

Rendell Bustos

From: Rendell Bustos
Sent: Monday, December 7, 2020 8:25 AM
To: [REDACTED]
Subject: RE: Peninsula Heights - letter in support

Good morning Emily,

Thanks for your comment. This comment will be considered by the Planning Commission in advance of the Public Hearing scheduled for tomorrow evening.

-Rendell



Rendell Bustos

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



Begin forwarded message:

From: Emily Morris [REDACTED]
Date: December 5, 2020 at 9:55:21 AM PST
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: Peninsula Heights - letter in support

Dear San Mateo Planning Commission,

I am a San Mateo resident writing in support of the Peninsula Heights development. It is critical that we build more housing in San Mateo County, particularly housing that includes affordable homes.

Thank you for your time,

Emily

Rendell Bustos

From: Rendell Bustos
Sent: Monday, December 7, 2020 8:26 AM
To: [REDACTED]
Subject: RE: support for Peninsula Heights

Good morning Stephanie,

Thank you for your comment. This comment will be considered by the Planning Commission in advance of the Public Hearing scheduled for tomorrow evening.

-Rendell



Rendell Bustos

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From: Stephanie Reyes <[REDACTED]>
Date: December 6, 2020 at 1:01:23 PM PST
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: support for Peninsula Heights

Dear Planning Commissioners,

I am writing to express my support for the proposed Peninsula Heights development. This project will provide much-needed new homes in San Mateo. It will be a creative reuse of under-utilized office space, helping with San Mateo's jobs/housing imbalance which is the greatest source of our greenhouse gas emissions.

In addition to providing much-needed homes, the project will provide new parks and trails that all San Mateans can enjoy.

Please join me in supporting this project.

Sincerely,
Stephanie Reyes
[REDACTED]

Rendell Bustos

From: Rendell Bustos
Sent: Monday, December 7, 2020 10:50 AM
To: [REDACTED]
Subject: RE: peninsula heights

Good morning Mariano,

Thank you for your comment. This comment will be considered by the Planning Commission in advance of tomorrow's Public Hearing.

-Rendell



Rendell Bustos

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From: M Svid <msvidler@gmail.com>
Sent: Monday, December 7, 2020 10:32 AM
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: peninsula heights

Just wanted to voice my support for the Peninsula Heights project. I am a resident of San Mateo ([REDACTED]) and fully support the project.

thanks
Mariano

Rendell Bustos

From: Auros Harman [REDACTED]
Sent: Monday, December 7, 2020 6:40 PM
To: Planning
Subject: Meeting of Tue 12/8, Item #2, Peninsula Heights

Dear Planning Commissioners,

I'm a fellow Planning Commissioner, in the town of San Bruno, though I'm writing today only on my own behalf. I rented in San Mateo for several years, and had a great 4.5 mile commute across town from the Los Prados neighborhood, up to the SolarCity offices at the west end of Hillsdale, right near the location of the Peninsula Heights planned development. When my spouse and I were house-hunting in 2016-17, we initially looked mainly in San Mateo, but prices there escalated out of the range we could afford. The city of San Mateo needs many thousands of new homes at all points on the scale. Without a drastic acceleration of housing production, the service workers who cut our lawns and serve our coffee, the cops and teachers employed by our cities, and our own children, are never going to be able to live in the same community with us. This type of development, with townhouses with shared parks, can be a great option between smaller apartments and single family residences, and this has historically been a gap in the market in our region. I hope you will advance the project without delay.

Regards,
Auros Harman

Rendell Bustos

From: Cameron Palmer [REDACTED]
Sent: Monday, December 7, 2020 11:20 PM
To: Rendell Bustos
Subject: Peninsula Heights Support

Rendell,

Hope all is well. Can you please submit the below message to the Planning Commission regarding the proposed Peninsula Heights project.

Planning Commission,

Thank you for taking the time to read my comments today. Hope everyone is staying safe during this crazy year.

My name is Cameron Palmer and I have been a resident of San Mateo for over 20 years, having grown up on the Peninsula since I was about 5 years old. I am currently married, renting on the Peninsula, and looking to grow our family over the coming years.

Like many others, but not all, on the Peninsula and in the Bay Area, I have benefitted in some ways by the tremendous growth the area has seen over the past 20 years. However, while I am lucky to have enjoyed some of this incremental benefit, the overall growth has also created a real issue for first-time home buyers (among many other issues the Commission is well aware of). My wife and I spend hours a week on Zillow looking for entry-level homes in the area, while constantly being blown away at the pricing levels and lack of supply we see.

When I heard about Peninsula Heights proposing to provide 290 for-sale residential units with a great variety of unit sizes and prices, I was incredibly excited. So many new housing developments over the past 10 years have been primarily for rent – which is incredibly important as well! But I really excited to see this project provide Peninsula families a chance at a cornerstone of the American dream – home ownership.

The applicant has done a really nice job designing the site to create a space that I feel is really well suited and in accordance with the warmth and feel of San Mateo. It has a great combination of functional public open spaces, with private elevated open space – which this year has demonstrated is so important to the mental health of people. I literally moved from San Francisco back to the Peninsula for some outdoor patio space in our rented apartment.

Unlike many of my longtime friends on the Peninsula, who have largely resorted to moving to the North and East Bay in search of their first time home for a future family, I want so badly to be able to start a family on the Peninsula – in San Mateo. I find the San Mateo community so welcoming and ideal for raising a family. I strongly encourage the Planning Commission to approve this project – and more like this down the road – that will provide much needed first-time home buying opportunities for young professionals looking to start a family.

Thank you again, and have a great day.

Best,
Cameron

Sent from my iPhone



Rendell Bustos

From: Rendell Bustos
Sent: Tuesday, December 8, 2020 8:11 AM
To: [REDACTED]
Subject: RE: Peninsula Heights

Good morning Amanda,

Thank you for your comment. Your comment has been received and will be considered by the Planning Commission for this evening's Public Hearing.

Thanks,
Rendell Bustos



Rendell Bustos

Acting Senior Planner | Community Development Department
330 W. 20th Ave., San Mateo, CA 94403
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From: Mandy [REDACTED]
Date: December 7, 2020 at 5:08:01 PM PST
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: Peninsula Heights

Dear San Mateo Planning Commission,

I am writing in favor of the Peninsula Heights project. Our community desperately needs more housing. When there's no affordable housing available, workers have to commute long distances, disrupting family time and contributing to air pollution. High-density housing will alleviate this problem.

Thank you.

Amanda Erickson
[REDACTED]

Rendell Bustos

From: Rendell Bustos
Sent: Tuesday, December 8, 2020 8:12 AM
To: [REDACTED]
Subject: RE: Peninsula Heights

Good morning Thalia,

Thank you for your comment. Your comment has been received and will be considered by the Planning Commission for this evening's Public Hearing.

-Rendell



Rendell Bustos

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From: Thalia Lubin <thalia@stlubin.net>
Date: December 7, 2020 at 6:25:51 PM PST
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: Peninsula Heights

Please vote in support of the 290 homes planned for Peninsula Heights.

This is a good thing to do, especially during the pandemic and with the holidays coming up.

Have the courage to vote for this.....thank you!

Thalia Lubin, Architect

Thalia & Stephen Lubin, Architects



Rendell Bustos

From: Rendell Bustos
Sent: Tuesday, December 8, 2020 8:15 AM
To: [REDACTED]
Subject: RE: Peninsula Heights proposed housing development

Good morning Ken and Chou,

Thank you for your comment. Your comment has been received and will be considered by the Planning Commission for this evening's Public Hearing.

-Rendell



Rendell Bustos

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From: Kenneth E Abreu [REDACTED] >
Date: December 7, 2020 at 7:56:36 PM PST
To: Planning Commission <PlanningCommission@cityofsanmateo.org>, Planning <planning@cityofsanmateo.org>
Subject: Peninsula Heights proposed housing development

To: San Mateo Planning Commission

Subject: Peninsula Heights proposed housing development

We have lived in the Laurelwood area for over 37 years and we support the proposed development to convert the office park at Peninsula Heights to residential. However, we do have some suggested improvements for the project that the Planning Commission should consider.

The project is a good one in that it will provide vitally need housing in San Mateo. This is badly needed and the conversion of office to housing will improve the jobs/ housing balance in San Mateo. The improved bike lane is a good improvement as well

There are some improvements in the project that we strongly suggest:

1. Traffic on Hillsdale is now a problem and this project should be required to make it better during rush hours. A key to doing this is making sure that residents use public transportation. As such, the shuttles to/from the Hillsdale Caltrain station and El Camino Real should be strongly supported by this project thru financial contributions. Also, the bike lanes should be made very safe to get the Hillsdale Caltrain. Also, reducing the number of parking spaces will further help encourage better forms of transportation and will allow for more units of housing.

2. More housing and more affordable housing would be better. Housing is vitally needed on the Peninsula and we should aim to maximize the use of this space, keeping in mind the transportation comment above. Higher density will allow for more revenue to the city to fund the needed services in the future.

3. Parks and pedestrian access should be a major feature. The park area should be at least 3.5 acres. The parks should include facilities for children and for dogs. Also, they should include planting of native trees and plants to enhance the habitat value for native species and pollinators.

Thank you for your consideration,

Ken Abreu and Chou Ning Yu

Rendell Bustos

From: Rendell Bustos
Sent: Tuesday, December 8, 2020 8:33 AM
To: [REDACTED]
Subject: RE: New Homes in San Mateo

Good morning Maria,

Thank you for your comment. Your comment has been received and will be considered by the Planning Commission at this evening's public hearing.

-Rendell



Rendell Bustos

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From: rocio rodriguez [REDACTED]
Sent: Thursday, December 3, 2020 6:26 PM
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: New Homes in San Mateo

Dear Planning Commission:

My name María del Rocío Rodríguez and I am writing in support of the 290 new homes in San Mateo! Thank you for considering these in our City. This is a great opportunity. I want to see these homes in my community because San Mateo is great and we should make more of it. I especially like how it is replacing old office space. I am eager to welcome our new neighbors into our community!

Best,

María R.

[Sent from Yahoo Mail for iPhone](#)

Rendell Bustos

From: Rendell Bustos
Sent: Tuesday, December 8, 2020 3:53 PM
To: Peter Mandle
Cc: Mike Campbell
Subject: RE: Peninsula Heights Multi-Family Residential Project, PA-2020-012, Transportation Impact Study

Good afternoon Peter,

Here are the responses consolidated with Public Works, Planning, and Kittelson. Let me know if you have any follow questions, thanks!

1. **What percentage of the site-generated traffic is expected to use Hillsdale Avenue between Campus Drive and Alameda de Las Pulgas during the AM and PM peak hours?** 20 percent of site-generated traffic is expected to use Hillsdale Boulevard between Campus Drive and Alameda de Las Pulgas in both AM and PM peak hours.
2. **What was the basis for this estimate? The report refers to "existing travel volume data and knowledge of local travel time data" but does not describe how it was determined what proportion of the traffic would use Campus Drive east of the site rather than Route 92. How did the analysis account for the differences in the circulation patterns of residences vs. those of the employees now working on the site.** The estimate, i.e., trip distribution patterns, were developed based on current vehicular travel patterns obtained from the turning movement counts, the surrounding land uses, and the traffic volume patterns obtained from the C/CAG Countywide model in the project site vicinity. The analysis accounted for the differences between future residents vs. current employees by looking at the surrounding land uses, i.e., considering a portion of site-generated trips to commercial properties, elementary school, middle and high school would be utilizing Hillsdale Boulevard to connect to Campus Drive.
3. **Why was the Hillsdale Avenue/Alameda de Las Pulgas intersection analyzed but none of the other stop-sign controlled intersections between Campus Drive and the Alameda were analyzed?** The study intersections were selected based on existing traffic volume patterns and expected project vehicle trip distribution. The Hillsdale Boulevard/Alameda de Las Pulgas and Hillsdale Boulevard/Campus Drive intersections experience higher levels of vehicular activity than other stop-controlled intersections on Hillsdale Boulevard between Campus Drive and Alameda de Las Pulgas, which lead to residential land uses and generally experience lower traffic volumes.
4. **Does the applicant believe that transit riders living in the proposed development will use SamTrans bus routes that travel along the Alameda?** Based on US Census American Community Survey five-year estimates (2014-2018) for residents within the 94403 ZIP Code where the project site is located, approximately 11% of commute trips were transit trips. The proposed project would implement a Transportation Demand Management (TDM) Plan to encourage sustainable, automobile-alternative, modes of transportation and reduce vehicle trips to and from the site. Therefore, it is likely that some residents will choose to take transit to/from work and other destinations. However, for a more conservative (i.e., worst case) analysis, and in recognition that the existing transit service is infrequent (with headways 60 minutes or more), the travel demand estimates do not include an adjustment factor to account for transit mode share.
5. **Does the applicant believe that cyclists living in the proposed development will use the proposed bike lane along the Alameda?** Based on US Census American Community Survey five-year estimates (2014-2018) for residents within the 94403 ZIP Code where the project site is located, approximately 1% of commute trips were bike trips. The bicycle facility on Alameda de Las Pulgas is proposed in the 2020 Bicycle Master Plan. The project

will construct bike lanes on Campus Drive, and it is anticipated future residents will utilize those facilities to connect to existing and future bicycle facilities nearby. The proposed project would implement a TDM Plan to encourage sustainable, automobile-alternative, modes of transportation and reduce vehicle trips to and from the site. In addition, the TDM Plan would include an electric bicycle (e-bike) subsidy, where e-bikes are beneficial in areas like this to make traversing hills easier and more accessible. Therefore, it is likely that some residents will choose to bike to/from work and other destinations. However, for a more conservative (i.e., worst case) analysis, and recognizing that the project site is located on a steep hill where biking without e-assist may not be an attractive option, the travel demand estimates do not include an adjustment factor to account for bicycle mode share.

-Rendell



Rendell Bustos

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From: Peter Mandle [REDACTED]
Sent: Monday, December 7, 2020 8:40 AM
To: Rendell Bustos <rbustos@cityofsanmateo.org>
Subject: Re: Peninsula Heights Multi-Family Residential Project, PA-2020-012, Transportation Impact Study

Good morning Mr. Bustos

Thank you for your prompt response to my email. I look forward to the response from Kittelson.

Regards
Peter

On Dec 7, 2020, at 8:28 AM, Rendell Bustos <rbustos@cityofsanmateo.org> wrote:

Good morning Peter,

Thank you for your questions. I received your questions and will follow up with responses from our Traffic Consultant as soon as I can.

-Rendell

<[image002.png](#)>

Rendell Bustos

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

<[image003.png](#)>

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From: Peter Mandle <[REDACTED]>
Sent: Sunday, December 6, 2020 8:52 PM
To: Rendell Bustos <rbustos@cityofsanmateo.org>
Subject: Peninsula Heights Multi-Family Residential Project, PA-2020-012, Transportation Impact Study

Hello Mr. Mehra and Mr. Bustos,

I have the following questions regarding the November 2020 Transportation Impact Study prepared by Kittelson & Associates as part of the Peninsula Heights Multi-Family Residential Project:

1. What percentage of the site-generated traffic is expected to use Hillsdale Avenue between Campus Drive and Alameda de Las Pulgas during the AM and PM peak hours?
2. What was the basis for this estimate?
 - The report refers to "existing travel volume data and knowledge of local travel time data" but does not describe how it was determined what proportion of the traffic would use Campus Drive east of the site rather than Route 92.
 - How did the analysis account for the differences in the circulation patterns of residences vs. those of the employees now working on the site.
3. Why was the Hillsdale Avenue/Alameda de Las Pulgas intersection analyzed but none of the other stop-sign controlled intersections between Campus Drive and the Alameda were analyzed?
4. Does the applicant believe that transit riders living in the proposed development will use SamTrans bus routes that travel along the Alameda?
5. Does the applicant believe that cyclists living in the proposed development will use the proposed bike lane along the Alameda?

Thank you for considering these questions.

Regards,
Peter

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Rendell Bustos

From: Rendell Bustos
Sent: Tuesday, December 8, 2020 4:36 PM
To: [REDACTED]
Subject: RE: In favor of Peninsula Heights project, Item 2

Good afternoon Jonathan,

Thank you for your comment. Your comment has been received and will be considered by the Planning Commission for this evening's public hearing.

-Rendell



Rendell Bustos

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



From: Mary Way
Sent: Tuesday, December 8, 2020 4:25 PM
To: Rendell Bustos <rbustos@cityofsanmateo.org>
Cc: Sailesh Mehra <smehra@cityofsanmateo.org>
Subject: FW: In favor of Peninsula Heights project, Item 2

[REDACTED]

From: Jon New [REDACTED]
Sent: Tuesday, December 8, 2020 3:59 PM
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: In favor of Peninsula Heights project, Item 2

Hi, I'm strongly in favor of the Peninsula Heights project. It looks beautiful and supplies a variety of badly needed housing. It's also close to some great amenities like parks, and the Laurelwood shopping center. I know this area is considered suburban, but having housing near these amenities is crucial to curtailing car trips, which reduces pollution, traffic, and our carbon footprint. I hope we can look into ways to continue investing in the area, whether it's more convenient amenities, or safe bicycle and bus routes.

Thank you!

Jonathan New
San Mateo homeowner.