

From: [Jon New](#)
To: [Travis Duncan](#); [Wendy Lao](#)
Subject: PA19-008 Monte Diablo and North Kingston SPAR
Date: Monday, July 22, 2019 9:51:15 AM

Hello, my name is Jonathan New and I'm a San Mateo homeowner. I'm always happy to see new homes being built in San Mateo, and this is no exception. However, I am disappointed that there is no space for retail, particularly to replace Fred's Market. The region has climate goals and car emissions is a significant contributor to our region's pollution. By creating walkable neighborhoods with convenient grocery destinations goes a long way towards reducing car emissions. Although the map will show that it's close to La Hacienda, this is on the other side of a lengthy walking bridge; it's significantly less convenient than a map may indicate.

Please consider restoring a small grocery store to this site.

Thank you!

Jonathan New
San Mateo homeowner

From: [Alexandra Gonzales](#)
To: [Travis Duncan](#)
Subject: North shore view buildings
Date: Tuesday, July 23, 2019 9:55:18 AM

Hi there,

I just wanted to say my husband and I live in the neighborhood (moved in a few years ago) and we support the new planned development. We are born and raised here in San Mateo and appreciate keeping locals around, but not at the cost of keeping problematic people around and the overcrowded parking that the old apartment buildings cause. This new venture will do a lot of good in the neighborhood and continue the upward trend that is way overdue and help to bring good to this area.

Warm Regards,
-Alex Gonzales

From: [Ayanna Cage](#)
To: [Wendy Lao](#)
Subject: PA19-008 Monte Diablo and North Kingston SPAR
Date: Monday, August 5, 2019 4:38:40 PM

Dear Wendy,

I am a new resident of the North Shoreview and heard from a neighbor about the pre-application filed for the above-referenced development. I have a long list of concerns about the development including traffic, parking, noise impacts. We chose this neighborhood because it is quiet, it has a neighborhood feel, we can see the mountains and be close to the freeways. The new development will:

- add immense traffic to the neighborhood before, during and after construction, increasing commute times and frustration
- worsen an already tenuous parking situation - there are not enough planned parking spaces in the proposed development. We all know that tandem parking will not be used for the maximum number of cars. One of the 2 spots will be used for storage and the other car will clog our streets. There need to be as many spots as there are bedrooms in the development because we all also know that most people cannot afford to be the sole renter of a multi-unit apartment in this area, so there will be more than 1.5 cars for a 3 bedroom unit.
- impact the availability of spots in our neighborhood elementary school to the detriment of neighborhood children and parents.
- three or four (!!!??!?!?) story construction will impact the neighborhood's view of the mountains across 101 and will impact the amount of sun we receive. Why are such tall buildings even being considered for a small residential neighborhood? A maximum of 2 stories - to mirror the local houses - should be required.
- increased noise from construction will be continuous and will negatively impact our enjoyment of the homes we have worked so hard to obtain
- increased noise from renters and occupants of the proposed development will also negatively impact our quiet neighborhood.
- where are the improvements to the local infrastructure? water, sewer, electricity, fire protection, etc. Is the city planning to bury the electrical lines given the addition of so many units to overload the system?
- what are the environmental impacts - our neighborhood is built on landfill, has the impact of digging and building on the neighborhood in connection with potential earthquake damage been studied?

I would appreciate any response you have to the limited list of above questions/concerns. My family purchased our house in May 2019 and would not have done so if we knew such a large development was likely going into our quiet neighborhood.

Please add me to the list of concerned residents and keep me apprised of upcoming meetings. Thank you.

Ayanna Carey
Monroe Avenue, San Mateo

From: [Jacob Bloom](#)
To: [Wendy Lao](#)
Subject: Re: PA19-008 Monte Diablo and North Kingston SPAR
Date: Tuesday, August 6, 2019 12:14:21 PM

Thank you very much.

I noticed someone made a comment about the parking and that the Pulte project (the HOA I am a member of) has insufficient parking for the people who live here. I only know of one unit that has more cars than garage space and one unit who has a car too large for their garage (though there may be more). That being said, our 8 + 1 disabled guests spots are barely sufficient at times and our garages have space equal to the bedrooms (if memory serves correctly). I will say that tandem parking has proven a bit awkward. So I think the most pressing issue with the new development's plans is that 2 guest spaces is definitely too few without needing to use public parking.

The above is solely my opinion and in no way should be taken as an official position of my community as we have not discussed having an official position.

Thanks,
Jacob