

Pre-Application Neighborhood Meeting Minutes for
PA 19-008: Monte Diablo Ave. & N. Kingston St. SPAR
July 22,2019

PLANNING APPLICATION: PA19-008

PROJECT LOCATION: 1212 Monte Diablo Ave., 131, 139, and 145 N. Kingston St.

MEETING LOCATION: Holiday Inn - 330 North Bayshore Blvd., San Mateo, CA 94401

MEETING DATE/TIME: July 22, 2018, 7:00pm

ATTENDEES: Public - See Sign-in Sheet

PURPOSE OF MEETING: Pre-Application neighbor outreach to provide a description of proposed project land to obtain feedback and answer questions of neighbors.

WELCOME: Travis Duncan from Sares Regis Group of Northern California welcomed all and introduced Wendy Lao, associate planner from the City of San Mateo's Planning Division (SMP), and Eddie Beckhusen from Jett Landscaping Architecture and Design, Jim Yee from VTBS Architects AND Mike Hawkins from Fehr & Peers. He mentioned that Wendy and the architects would be available after the meeting to answer any questions.

INTRODUCTION: Travis Duncan introduced himself and provided general background information on the purpose of the meeting which is to get feedback from everyone with questions, concerns, and inputs on the project. He offered a sign-in sheet to all attendees and thanked everyone for attending. He also highlighted the project meeting expectations, the format and purpose:

- The project is at the preliminary planning stage and no decisions will be made.
- The architects Eddie Beckhausen and Jim Yee will explain the project and the new design changes to the attendees.
- There is time for public input and comments for potential changes, as the project is in the very early design stage.
- He asked all attendees to take a look at the agenda for the meeting.
- Attendees could email or give their comments to Wendy Lao.
- The project status, meeting notes, agenda, project drawings could be found on the website noted on the agenda.

Lily Lim, senior planner with the City of San Mateo's Planning Division, also assisted with answering questions.

The following list outlines all the questions that were asked at the meeting. Responses to the questions are in *italics*

General:

Q: What is the overall timeline for deconstruction and construction for this project?

From where we are today to completion of project should take 2.5 – 3 years total – assuming everything goes according to plan

Q: What routes/streets will trucks be using that are hauling debris/materials from the project site?

It's too early to know which routes and streets that trucks will be using to haul off debris/material. This will be submitted and approved by the city through the Traffic Control Plan (TCP)

Q: Will there be a lot of digging on site? We're concerned about the noise and vibrations/movement from heavy machinery.

There will not be piling used for this project since we will be using a mat foundation. We will implement stringent construction methods to ensure air and noise pollution is kept to an absolute minimum. This is also approved by the city later in the process

Q: How will you address our safety concerns? We're worried about the increase of dust/debris particles and pollution from this project.

One way to keep debris/dust particles to a minimum is to dampen the dust before hauling offsite. During construction, there will be a large placard onsite with the Superintendents contact information so that we can address any/all issues in a timely manner. We will have a fence onsite to ensure no one is accessing the active construction site.

Q: How will the City improve their communication with the us/neighborhood about construction, feedback and updates about the project?

We will keep the neighborhood apprised of the project updates via the neighborhood association and a general construction updates information page.

Q: Why is it so challenging for a project to be passed by Planning Commission? What is the process? As a developer, how do you handle such a long process and why?

This is part of the typical process, and we are ready and willing to take it on.

Q: Will Sares Regis manage the tenants that are currently living and working on the site before construction starts?

We will keep the current tenants as long as possible.

Q: How much is the total cost of the project?

It is too soon to project, as construction costs vary quite a bit, plus we do not yet know what project will ultimately be approved

Q: How will adding in 35 homes decrease the traffic in the neighborhood compared to now?

Our studies compared existing land use to our proposed land use and found a net reduction in peak trips. The City will run their own independent study as well during the formal application stage.

Q: The traffic analysis doesn't seem accurate, what time of the day/week are these tests being run?

The City will run their own study after we submit our formal application.

Q: Ever since the new Bayshore Apt/Condo project opened, the parking has gotten a lot worse. Can the City redo the assessment on parking for a more accurate read?

The city noted this comment

Q: What is the current zone this project is in and will it change?

The Site is currently zoned R-4 and it will remain R-4

Q: Is the water table an issue?

With the type of foundation we are proposing, the water table will not be an issue

Q: What type of concrete will you be using on this project?

In general, our foundations will be cast in place concrete

Q: Will there be enough storage in each unit to discourage owners using their garages as storage space and to ensure they use their garages for their cars?

Every home will have the typical coat closets, linen closets, and the garages are large enough to fit bikes or a couple of boxes even with the requisite number of cars.

Q: Will the developer or City monitor who purchases these condos? We'd like to see families move into these homes rather than "kids"

Due to Fair Housing Laws, we do not restrict who can move into these home

Q: How many stories will this project have? Is there a height constraint/limit?

The project is three stories at the perimeter and four in the back.

Q: How do we know what the developers paid the City is actually going back to what the City needs? Like the flooding problem, schools, etc.

The development will pay fees as determined by the city; how the city elects to utilize those funds is in the control of the city.

Q: How will these units not be on the flood zone?

All of the ground story is dedicated to parking & storage, all of the living spaces are above the flood plain line.

Q: Will there be more public transportation near the project once complete?

We hope that an influx of residents encourages SAMTRANS to increase bus routing, but they have to make that determination

Q: These homes/garages will be built on landfill. Are these homes able to withstand an earthquake?

Absolutely, these homes will be structurally & seismically safe.

Parking:

Q: How many cars can fit in each garage?

Each unit will have a garage for 2 – 3 cars

Q: The Pulte project doesn't have enough parking for their tenants, how (or can) will you or the City improve this problem?

We're taking a multi-pronged approach: Providing large garages for each unit, increasing the number of street parking spots, and providing guest parking

Q: Will owners be able to park in the driveway of their garage or only inside?

There is only space to fully park your entire car inside of the garage, you may be able to park in the driveway to pack or unload only.

Q: Will the City consider using a neighborhood parking permits to help alleviate parking issues?

The City hasn't looked into using neighborhood parking permit system.

Q: I noticed there's tandem parking, I feel like that will discourage the owner from parking their car in the garage, how will you make sure that won't happen?

Each unit will have storage on the ground floor next to/with their garage, as well as plenty drawer cabinet and closet space on the floors with living spaces.

Q: How many guest parking spots will be on site? How will you all monitor the guest parking since there's only 2 spots?

There will be 2 guest spots available. We may put a time limit for these spots, as well as provide a placard to ensure guests are using them.

Street Curb Cuts:

Q: Where will these condo owners park their cars during street cleaning hours if parking is already so tough?

Each unit will offer 2-3 parking spots, they will be encouraged to use their garage during street cleaning hours (and at all times).

Q: Will there still be parking on N Kingston and Monte Diablo during construction?

Yes, there may be times where we are working in the street for utilities, but for the vast majority of construction parking will be available.

Ownership:

Q: Will this project be all rentals or for sale?

All units will be for sale.

Q: Will each tenant own the property and pay their own taxes? Or will this project be taxed as a whole?

Each owner will be responsible for their own unit/taxes.

Q: Do you know the pricing of each unit?

We do not know the pricing of each unit at this time, the market can change over the course of 3 years (timeline or project) which can affect the pricing.

Q: What is the mix of units for this project? How many 3-4 bedroom condos?

We are proposing 6 3-bedroom units and 29 4-bedroom. At least 3 of the units will be affordable at the "Low" level

Q: How many low-income units will there be and what are the qualifications?

10% of the units (3 total) will be low income. Based on how many people are in your household, there are different layers/steps to qualifying for low-income housing.

Q: Is AMI based on City or County?

County AMI levels determine income levels

Infrastructure:

Q: The corner of N Kingston and Monte Diablo is very busy and a lot of people tend to speed on those streets, especially coming off the freeway. How will you make that area safer for pedestrians?

We've looked into incorporating more stop signs and speed humps at the corner of N Kingston and Monte Diablo, as well as surrounding streets to decrease speeding issues. As these are public streets, this decision is the city's.

Q: Traffic during peak commute hours surrounding the project is already a headache and now with Facebook moving in (along with other big companies), how will you and the City ensure cut through traffic won't worsen? Will you be adding in additional stop signs or speed bumps?

We're supportive of these types of measures, but as they are in the public right of way, this is the city's decision

Q: There's a major sewer line behind the project, will the project be disruptive and cause any damage?

We're aware of the sewer line running alongside of the project, we will not be affecting use.

Q: We need better/safer crosswalks, how will the City and developer improve?

We're supportive of these types of measures, but as they are in the public right of way, this is the city's decision

Q: Will there be infrastructure improvements? If so, what will they be?

We will be making some pedestrian and streetscape improvements the surrounding that will be on the project site, Monte Diablo and N. Kingston.

Landscaping:

Q: What type of trees will the Landscape Architect be using on the sidewalks? Will they be native trees?

There will be a mix of native and drought tolerant trees on site

Q: Will there be grass/landscaping leading up to the freeway overpass to make it look more appealing and safe?

We will be improving the streetscape with a mix of grass/planting and trees