 E. 3rd Avenue, San Mateo

Rendell, can you tell me how far along the Windy Hill project is and when and if they will get their entitlements to build?

Bob Garner
Executive Managing Director
CA RE License #00936790

Newmark Cornish & Carey
2950 S. Delaware Street, Suite 125
San Mateo, CA 94403



D 650.358.5266 F 650.341.7024
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bgarner@ngkf.com [V-Card & Resume](#)



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Rendell Bustos

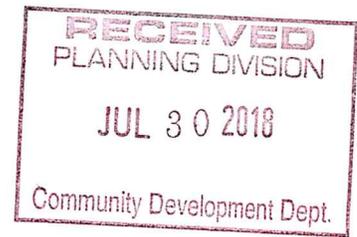
From: vlfobbs6 <vlfobbs6@comcast.net>
Sent: Thursday, February 14, 2019 10:03 AM
To: Rendell Bustos
Subject: Traffic analysis / study

Hi Rendell,

PA15-091 737 2nd Avenue
PA18-043 406 E 3rd Avenue Mixed-Use SPAR

Are there traffic studies available for the above projects? I could not find him on the city's website. If they are available can you please send them to me.

Thank you,
Vincent Fobbs



13 July 2018

Dear Ms. Barron,

My name is Carla Peccolo Woodworth and the following letter represents the Peccolo family thoughts regarding the proposed Windy Hill development on 3rd Avenue in San Mateo. Though I attended the meeting on 10 July 2018, I was not prepared to speak at that time. Below are my thoughts.

Background:

The Peccolo Family Trust of which my mother, brother and I are trustees, currently owns the property on the corner of Claremont and 3rd Avenue which encompasses the Fugi Suki-yaki Restaurant and the dining room for the Saigon City Restaurant. The property was originally purchased by my parents over 40 years ago. My father, the late Victor Peccolo, was a highly respected small-business owner in San Mateo. My parents were the original owners of Victor's Shoe Repair - just a few steps away on B Street. Before selling the business, my parents worked together in that location for well over 30 years. One could say my brother and I were raised on B Street. As a result, we are intimately familiar with both San Mateo and, more importantly, the property in question.

My father identified this property for his family long ago. My parents were especially happy to own the property which was deemed to be part of the "Gateway to San Mateo". I believe my late father would be happy to see the area surrounding his property re-developed. He was an Italian immigrant and proud naturalized American who loved this city.

Comments, Questions, and Concerns:

I have conferred with my mother, Mary Peccolo, and the following comments represent the collective concerns of the Peccolo Family Trust. As the representative of the Trust, below I have documented our comments, questions, and concerns about the development.

While I agree with the comments made by Mr. Dino Antoniazzi regarding the proposed-building esthetics, I am less concerned about how the building looks. I believe Mr. Michael Field's other developments in San Mateo mesh nicely with the surrounding areas, and I have no doubt that Mr. Field will take comments into consideration and do a great job. I would, however, appreciate seeing front-on 3rd Avenue views so we can see how the new development meshes with the remaining existing buildings.

My main concerns and questions come in the areas of **traffic patterns** and **parking**. I also have serious concerns about **the ability of our existing tenants to operate effectively during the construction**.

Traffic Patterns: I have very serious concerns about the proposed traffic pattern on 3rd Avenue. I share Mr. Antoniazzi's concern about safety. Mr. Field is of the opinion that a great many employees for the proposed building will not be arriving to work by car. With a proposed workforce of 432 people, not counting residents, it is hard to imagine that pedestrians and staff with bikes will not be disembarking from the train in the areas where cars will be queuing up to enter/exit the building on 3rd Avenue. It already seems likely that cars will be backed up near the railroad tracks. With as many workers coming off the train as the developers expect, this could be a huge safety concern. Prior to approval, it might be a good idea for the commission and council to study locations where tech firms are located near the train and monitor traffic patterns in an effort to extrapolate what may happen here. The 3rd Avenue location is already busy. I cannot imagine what an additional 432 employees coming and going will do to the already congested area. I suggest that Windy Hill consider an alternate location for entrance and exit. For example, can the plaza on Claremont be swapped with the entrance and exit on 3rd Avenue?

Parking: While I appreciate that the developers anticipate both residents and employees using public transportation, I do not personally feel that San Mateo “is there yet”. Hence, the already difficult parking situation on 3rd Avenue is only likely to become worse, at least in the short term. I spent 35 years in bleeding-edge technology fields. In that capacity, I have had countless years of experience both working as a software engineer and in managing teams of software engineers. I can assure you that software engineers do not typically work 8 AM to 5 PM hours. More often, they start late mornings and work well into the evening. At project crunch times, work often occurs on weekends and sometimes holidays as well. I agree with the comments made at the 10 July 2018 meeting; parking will be a huge problem for the development. Perhaps the city and commission can observe parking lots in high tech firms to get an idea of work hours in order to extrapolate to this development if this becomes an important deciding factor for the development.

And one last comment about parking... While it is wonderful that the development will include some affordable housing, forcing these tenants to pay for the limited available parking for the residential units seems counter to the spirit with which the affordable housing is being offered. My belief is that these tenants will likely need their cars to travel to work. Can Windy Hill consider offering these tenants free parking with their units?

Existing Tenants Ability to Operate Effectively during Construction: As Mr. Antoniazzi mentioned, our existing tenants can go out of business quickly if patrons cannot reach them effectively. It is this area where we have perhaps the greatest concern regarding the proposed development. I would like to hear more about the plan for how construction will take place to ensure minimal impact on our tenants. I also believe we were told at the library meeting that sidewalks would be extended even in front of our buildings to provide a more uniform look. Please confirm that this is the case. I also would like to hear how that will happen and how our tenants can continue to operate during this phase of the operation, as well.

In closing, I would like to thank you for the ability to comment, and I look forward to your feedback. Please know that we are certainly not opposed to the development; we just wanted to air our concerns about the project as proposed. We look forward to seeing the finished product. Please advise if you have any questions.

Sincerely,

Carla Peccolo Woodworth
Trustee, Peccolo Family Trust

Brittni Barron

From: mike Shami <mshami@gmsicc.com>
Sent: Wednesday, June 06, 2018 8:07 AM
To: Brittni Barron
Subject: FW: Project 406 E 3rd Ave. mixed use project

Good morning Ms. Barron,

I am in receipt of the notice for the neighborhood meeting to be held on Monday, June 11, 2018 in regards to the above subject matter. I will not be able to attend the meeting, but as an owner of property in downtown San Mateo, 220 E. 3rd Ave - mix use, I am in support of having this type of mix use project. We need more offices and residential units which will allow for live-work capabilities.

I vote yes for this project and thus support it. Thank you for accepting my written communication of this project.

Sincerely,

Mike J. Shami

Managing Member

Shami Investments, LLC
1030 Parkwood Way
Redwood City, Ca 94061
Cell (650) 520-3781
mshami@gmsicc.com

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Brittni Barron

From: Thomas Morgan II <tmaccountant@yahoo.com>
Sent: Thursday, July 12, 2018 10:53 AM
To: Brittni Barron
Subject: 405 E Third Project

Ms. Barron

I saw the presentation for the project. I was wondering if the Developer and the retail property owner have had any conversations about Windy Hill either acquiring the retail parcel, or use of air space to extend the proposed building over the existing retail (possibly the third and fourth floors)? I think think this would allow for a more interesting building and hopefully some more housing units.

Thank you,

Thomas Morgan

Brittni Barron

From: DA <daconstruct3@gmail.com>
Sent: Wednesday, July 11, 2018 3:02 PM
To: Brittni Barron
Subject: 406 e 3rd

Afternoon Brittni,

Nice seeing you last night, I have some more concerns after last nights meeting do I address them with you or should I also send a copy to planning commission. Please advice me on how to proceed and if will taken in consideration at this time.

My Best
Dino

Brittni Barron

From: DA <daconstruct3@gmail.com>
Sent: Friday, July 06, 2018 7:34 AM
To: Brittni Barron
Subject: 3rd Ave. Windy Hill

Morning Brittni,

Can you please clarify on the proposed project the driveway on 3rd is that an exit only or can you also enter if your coming down 3rd.

Thank you,
Dino Antoniazzi

Brittni Barron

From: Jon New <jonnew@gmail.com>
Sent: Saturday, June 30, 2018 12:23 PM
To: Brittni Barron
Subject: Re: Public comment for PA18-015

Thanks Brittni! My public comment for [PA18-015](#) is the following:

I'm a San Mateo resident who lives near downtown, and I'm always happy to see new buildings so more people can enjoy what San Mateo has to offer. This building is no exception. However, I'm hoping that City Council and the applicant can find a way to include more housing. Between 2010 and 2015, San Mateo county added over 72000 jobs and a paltry 3800 homes according to this report:

<https://sanfrancisco.cbslocal.com/2018/06/20/report-san-mateo-co-only-built-3800-homes-while-adding-72k-new-jobs/> I understand there's a need for office space, but the need for housing is so much greater.

Please consider converting the 3rd floor to housing. Thank you

Jonathan New

=====

On Mon, Jun 25, 2018 at 8:09 AM, Brittni Barron <bbarron@cityofsanmateo.org> wrote:

Good Morning Jon,

You can simply email me your comments and that email will become part of public record or you can mail a comment letter to the mailing address below. Either option works. Please let me know if you have any other questions.

Best,

Brittni

Brittni Barron

Associate Planner

City of San Mateo – Planning Division

[330 W. 20th Ave.](#) San Mateo, CA 94403

Phone: 650.522.7213 Fax: 650.522.7201

www.cityofsanmateo.org

From: Jon New <jonnew@gmail.com>
Sent: Sunday, June 24, 2018 4:43 PM
To: Brittini Barron <bbarron@cityofsanmateo.org>
Subject: Public comment for PA18-015

Hi, how do I leave a public comment for a project, specifically [PA18-015](#). Thanks!

Jon

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Brittni Barron

From: DA <daconstruct3@gmail.com>
Sent: Thursday, June 14, 2018 6:02 PM
To: Brittni Barron
Subject: 406 E 3rd Ave

Hello Brittni,

I was at the meeting this week for the Windy Hill project on Third Ave. I would like to see smaller retail spaces on 3rd keeping with the history of the street, I think the garage does not belong on 3rd, the street is the gateway to the city and misses the opportunity for a better use. I feel the project has too much glass and does not capture enough elements of the older buildings in town. Also looking at the design behind the existing retail stores the building looks flat and not cohesive with the rest of the building it divides the structure and makes it look like two different buildings.

Thank you

Dino Antoniazzi

Brittni Barron

From: Keith Weber <keithmax2@gmail.com>
Sent: Wednesday, June 13, 2018 5:34 PM
To: craiga@arctecinc.com
Cc: mike@windyhillpv.com; Brittni Barron
Subject: 406 E. 3rd Ave.

Craig,

It was nice to meet you at the neighborhood meeting last night at the SM Library. As several members of the audience mentioned, they are a bit troubled by the large expanses of glass proposed for your building at 406 E. 3rd Ave. Below there are 4 images.

The first is a new building in Burlingame near their train station. It breaks up the large glass areas with columns, spandrel panels and decorative iron 'faux' balconies. I hope you can zoom in to see the wonderful detailing on the spandrel panels.

The second is a project just approved in Redwood City. Somewhat simpler in detail, but works well with the 1-story existing buildings, a situation similar to yours.

The third image is of your own building at 2 E. 3rd Ave. Windows on the 3rd floor and a portion of the 2nd and 1st floors are friendly in scale and separated not by columns, but by cladded wall areas.

The last image is the proposal for 406 E. 3rd Ave. The windows on the 3rd floor and extending down to the second and first floor (right side of rendering) are continuous glass, monolithic in appearance. It seems to me there are more successful fenestration design treatments that can be used. Indeed, the other three projects are all good examples.

I have been noticing and appreciating new office and mixed use projects in other cities, particularly Redwood City and Burlingame, have increasingly been adorning columns, pilasters, spandrel panels and entry ways with detailing that both respects and references the more traditional and historical styles that form the general urban context, while still providing contemporary office environments for modern tastes.

Thank you,
Keith Weber





LAURIE
WATANUKI

Comment Sheet
(please detach and submit to staff)

PA 18-015
Pre-Application Neighborhood Meeting
406 E. 3rd Ave Mixed-Use Project
June 11, 2018

If you don't have an opportunity to speak tonight, or have subsequent concerns, comments or questions of importance to you, please fill out this comment sheet and reference which project with the numbers above. Please return it to Brittni Barron, Associate Planner, at City of San Mateo Planning Division, 330 W. 20th Avenue, San Mateo, CA 94403, or by e-mailing at bbarron@cityofsanmateo.org.

Comments, questions, issues:

- SOFTEN THE LOOK ON 3RD AVE SIDE.
LOT'S OF GLASS ON 3RD & UPPER
LEVELS.
- TRAFFIC STUDY NEEDS TO INCLUDE
ACCUMULATIVE NUMBERS OF ALL PROJECTS
ON THE BOARD: FORMER TRAY'S MARKET -
MIXED USE, 401 E. 4TH, PASSAGES CONCERN,
CANTON PARK SOUTH MIXED USE,
2 RDA LOTS - HOUSING & GARAGE,
BSSOX - MIXED USE, HINES, STATION PARK
GREEN.