



11/4/2020

Chair Ellen Mallory  
Vice Chair Ramiro Maldonado  
Commissioner John Ebner  
Commissioner Mike Etheridge  
Commissioner Margaret Williams

City of San Mateo  
330 West 10th Avenue  
San Mateo, CA 94403

Re: Support - Peninsula Heights

Dear Chair Mallory and Members of the San Mateo Planning Commission:

On behalf of the **Housing Leadership Council of San Mateo County (HLC)**, I am writing to express our support for the Peninsula Heights proposal. We work with communities and their leaders to create and preserve quality affordable homes. With the opportunity to turn underutilized office space into more homes, the Peninsula Heights proposal has our full support.

**We urge the San Mateo Planning Commission to support the approval of the Peninsula Heights proposal in order to meet the urgent need for homes.** By approving this application, the Planning Commission will further a vision of an inclusive, equitable, and sustainable future for the City of San Mateo, where all individuals can have access to an affordable place they can call home.

We are pleased to see the Peninsula Heights proposal provide both market-rate and affordable for-sale townhomes. Earlier last year we hosted a meeting for several residents of San Mateo, to give us feedback on the Peninsula Heights proposal. The result was great support and excitement for these much needed homes. Each of them is excited to see more community members in the City they call home. By moving this proposal forward, the City of San Mateo can provide comfort and space for San Mateo workers and residents to rest their head at night. Thank you all you've done and continue to do for affordable housing in the City of San Mateo.

Sincerely,

Alexander Melendrez, Digital Organizer

**Housing Leadership Council of San Mateo County**





YIMBY Action advocates for welcoming communities where everyone can thrive.  
[yimbyaction.org](http://yimbyaction.org)

**San Mateo City Council**

330 West 20th Avenue  
San Mateo, CA 94403

*November 5, 2020*

**RE: Support for Peninsula Heights Project**

Dear Planning Commission:

YIMBY Action is pleased to support the proposed Peninsula Heights project at 2988, 2800, 2755, and 2655 Campus Drive in San Mateo. This project would offer 290 units of housing, 29 of which are below-market-rate. This project will help address our staggering regionwide housing shortage. In particular, it would add more housing and welcome more neighbors into an opportunity-rich neighborhood that offers access to job centers, shopping centers, and public transportation.

YIMBY Action is a network of pro-housing activists fighting for more inclusive housing policies. Our vision is an integrated society where every person has access to a safe, affordable home near jobs, services, and opportunity.

The Bay Area's severe housing shortage is causing skyrocketing homelessness and poverty, crippling our economy, and leading to debilitating commutes that exacerbate our global climate crisis. These impacts fall disproportionately on our region's low-income workers and families, and disproportionately deny communities

of color access to opportunity. This project will help address the housing shortage, help advance racial justice, and ensure a welcoming Bay Area where everyone can thrive.

Best regards,

Laura Foote

YIMBY Action, Executive Director



YIMBY Action advocates for welcoming communities where everyone can thrive.  
[yimbyaction.org](http://yimbyaction.org)

## Rendell Bustos

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**From:** Rz35 [REDACTED]  
**Sent:** Sunday, November 15, 2020 8:34 AM  
**To:** Rendell Bustos  
**Subject:** Re: PA-2020-012

Rendell,

Is 43' to the top of the stairway covering on the decks on top or 4th floor?

Thank you, we need more housing in SM. The bike lane and wider, improved sidewalk are great for outdoor exercise. We are happy our view over the project once done should be better. The decks on top of the housing will give more social distancing space outside and a lot more people will experience awesome views over the golf course, the bay and greater San Mateo.

Thanks,  
Jon

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

**From:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
**To:** Rz35 [REDACTED]  
**Sent:** Fri, Nov 13, 2020 3:46 pm  
**Subject:** RE: PA-2020-012

Good afternoon Jon,

Thanks for your email. The proposed buildings are not taller than the existing office buildings that exist presently. The project plans are linked directly [here](#). The tallest proposed buildings on the southern site are 43 ft. or less, and the existing office buildings are 55 ft. in height. Please note that the proposed buildings confirm to the City's maximum building height of 55 ft.

If you'd like the applicant to walk you through the plans in greater detail, I can arrange that for you. Please let me now, thanks.

-Rendell



### Rendell Bustos

Acting Senior Planner | Community Development Department  
330 W. 20th Ave., San Mateo, CA 94403  
650-522-7211 | [rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)



**From:** Rz35 [REDACTED]  
**Sent:** Friday, November 13, 2020 3:09 PM  
**To:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
**Subject:** PA-2020-012

Rendell,

Peninsula Heights could take away the view of downtown San Francisco and other lovely to look at areas for many owners of condominiums at [REDACTED]

When we bought homes in 1973 we were told by the projects real estate agent that there would be nothing built that would take away any of our view.

If any of the proposed 2 south (lower) project sites have buildings higher than the present ones many of us would lose some of our valuable view.

What are the plans for the 2 south properties and their heights compared to what is there now?

Jon

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## **Rendell Bustos**

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**From:** Jill McHale [REDACTED]  
**Sent:** Sunday, November 15, 2020 9:05 PM  
**To:** Rendell Bustos  
**Cc:** Hottie  
**Subject:** Input on PA-2020-012 Peninsula Heights

Dear Mr. Bustos,

I am writing to express my concern about the PA-2020-012 Peninsula Heights project.

I live at [REDACTED] - a quiet street with no through traffic. We chose to buy our home in this neighborhood 15 years ago because it was quiet and we could walk on Campus Drive to Laurelwood Shopping Center. I am extremely concerned about two aspects of the proposed development that will negatively affect my neighborhood's quality of life and diminish our property values.

**1) The 25th Avenue fire lane must remain closed so our quiet neighborhood doesn't become a speeding thoroughfare like 28th, 31st, and Hillsdale.** Although the developers are advising that the fire lane will remain closed, I'm not counting on a developer to protect our neighborhood's interests. We do not want our quiet streets to become a connector to Highway 92, Laurelwood Shopping Center, Meadow Heights Elementary School, Hillsdale High School, Alameda de las Pulgas and El Camino Real.

**2) The project should be limited to two-three story building heights.** The plan includes four story units. Four stories is tall and out of context with our neighborhood, higher than most apartment buildings in our area.

Please register my concerns and address this in the Dec 8th meeting.

Thank you.

Jill  
[REDACTED]

## Rendell Bustos

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**From:** David Lintott [REDACTED]  
**Sent:** Tuesday, November 17, 2020 10:24 AM  
**To:** Rendell Bustos  
**Subject:** PA-2020-012 Peninsula Heights

I live at [REDACTED] a 53-unit condo building overlooking the canyon and 2 of the office building spots that are proposed for demolition of the existing buildings and construction of town homes. I am concerned about the following aspects of the project:

- 1) Light and noise pollution from the proposed roof gardens. I understand there will be about 150 units built directly opposite me with their roofs almost on the same level as my unit. I'm wondering if I'll have to install double-glazing in all my windows. I
- 2) Destruction of so many heritage trees.

I think the above will adversely affect the value of my unit and all units of our building which face north, which at the moment have a nice view (about 18 units) plus some on the northeast side. This view also might be more obscured in the future because of the height of the proposed town homes. I believe the last public meeting mentioned a height limit of about 35 feet but I now see it is almost 48 feet, which is getting up towards a five-story building.

I also am concerned in a general way about the access to the public paths and parks in the development. Who will maintain them and provide security? We have a private driveway that overlooks the bay and that attracts unwanted visitors, including drug users. Having a gate has been considered but this is prohibitively expensive for us at this time. I wonder if prospective HOA members realize the problems and expenses that might arise from these attractive paths and overlooks. Or if the city is responsible, this will be an added expense for the city budget to police and maintain.

Another issue that doesn't directly affect me but seems worrisome is the parking plan. I understand each unit will have a 2-car garage and there will be one visitor spot for each 5 units. I think this is unrealistic as there is no parking on Campus Drive and the nearest bus stop is over the freeway and part way up West Hillsdale Blvd., quite a hike uphill. The shuttle services are very limited in their hours and probably don't work on the weekends. This planned development is definitely not well supplied with public transportation nor with parking opportunities.

Sincerely,

Jane Lintott  
[REDACTED]

## **Rendell Bustos**

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**From:** David Lintott [REDACTED]  
**Sent:** Wednesday, November 18, 2020 9:03 AM  
**To:** Rendell Bustos  
**Subject:** PA-2020-012 Peninsula Heights

Dear Mr. Bustos,

Thank you for your quick response to my comments. I understand that the official city requirements for parking have been met but was commenting from a common sense view of the situation considering the lack of nearby adequate public transportation.

Re the official noise report, I don't know what methodology they used but at the moment the only noise I hear comes from deer in the canyon. There is never any noise from the 3-story office building opposite me (which I believe will not be demolished). Very rarely someone, probably a teenager, will go tearing around the usually empty parking lots below me in the early evening. When there are 150 plus homes with residents living in the canyon 24/7 I do think the noise level will be somewhat higher!

Sincerely,

Jane Lintott





November 18th , 2020

City of San Mateo  
330 West 10th Avenue  
San Mateo, CA 94403

Chair Commissioner Ellen Mallory  
Vice-Chair Commissioner Ramiro Maldonado  
Commissioner John Ebner  
Commissioner Mike Etheridge  
Commissioner Margaret Williams

Members of the San Mateo Planning Commission,

The Bay Area Housing Advocacy Coalition (BayHAC) is officially in support of the proposed project at 2988, 2800, 2755, and 2655 Campus Drive, San Mateo, CA 94133, Peninsula Heights. After an extensive presentation from the project sponsor, Harvest Properties Inc, BayHAC considers the proposed project a strong addition of well-designed, well-located, necessary new homes at all levels of affordability.

Across the Bay Area, long-time residents and newcomers alike face an acute housing shortage, which has driven up prices and dragged down affordability. While no single project can solve this shortage, 290 new housing units go a long way toward creating enough quality homes for San Mateo and Bay Area residents. In addition, the project proposes a more family-friendly mix of homes with 66 2-bedroom units, 122 3-bedroom units, and 102 4-bedroom units. This project will also offer 29 onsite BMRs in the 290 total.

Given that emissions from personal automobiles account for approximately 25% of carbon emissions in California, encouraging transit ridership is paramount in achieving our regional sustainability goals. This property is well-located to help achieve this goal, as there is a Caltrain shuttle that connects Downtown San Mateo and the existing offices, which gets residents out of their cars, and decreases vehicle miles traveled. In addition, the project sponsors have spoken to the Executive Director at Commute.org, who communicated that the shuttle currently operates below capacity and that by adding residential density along the route, it would better optimize the shuttle. Thus, new residential developments like Peninsula Heights would actually benefit the Caltrain shuttle system in this regard. While we would have liked to have seen more homes and less parking, more innovative alternatives to driving, and a more well- integrated streetscape and open space plan, the BayHAC recognizes the unique



challenges of developing this kind of density in a suburban context, and commends the project team for this innovative conversion of an underutilized office park to the kind of housing that California sorely needs.

Beyond design, the project implements several strong community benefits, headlined by a contribution of an estimated \$9M to help fund better community programming for the city of San Mateo. Specifically, \$1.7M will be used for schools and ~\$5M will be dedicated to parks and public arts. Additionally, future residences at the proposed project could generate upwards of \$8.5M to be spent at local businesses and will increase property revenue for San Mateo as well as provide significant open space and trails for the community.

The project team engaged in a good faith community outreach program to local stakeholders as the property owners had mailed invitations to all property owners and occupants within a 1,000 ft radius of the project to an initial community outreach meeting, where guests reviewed and provided feedback on design concerns. Input from the community, notably - the president of the Verona Heights Homeowner Association resulted in traffic calming measures in the drive aisles for residents. Besides the community meeting, the project team has been in contact with the Superintendents of the local K-8 and 9-12 schools and the Chancellor of the College of San Mateo (the project is close in proximity to the school) regarding funding for local schools and housing opportunities for the college's faculty and staff, respectively. Lastly, the project team during their community outreach has been in contact with various housing advocacy groups such as Greenbelt Alliance, Housing Leadership Council of San Mateo County, SAMCEDA, and Silicon Valley Leadership Group, which BayHAC applauds. Ultimately, BayHAC's staff is proud to support this project proposal because it creates needed homes for Bay Area residents, contributes to our shared Green goals, and contributes a significant number of community benefits.

Sincerely,

A handwritten signature in blue ink that reads "Todd David".

Todd David, Executive Director Bay Area Housing Advocacy Coalition (BayHAC)

November 30th 2020

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

**RE: Peninsula Heights Project Endorsement**



Dear Chair Mallory, Vice Chair Maldonado, John Ebnetter, Mike Etheridge, and Margaret Williams,

For over 60 years, Greenbelt Alliance has helped create cities and neighborhoods that make the Bay Area a better place to live - healthy places where people can walk and bike; communities with parks, shops, transportation options; homes that are affordable - and defend the Bay Area's natural and agricultural landscapes from sprawl development. Greenbelt Alliance's "Grow Smart Bay Area" goals call for fully protecting the Bay Area's greenbelt and directing growth into our existing communities, and accomplishing both in a way that equitably benefits all Bay Area residents. Our endorsement program helps further these goals by providing independent validation of smart infill housing (development of vacant land within urban areas) and mixed-use projects (allowing for various uses like office, commercial and residential).

***Greenbelt Alliance is pleased to endorse the proposed Peninsula Heights project in San Mateo, developed by Harvest Properties Inc.***

The Peninsula Heights project will provide 290 high quality homes, 10% of which are affordable for low-income residents, on 15.45 acres. This project helps to address the local and regional housing shortages by converting four under-performing office buildings and their excessive surface parking lots to for-sale housing. By maintaining and improving the remaining 226,000 square feet of office space, this project will help to recalibrate the jobs/housing imbalance in San Mateo. The townhouses will be composed of both 2- and 3-bedroom units, providing variability in family and living arrangements for residents. The community will benefit from increased open space across a series of pocket parks, and a community garden, along with 1.4 miles of new paths and trails. Residents will be able to easily walk or cycle to the College of San Mateo and local Shopping Center, and local transit stops and connections provide access to the wider Bay Area region.

This project will help the city of San Mateo make significant progress towards its Regional Housing Needs Assessment (RHNA) goals. Every city in the Bay Area must play their part to increase their housing stock to make sure the local workforce can afford to live close to jobs, schools, and services — spending more time with family and friends and less time in traffic congestion — improving the social fabric of our communities and reducing the climate-damaging greenhouse gas emissions produced by driving. Peninsula Heights is another smart step for San Mateo to ensure that homes and jobs are located near each other, with high quality transit access. We hope its swift approval will inspire communities around the Bay Area to redouble their efforts to grow smartly.

Sincerely,

  
Zoe Siegel

Director of Climate Resilience | Greenbelt Alliance

## Rendell Bustos

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**From:** Steffany Lee [REDACTED]  
**Sent:** Monday, November 30, 2020 11:28 PM  
**To:** Rendell Bustos  
**Cc:** Zac Lee  
**Subject:** PA20-012-Peninsula Plans public comment

Dear Mr. Bustos,  
My family and I live at [REDACTED]. My understanding that proposal PA20-012 includes opening up the connection at 26th Ave and Campus Dr to non-emergency traffic. We object to this for several reasons.

As a homeowner we would be negatively impacted in several ways:

- **Increased traffic** - We are concerned that there will be increased level of traffic of cars cutting through our neighborhood
- **Risk to children** - As parents of young children, I'm concerned through traffic will increase the risk to their safety
- **Decrease in housing value** - If through traffic increases, our home value will be negatively impacted.

We will attend the public hearing on 12/8 but want to ensure that you have our concerns documented.

Thanks,  
Steffany & Zac Lee

## Rendell Bustos

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**From:** LAURA DUNCAN [REDACTED]  
**Sent:** Tuesday, December 1, 2020 8:10 PM  
**To:** Rendell Bustos  
**Subject:** Peninsula Heights Concern- Permission to Speak about Fire Lane Gate Sign

Hello Mr. Bustos,

My name is Laura Duncan. I grew up in San Mateo and currently live at [REDACTED]. One of the main reasons we bought our home in this location was for the peace and tranquility of our street.

I have concerns that the Peninsula Heights Development, with 290 large, mostly 3-4 bedroom townhomes, is going to have an overflow effect of congestion and traffic into our lower area. I fear it could even make our narrow streets become a frontage road of sorts for 92 during commutes and backups... many of my neighbors have similar concerns.

I know that the fire lane connecting Campus Drive and 26th is currently slated to remain closed with only emergency exceptions.

Over the years, opening of the gate to cross traffic has come up.... Once hundreds of new residents move in, it will surely come up again. The current city planning commission members, city employees, and the developer may not still be here to keep their part of this agreement, but many of my friends and neighbors hope to be!

I would like to ask that the city and developer publicly commit to the promise of not opening the fire lane. I would like to seek a sign stating that promise posted on or by the gate. I would like the city of San Mateo to honor its current residents wishes, as well as welcoming new neighbors. Unlike the new homeowners, we have been good citizens of San Mateo for a long time, paying taxes and often volunteering for the benefit of others... we are a very nice bunch!

I would like to make this request for a sign of promise at the December 8th meeting.

Sincerely,

Laura Duncan  
Art Teacher at Meadow Heights Elementary Hillsdale High School Music Boosters President