

MEETING NOTES:

BRERETON

Date: 12 November 2020

Presenters:	Wendy Lao	City of San Mateo	Planner
	Tim Draper	Draper University	Head Riskmaster
	Martin Kent	Draper University	Facilities Director
	Michael J Castro	Brereton Architects	Project Architect

Attendees:

Tatiana Chau	Irene Yiu	Maxine Turner
Marah Doria - Hero City	Roc	Siri Srinivas
Vianey Villela	Andy Tang	Maddie Callander
Karen Mostes - Withrow	Daniel Sangyoon Kim	Asra
Wendy McArdle	Paul Jansen	Daria Venkova
RF	LZ	Lingling Kong
David Phillips	Jonathan	Megan Kurohara
Gina Kloes	Sunny Zhang	Sunny Zhang
Diego Rivera	Bobby Chao	Chris Young - Brereton
Rachel Ferry - Brereton		

Project: Neighborhood Meeting – 44 E 3rd Draper University
Location: 44 E 3rd Avenue, San Mateo, CA 94401
Planning
Pre-App: PA2018-054 – 44 E 3rd Ave Pre-App

ITEM: **DESCRIPTION/DISCUSSION:**

INTRODUCTION: Wendy Lao, City of San Mateo Planning Department reviewed meeting agenda and outlined Pre-Application process

1. Preliminary Application (Pre-App)
 - a. Neighborhood Meeting – intent/purpose to inform neighbors early in the process
 - b. Planning Commission Study Session – Dec. 8, 2020, 7pm
2. Formal Planning Application
 - a. City Staff Review of Plans
 - b. Planning Commission Public Hearing – TBD
3. Building Permit – TBD

OVERVIEW: Tim Draper, Draper University provided general overview of project

1. Draper University creates excitement and “dynamicism” for the City of San Mateo
2. 9th floor - attractive place for other venture capitalist to attract entrepreneurs and build economic value for city
3. Building never completely full; plan to convert top 3 floors to commercial while still maintaining its original use on the remaining floors

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PRESENTATION: Michael J Castro, Brereton presented project to Attendees showing graphic presentation via screen share.

1. Partial change of use to the upper two floors and Penthouse Level converting those floors to office
2. The design was sensitive to the historic nature and significance of the building which was constructed in 1928
3. Scope includes new stair and elevator tower at southeast corner of building to minimize its visibility from the front at E 3rd Avenue
4. Elements of the existing building including horizontal datum lines from existing string courses or cornice lines and punched window openings were reflected in the new stair/elevator tower design creating a modified south and east façade that respects the historic character of the building
5. Proposed stair and elevators provide life-safety and accessibility upgrades to the building
 - a. New exit stair serves all floors and supplements existing enclosed central stair and fire escape providing three (3) means of egress from the high-rise tower of the building
 - b. New elevator introduces a larger elevator cab that meets today's accessibility and gurney minimum size requirements. Existing passenger elevators are smaller than today's standards for accessibility
6. Overview of the elevations
 - a. North Elevation remaining the same with the exception of new window openings at center of building replacing existing blank panels with single-pane glazed windows per historic report recommendation
 - b. East Elevation illustrating new stair/elevator tower at back southeast corner
 - c. South Elevation illustrating new stair/elevator tower at southeast building corner. Modifications to address comments from historic report include:
 - i. Shifting stair/elevator tower to the east to provide additional separation from adjoining column of windows
 - ii. Continuing horizontal datum from 7th Floor string course across new stair/elevator tower
 - iii. Adding arched top window openings at 7th Floor to complement the arched windows at that floor
 - d. West Elevation minimum visible changes with exception of new stair tower in background
7. Overview of Penthouse Level
 - a. New open arcade connecting stair and elevator to glazed Penthouse Lobby
 - b. New roof deck on west end of roof
 - c. New glass wall between office area and new west roof deck

Q+A: Martin Kent, Draper University thanked the presenters and opened the meeting to the Question and Answer segment of the meeting

1. Gina Kloes - one of the lead educators at Draper University
 - a. Loyalty to Draper and San Mateo, people consider it home because of energy, growing resources, and wisdom Draper University provides
 - b. Excited for this project. Adds another beautiful element to building
 - c. Loyalty to building and branding. Many entrepreneurs move back to San Mateo after school and increase income in San Mateo
 - d. Draper causes people to come back (even from Covid) to help the city
 - e. Excited for San Mateo to support this project. Draper has spend a lot to maintain the building
2. Maxine Turner
 - a. Expressed concern about restaurant trash and ventilation in public alley, Ben Franklin Court
 - i. Where elevator is going is where the current restaurant trash resides, "this area will need to be studied and thought through"

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- b. One of the nicest elements of Draper's previous renovation is the public walkway and green wall, "walkway should be a wonderful thing for the public and maintain its character"
 - c. What is happening with the façade detailing on the upper building tower where the new stair/elevator addition is proposed?
- 3. Martin Kent
 - a. Ensured that restaurant will continue to be a restaurant. Current garbage room is provided in the basement for the restaurant
- 4. Tim Draper
 - a. Draper University wants to make improvements to both 44 E 3rd Avenue and Hero City across the street, which is not part of this Pre-App, with the intent of making the environment nicer for the city and the neighborhood
 - b. We want to make the walkway (Ben Franklin Court) beautiful it will also be the front door and access to the new elevator and renovated upper office levels
- 5. Wendy Lao
 - a. Clarifies that the project is expected to comply with the historic standards and the project has already received and is addressing a historic report that has been prepared based on the proposed design
- 6. Michael J Castro
 - a. Points out that the configuration on Ben Franklin Court is similar to the existing configuration, will maintain the green wall, and this area will be studied further in regards to restaurant trash
 - b. Clarifies that the proposed addition will remove the façade detailing on the South Elevation where the new stair/elevator tower will be added, and that had been addressed in the historic report as expected and acceptable. The historic report recommends saving/storing the historic detailing for potential reuse or replacement at other areas of the building where similar detailing remains