

**From:** [Kohar Kojayan](#)  
**To:** [General Plan](#)  
**Subject:** FW: Study area 11 - Campus Drive  
**Date:** Friday, September 6, 2019 3:20:39 PM

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FYI

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**From:** Jean Dail [REDACTED]  
**Sent:** Friday, September 6, 2019 3:19 PM  
**To:** Kohar Kojayan <kkojayan@cityofsanmateo.org>  
**Subject:** Re: Study area 11 - Campus Drive

Thanks for the update... very concerned about 26th and Pico being opened to Campus Dr! When the Callan properties after YEARS of negotiations with our neighborhoods were finally developed into single family residents, we were promised 26th Ave would NEVER be opened!!! Pls review this development process in looking at the study area 11. There already is FIRE ACCESS only at Campus Dr. Maybe the real issue should be with no mass transit access for a Campus Dr development, why are almost 300 units even being considered in that space?

I did sign up on Strive San Mateo & will stay vigilant regarding area 11... as will a number of others in the neighborhood.

Again thank you for all you and staff have been doing. I realize this is a LONG process with many twists and turns. But I have to say you guys are really good at what you do and the City of San Mateo is lucky to have you! I mean that very sincerely... have a good weekend and I'm sure we'll be in touch.

[Sent from Yahoo Mail for iPhone](#)

On Friday, September 6, 2019, 3:03 PM, Kohar Kojayan <kkojayan@cityofsanmateo.org> wrote:

Hi Jean -

Nice to hear from you and thanks for the kind words. Drew also mentioned you reached out to him so I am responding on his behalf as well. We will be developing a robust outreach plan for the next step in our process to make sure we reach all segments of our community and understand what the community would like to study and some of the considerations for each study area, such as transportation impacts. Stay tuned as we finalize our plan so you can participate in the upcoming workshops/meetings. We had some great outreach last night at the September Nights series on Bst and hope to engage more and more people.

Regarding your concerns of potentially opening up 26th Avenue, this was actually

recently raised for one of the development proposals we are currently processing on Campus Drive since it was raised by the Fire department for adequate access to the site. We were able to meet with fire and develop alternatives to this and it is still a work in progress. These are the exact type of scenarios that will be evaluated when we run the data on our alternatives analysis: by changing land uses, what does that mean to infrastructure, circulation, safety, noise, neighborhood impacts, etc.

I hope you stay engaged in the process and participate in the development of the range of alternatives for each of the study areas. If you have not already, please make sure to sign up for the general plan mailing list at [www.strivesanmateo.com](http://www.strivesanmateo.com) to stay up to date on all upcoming meetings/workshops. Please contact me if you want to discuss further.



Kohar Kojayan, AICP | Community Development Director

Community Development Department

330 W. 20th Avenue, San Mateo, CA 94403

[650-522-7207](tel:650-522-7207) | [kkojayan@cityofsanmateo.org](mailto:kkojayan@cityofsanmateo.org)  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)

-----Original Message-----

From: [REDACTED]

Sent: Wednesday, September 4, 2019 3:27 PM

To: Kohar Kojayan <[kkojayan@cityofsanmateo.org](mailto:kkojayan@cityofsanmateo.org)>

Subject: Study area 11 - Campus Drive

Hi, Kohar - Boy you and staff are really putting together great info for us! So sorry all of us kept you up until 1:00 in the morning at a recent City Council meeting. Thank you for all your insightful hard work!!!

I am hoping you can direct me to the appropriate person / dept. to voice my concerns regarding developing study area 11. It may be that residential development should happen on that site, but the type of residential development and the potential of opening up 26th Ave and/or Pico concerns those of us on the other side of Campus

Drive.

You might look back at the “neighborhood fight” that took place over the Callan property. Eventually single family houses were built, similar to the neighborhood it is next to on the other side of Peninsula Golf Club.

Let me know if you can help me, or if someone else at City Hall is better to talk to.

Thanks again for all your hard work!

Sincerely, Jean

Sent from my iPad

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## Rendell Bustos

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**From:** Bruce and Michelle [REDACTED]  
**Sent:** Tuesday, October 1, 2019 2:18 PM  
**To:** Rendell Bustos  
**Cc:** poconnell@harvestproperties.com; board@beresfordhillsdale.org; Shawn Mason  
**Subject:** PA19-028 Peninsula Heights

Dear Mr. Bustos, I am writing with a question regarding the proposed Peninsula Heights plan. My question pertains to the fire lane that connects the Campus Drive complex to 26th Avenue, where my wife and I lived for over 25 years. Our concern is that the proposed development would put pressure on the office park owners and City to convert the lane into a thoroughfare and open it up to traffic. I would expect that 300+ new residents would be desirous of accessing schools, 25th Avenue restaurants, shopping, parks, El Camino and other amenities below the Park without having to use Route 92 or coming down all the way on Hillsdale Boulevard. Accommodating the potential new community in this fashion would mean that the entire population of the office park could start doing the same, essentially turning our quiet street into a very busy and hazardous one. Parking is very tight on the street, like many streets today, and navigating east is already tough at times. We have a lot of new residents with small children and the Meadow Heights Elementary Schools is right down the street, as I'm sure you know. In addition, when 92 is congested, as is often the case these days, drivers trying to get into Central or South San Mateo would also be directed by Google Maps or Waze to cut down our street. I am certain that the entire neighborhood would agree that this would be disastrous.

A little bit of history - this same issue was a point of contention when the Verona Ridge development was proposed a number of years ago. At the time I was representing the neighborhood before the Commission as a Board member of the Beresford-Hillsdale Neighborhood Association (later as Chair and drawing upon my experience as an environmental attorney). Verona Ridge was ultimately approved and constructed and assurances were given at the time that the fire lane would remain as-is and indeed it has remained restricted access only. The legal status of the lane, however, was never clarified and this new proposal is creating the same sense of concern.

I would appreciate you providing the following: a. Clarification of who controls the fire lane (I am assuming it is an office park entity); b. the City's position regarding this particular issue, i.e. maintaining the fire lane as-is. I am hoping the City would not support a change that would drastically and negatively alter traffic patterns in a quiet neighborhood; c. An indication of how the current status of the fire lane could be made permanent as part of any potential development approval or otherwise so that we do not have to go through this sort of matter over and over again. I suspect Peninsula Heights might not be the last zoning change proposal for the office park.

We would like to see more housing built in San Mateo, but obviously not at the unnecessary expense of the peace and quiet of current residents. I will look forward to your reply and I will try to get to the meeting on Thursday evening. Thanks much.

Bruce Klafter  
[REDACTED]

## **Rendell Bustos**

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**From:** charles cwieka [REDACTED]  
**Sent:** Wednesday, October 2, 2019 8:48 AM  
**To:** Rendell Bustos  
**Subject:** ASSISTING MY INQUIRY

Good morning, Mr. Bustos

I wanted to thank you for your assistance to me regarding the development PA 19-028 regarding the use of the fire lane leading from 26th Ave. to Campus Drive. You answered the questions by returning my call and said that you would keep me informed as to any new developments regarding 26th Ave.

I found that we had a very informative and professional conversation and appreciated the fact that it wasn't necessary to travel to San Mateo on Thursday, October 3, 2019 at the Marriott.

Thank you again

Chuck Cwieka