

From: [REDACTED]
To: [Phillip Brennan](#)
Subject: PA-2019-012, 2 W. 3rd Avenue - Public Comment
Date: Sunday, October 06, 2019 11:27:48 PM

I'm really disappointed with the plan to build a short office building at the corner of 3rd and El Camino. There are far more office plans than housing plans in downtown San Mateo, and this is amidst a housing supply crisis and a wildly imbalanced housing/jobs ratio. Additionally, this building is very short; it's bordering a 5 story apartment and an 11 story apartment. I understand we have to operate under our onerous height limits, but please consider building tall housing instead of this office cube.

Jonathan New
San Mateo Homeowner

From: [Oscar Lopez-Guerra](#)
To: [Phillip Brennan](#)
Subject: PA 2019-012
Date: Monday, October 07, 2019 5:03:54 PM

Mr. Brennan:

With the proximity of the Main Library, several successful stores and businesses on 3rd Avenue, Draper University at the former Ben Franklin which does not have **one single** parking spot, it is hard to phantom that the City will not require ANY parking spaces for a new 18,421 square feet building. I own a 2500 square building on San Mateo Drive, 4 blocks from the subject property and I have 9 parking spaces for my single business tenant.

I do not feel this to be a well thought out decision. Builders should not be able to buy their way out of requirements whose effects will impact us residents for many generations.

Respectfully,

Oscar *López-Guerra*



CAROL SCHWARTZ

████ Arroyo Court, █████ San Mateo, CA 94402 | █████ |
████████████████████

October 17, 2019

Via email pbrennan@cityofsanmateo.org

Mr. Brennan
Associate Planner
City of San Mateo Planning Division
330 W. 20th Avenue
San Mateo, Ca 94403


Dear Mr. Brennan:

Re: PA 10-012, 2 West 3rd Avenue, San Mateo, CA

I attended the Pre-application Neighborhood Meeting on October 16, 2019 relating to the proposed construction of an office building at the corner of 3rd and El Camino in San Mateo.

Please see my written comments attached.

Sincerely,



Carol Schwartz

Attachment (1)

COMMENTS ON PRE-APPLICATION PA 19-0122

2 WEST THIRD AVENUE, SAN MATEO, CA

1. The building design is attractive, but that alone is NOT sufficient reason to approve construction of an office building adjacent to a residential neighborhood with ZERO parking on-site. Zoning regulations call for 52 parking spaces. The nearest public parking facility (2nd and ECR) is currently oversubscribed and has waiting lists. There are no new public parking structures under construction near this project.
2. Because there is no on-site parking *and* no new off-site parking structures underway using already accumulated in-lieu parking fees, the City of San Mateo MUST deny approval of the proposed project.
3. The parking in the vicinity is already overburdened, resulting in constant parking violations in the neighborhood with virtually NO ENFORCEMENT.
 - a. Parking on Arroyo Court along the property boundary already creates traffic congestion issues. Cars park all the way to the Arroyo-ECR intersection, making it difficult for cars traveling south on ECR to make a right turn into Arroyo Court, especially if there is a car waiting to turn right (south) on ECR. When that happens, traffic backs up on ECR all the way down to Crystal Springs Road on occasion.
 - b. There should be a no-parking area near the Arroyo Court – ECR intersection NOW.
4. Building construction on this small site if approved, with limited or no equipment staging area, would result in insufferable encroachment onto City streets and sidewalks, noise and congestion for nearly 2 years, this so soon after the community has endured construction noise, sidewalk and street limitations for the last few years while buildings on the other side of ECR were constructed.
5. It appears that the leaking underground storage tank contamination has NOT yet been fully remediated, and the latest notation in GEOTRACKER about the cleanup status of the site indicates "The site is NOT considered low-threat for direct contact and outdoor air exposure as it does NOT meet [certain criteria]1, 2, or 3." This suggests that even the proposed level of development (with no subterranean parking) will still result in contamination exposure.



**PA 19-012, 2 West 3rd Avenue, Pre-application
Pre-Application Neighborhood Meeting
October 16, 2019**

Comment Sheet

If you don't have an opportunity to speak tonight, or have subsequent issues, comments or questions of importance to you, please fill out this comment sheet. Please return it to the City of San Mateo Planning Division, Attn: Phillip Brennan, 330 W. 20th Avenue, San Mateo, 94403.

Comments, questions, issues: To: Planning Commission:

- Parking is already scarce in this neighbourhood.
- A "lot" of concern has already been shown in the neighbourhood meeting. Frisco Ct + 3rd Avenue is under "Residential Reserve Parking Program" which will be severely affected.
- There are people in queue to get permit already.

City needs to plan or create 52 spaces now because of this project which is in same amount.

- Parag Gupta ([REDACTED])

From: [Anne Moser](#)
To: [Phillip Brennan](#)
Subject: Project APN 034-093-050 | 2 W. 3rd Avenue
Date: Thursday, October 17, 2019 7:46:16 PM

Dear Mr. Brennan,

My name is Anne Moser and my husband and I are the owners of Backhaus, a bakery located at 32 E 3rd Avenue in San Mateo.

I am writing to you in regards to the pre-application PA19-012 2 W. 3rd Avenue.

Due to unforeseen circumstances, we were unable to attend the neighborhood meeting on October 16th about this project, but we nevertheless feel the need to express our deep concern about the fact that the applicant proposes to pay fees in lieu of providing parking on site.

We constantly hear from both our employees as well as our customers about the difficulty to find parking in close proximity, particularly during certain times of the day. We are worried that the parking required for an office building of the proposed size will have a significant impact on the already strained availability of parking in the area. This will, undoubtedly have a direct financial impact for not only us, but other businesses in the immediate area.

Our question is: will the fees be adequate and exclusively used to otherwise provide an appropriate number of parking spaces in the area so as to minimize the impact that the parking needs for the proposed office building will have on the current parking situation? Will it be possible to attend the planning commission meeting on November 12th to voice our concerns?

I look forward to hearing from you.

Kind regards,

Anne Moser

BACKHAUS
(650) 808-0360

From: [mgr94402](#)
To: [Phillip Brennan](#)
Subject: 2 W 3rd Ave, San Mateo
Date: Tuesday, October 22, 2019 8:47:37 PM

Mr. Phillip Brennan,

As per your recent Public Notice, the applicant for the project at 2 W 3rd Ave proposes to pay fees in-lieu of providing required off-street parking.

I live within two blocks of this project. This project should only be allowed to proceed if the applicant provides at least 200% of the required off-street parking. The recent developments on the two other corners at this intersection also do not provide off-street parking. Parking in this area is critical.

Thank you,

Michael Romeyn



From: [Brenda Sell](#)
To: [Phillip Brennan](#)
Subject: 2 West 3rd Avenue
Date: Saturday, November 02, 2019 3:03:34 PM

Dear Mr. Brennan:

My husband and I reside at 33 Arroyo Court and are the owners of the [REDACTED] duplex and the duplex at [REDACTED]. Ours is the street that runs on the north side of the proposed structure at 2 West 3rd Avenue.

We begin by expressing our delight that this lot is being developed. In addition to those at the north and southeast corners of El Camino Real and 3rd Avenue, this building will greatly enhance the entrance to downtown San Mateo.

We write primarily to register a major concern. Those neighbors of us in attendance at the October 16, 2019, Pre-application Neighborhood Meeting at the Library were there to voice our grave concerns regarding the parking for the work force at this proposed site and the dire impact it may have on the very limited parking spaces near our homes. Where will the approximately 58 cars park? We fear it will be on our streets.

At the meeting, we learned that the 2nd Avenue Parking Garage is not an option as there is currently a wait list of 300 for the reserved spaces in that garage. What was the city thinking when it didn't consider the obvious parking challenge presented by the approval of the Spaces building without a parking plan?!

It is critical that the planning department understand how limited the available parking spaces are on Arroyo Court at the current time. The homes from 25-57 Arroyo were built in the 1930's when families owned only one car, thus, each unit is allotted only one garage space. In this age of two car families, the second car must be parked on the street. Other automobiles that occupy Arroyo spaces are those of De Anza Park visitors - families, school and camp children, scout groups - who come to explore San Mateo Creek, the main feature of that idyllic place.

Very diligent enforcement of the 2 Hour Parking limit will be required but it not a solution.

We strongly recommend that the "in lieu" fee be applied, not only to the much-needed building of additional parking structures, but that the city demand that the developer provide an employee shuttle to and from the satellite parking sites to the 3rd Avenue offices and that the route include a stop at the San Mateo railroad station.

We further urge that you dictate that no construction be initiated until a feasible parking plan is approved by the Planning Commission.

We thank you for your kind attention.

Brenda and James E. Sell

[REDACTED] Arroyo Court
San Mateo, CA 94402
650/483-3765

From: [Richard P. Bollini](#)
To: [Phillip Brennan](#)
Subject: PA-2019-012, 2 W. 3rd Avenue, San Mateo
Date: Wednesday, November 06, 2019 12:18:20 PM

We received a notice of a study session of the Planning Commission set for November 12, 2019. The notice indicated the applicant is proposing to pay fees in-lieu of providing required off-street parking.

We own a building on Arroyo Court. There is limited parking as it is in that area. A three floor office building with tenants, employees, and clients/customers would certainly cause an unfavorable impact. Some residents do not have parking and must park on the street. Even if parking is provided for a tenant, most families have more than one vehicle and must park on the street. Not providing off-street parking will make an already frustrating situation worse. Our tenants have expressed their concern.

Thank you for your consideration of our comments.

Sandi Bollini