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January 15, 2021

Via Email Only

San Mateo City Council
330 West 20th Avenue
San Mateo, CA 94403
CityCouncil@cityofsanmateo.org

Re: **1, 2, 3 WATERS PARK DRIVE - REQUEST TO DENY PA20-043, OR
ALTERNATIVELY TO IMPOSE SIGNIFICANT RESTRICTIONS TO
CONSTRUCTION ACTIVITIES; REQUEST TO IMPOSE PENALTIES
FOR VIOLATIONS OF PA18-013**

Dear Mayor Rodriguez and members of the City Council,¹

We represent Laurianna Ceja Diaz in this appeal of PA20-043. Before addressing the merits of this appeal, in a time when our nation is tired of artificial truths and bullying by powerful people, we must address the appalling statements of Mr. Powers of Jackson Titus in his letter dated January 12, 2021.

Pulte has seriously harmed our client; Pulte has also harmed many of the neighbors. In the letter dated January 12, 2021, Mr. Powers, as counsel for Pulte, makes it clear that, in his opinion, the City Council should be more concerned about the carrying costs of this project for Pulte, a publicly traded company worth more than \$11 Billion, than the health issues and emotional distress Pulte has caused the residents of the City of San Mateo.

Pulte is not playing fair. Pulte is physically damaging the homes and lives of the people in the community, many of whom now work from home and have to endure constant pounding, noise, dust, and debris from the project. If \$60,000 per day were such a concern to Pulte, they could use some of that money to mitigate the damages to neighbors, mitigate environmental impacts, and to comply with their conditions of approval; and this appeal would be unnecessary.

At this appeal hearing, ironically, the day after Dr. Martin Luther King, Jr. Day, we find it appropriate that the work of Dr. King has been described as having reminded us that “human

¹ We request that the City make this letter part of the permanent administrative record for PA18-013 and PA20-043. While this letter provides examples of environmental impacts, and other misdeeds, it does not narrow the scope of our claims. The public record of complaints to the City and private complaints made by the community to Pulte are robust. We incorporate all those complaints and incorporate the entire public record and private claims herein. We also reserve the right to add additional evidence and expand on the claims raised by this letter. Furthermore, we reserve the right to make any claim under CEQA or otherwise.

progress never rolls in on wheels of inevitability,” and that “the time is always ripe to do right.” It seems the Mr. Powers believes that the City Council will inevitably approve this project. However, the time is ripe to conduct more serious review of Pulte’s past actions and the actions they request.

For the record, our Client did not cause multiple delays. The Planning Commission made its decision shortly before the Thanksgiving and winter holiday season. As Pulte should expect, the City Council is hearing this appeal after the beginning of the new year. Our client, who is a single Latina mother, faced a convergence of multiple family emergencies during the days leading up to the January 4th appeal hearing. This should not surprise Mr. Powers, who has not responded to her continuous requests for help; requests that Pulte make repairs to the substantial damage they have cause her property. As Mr. Powers knows, Ms. Ceja Diaz, being “present” at a hearing, on mute, on a portable device, while attending to her child and sick family member, does not mean she was actually physically and emotionally present to present her case to the City.

In addition, as experienced counsel, Mr. Powers should know that the City does not issue a building permit until planning approval is complete. This is standard. Whining that the City did not grant Pulte an exception to a standard practice is just that; whining.

We are dealing with the real people’s lives. Many, like our client, are spending their nights and weekends trying to defend their homes. They do not have the luxury of large teams and billion-dollar budgets. They cannot spend \$60,000 per day, as Pulte does, to protect their homes.

Alas, Mr. Power’s bullying the silent, unheard, members of the community is not the question the Council faces on January 19th. The issue the Counsel faces, and as our client requests, is that Pulte Homes, who are not abiding by their existing required conditions of approval, should be forced to meet their obligations. Pulte must comply with the COAs.

In addition, as is required under CEQA, the City, on behalf of Pulte, must conduct additional environmental review. The reason is simple: the environment has changed since the project was studied in 2018. Namely, today, while the world faces the COVID pandemic, neighbors are required to work from home. That means, homes that might have been vacant in the past, while their occupants were at work, are now full. They are full of kids and adults. Construction operations, that are excessive and sloppy, now impose on the residents all day long. Houses shake, the residents breathe excessive dust and debris in the air, and they are surrounded by noise ALL DAY LONG.

Pulte and their legal team know the foundational land use principal that when they request a discretionary review, they may face additional environmental review. Their team surely raised this risk during due diligence before filing the application for PA20-043. This is exactly the calculus they make here. There is no doubt that Pulte knew the risk that they would have to “clean up their act” and took it, thinking they could defeat the residents and burry them “in their dust.”

However, the time is always ripe to do right and human progress never rolls in on wheels of inevitability.

We ask the Council to do what is right; what is necessary. Please demand additional environmental review, and please protect the community by holding Pulte accountable for the harm they are causing the community.

I. The City Must Conduct Environmental Review

We all agree that the California Environmental Quality Act (“CEQA”) applies to this project. CEQA quite simply applies to discretionary projects approved by a public agency. (Pub. Res. Code § 21080.) A project is an activity which may cause a direct or indirect physical change in the environment. (Pub. Res. Code § 21065.) There is no dispute that this project causes a direct physical change in the environment.

In 2018, the City prepared an Initial Study and Mitigated Negative Declaration for PA18-013. However, in conducting discretionary review of the project by way of PA20-043, a modification to PA18-013, there is no question that CEQA applies again. It is, after all, discretionary review of a project.

We disagree with the staff report that recommends “approving PA-2020-043 for modification to PA-2018-013 and relying upon the IS/MND prepared for the project as originally proposed, *as no increased impacts that would result from the proposed modifications have been identified and the need for further CEQA review has not been demonstrated.*” (emphasis added; Agenda Report, Item 16, meeting date January 19, 2021, page 4 of 5.) The community has identified increased impacts. We demonstrate a sampling of those impacts here. The community will also demonstrate those impacts at the hearing. The staff report is not convincing on this point and does not support the conclusions with fact. To the contrary, the agenda packet is full of claims of impacts without resolution. Pulte similarly presents no argument that they have addressed the excessive impacts they have caused the community. Instead, they ask for pity and insist, with no justification, that they have done enough.

There is no question that CEQA allows for additional environmental review because the City is making a discretionary determination. There are more severe significant impacts than the previous review identified and those significant impacts have been insufficiently mitigated, leaving those impacts significant despite the mitigation, not less than significant when mitigated. Pulte has also failed to comply with the mitigation measures. In particular, as one of many possible examples, Section 4.12 of the IS/MND, entitled “Noise and Vibration,” is wholly inadequate and Pulte has failed to comply with the required mitigation measures. (IS/MD, November 2018, Waters Office Park Residential Project, pages 108 – 121.) Residents receive near constant noise and vibration in excess of allowed levels, and they receive warnings after the fact by text message to

alert them that Pulte has exceeded the allowed levels, but no mitigation. According to the mitigation measures, Pulte should be using less noisy heavy equipment, which they do not do. Residents have daily pictures and videos of Pulte using disallowed heavy equipment.

In addition, more than two years has passed since the City concluded environmental review for PA-18-013. The environment has also changed, *significantly*. For nearly one full year, the City of San Mateo, its residents, and its businesses, have been under strict government orders to stay at home to prevent the spread of COVID-19. This means that neighbors of the project are learning from home and working from home. Because the San Mateo community, like elsewhere, is at home, the impacts of the project that may not have been deemed significant in the past are now significant. Pulte and the City should not underestimate the increased health and psychological impacts caused by the dust, noise, and vibrations of the project. Significant impacts that could potentially have been mitigated in the past can no longer be mitigated to less than significant.

As is authorized under CEQA, if changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR. (Pub. Res. Code § 21166; CEQA Guidelines § 15162.) All three of these requirements are present here, and new environmental review, an EIR, is required: the project has changed, which is why Pulte has presented it to the City for additional review; the circumstances have changed because the governmental response to COVID has caused much of the community, including the appellant, to work from home; and new information is available, and is identified here and elsewhere in the public record, that the project exceeds the expected environmental impacts and the mitigation measures are insufficient or Pulte has not complied with them.

An unsupported statement in the staff report is not enough to avoid additional environmental review. At the very least, a factual examination is required. Any documentation prepared to show that further environmental review is not required must be based on substantial evidence in the record. (CEQA Guidelines § 15162.) Substantial evidence is evidence of ponderable legal significance, reasonable in nature, credible, and of solid value, evidence that a reasonable mind might accept as adequate to support a conclusion. (*American Canyon Community United for Responsible Growth v. City of American Canyon* (2006) 145 CA4th 1062, 1070.) The City must explain the relationship between the conclusion that environmental review is unnecessary and the evidence on which it is based. (Id.) Here, the evidence demonstrates that additional environmental review *is* necessary.

For these reasons, we insist that the City comply with CEQA and conduct additional environmental review. As the impacts to the environment have increased so drastically, and Pulte and the City have failed to mitigate others, we insist on a full Environmental Impact Report for this project.

II. Existing Failures by Pulte / Related Requests by Applicant

Pulte is not meeting its existing obligations to the City by failing to comply with many conditions of approval (“COAs”) from the PA18-013 (Resolution No. 15 (2019)) and already failing to comply with conditions of approval proposed for PA20-043.

The City may punish Pulte’s violations of the Conditions of Approval for PA18-013 as set forth in Chapter 1.04 (General Penalty) of the San Mateo Municipal Code as well as any other available legal remedies. (COA 102.) By this letter, we request that the City Council, City Staff, and the City Attorney pursue criminal charges against Pulte and impose monetary fines. As is clear from Section 1.04.040 of the San Mateo Municipal Code, these violations are also nuisances.

A. Noncompliance with COAs for PA18-013 and COAs proposed for PA20-043

The following is a sample of Pulte’s ongoing violations of existing COAs and how, if the project is approved, despite this appeal, the City could impose more strict restrictions to the project.

- i. **COA 21: TEMPORARY SOUND BARRIER** - *The applicant shall indicate on the building permit plan set, the location of temporary sound barriers to satisfy Mitigation Measure NOI-1.1. To reduce noise levels at the east and south residential property lines, temporary sound barriers shall be constructed. To be effective, the barriers need to have a minimum height of eight feet, a minimum surface density of three psf, and be continuous from grade to top. The barriers are not required along the entire length of the east and south property lines for the entire duration of construction. They must be located at times and locations where construction is occurring within 30 feet of these property planes. Location of temporary sound barriers are subject to review and approval of the Planning Division prior to the issuance of a demolition, site development, or building permit, whichever is issued first. (PLANNING) (See also COA 84.)*

Response: Pulte has done the bare minimum here, if that. As Council can see in the image below, taken from Appellant’s home, heavy machinery operates above the height of the sound barrier; the sound barrier does nothing. This needs to be fixed by Pulte and the City. **We request that the City modify COA 21 to require a sound barrier that is a minimum of 12 feet in height.**



Image 1: Improper use of bulldozer, above the height of an insufficient sound barrier.

- ii. **COA 27: VECTOR CONTROL PLAN** - Prior to the issuance of a Site Development Permit or demolition building permit, whichever is issued first, the applicant shall implement and conform to, upon review and approval by the Zoning Administrator, a plan for the control and removal of rodents and other pests to prevent infestation of adjacent land uses and surrounding neighborhoods. This plan shall include pest control measures required during all phases of construction, and also for a period of six months after the completion of construction. (PLANNING)



Image 2: One of many vectors leaving the project site and entering homes.

Response: The vector control by Pulte has been insufficient. The neighbors agree that construction has created a major rat infestation into the surrounding homes. This image is only one example. **We request that the City modify the language of COA 27 to require remediation, control, and response to vector issues in the surrounding homes. The City should engage a third-party vector control company, at Pulte's expense, because Pulte does not respond to requests for assistance from Appellant and other residents. The City must also hold Pulte accountable for failing to comply with this COA 27. Pulte should stop demolition and construction until Pulte has resolved this issue and Pulte has reduced the impacts to neighbors.**

- iii. **COA 38: VIDEO SURVEILLANCE** – (A) *The project shall install and operate for the life of the project a video surveillance system. The information shall be maintained for a minimum of 30 days. The applicant shall provide proof of registration of the video surveillance camera system with the City through the City of San Mateo Security Camera Registration form available at <https://www.cityofsanmateo.org/forms.aspx?FID=134>).*

Response: We are not aware that Pulte has installed or is operating a video surveillance system. **We request that Pulte install this system. If Pulte is operating a video surveillance system, we request that the City review that video as to see firsthand the egregious neighbor impacts such as lack of dust control at the project.**

- iv. **COA 82: * MM NOI-1.2** - *The City has Conditions of Approval that limit hours of construction hours from 7:00 a.m. to 7:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, and between 12:00 noon and 4:00 p.m. on Sundays and holidays. The noise report found that the impact would be significant and*

therefore proposed the additional standard measures to minimize annoyance to neighboring properties:

- *Use scrapers in lieu of loaders and hauling trucks as feasible for earth removal.*
- *Use a motor grader rather than a bulldozer for final grading.*
- *Locate noisy stationary equipment (e.g., generators and compressors) and material unloading and staging areas near the center of the project, away from residential property lines*
- *Locate staging and equipment loading areas away from residences. Where feasible, barriers should be used to break line-of-sight with nearby residences.*
- *Minimize drop height when loading excavated materials onto trucks.*
- *Minimize drop height when unloading or moving materials on site.*
- *Require that all construction equipment be in good working order and that mufflers are inspected to be functioning properly. Avoid unnecessary idling of equipment and engines.*
- *Use “quiet” gasoline or electric-powered compressors.*
- *Use electric forklifts when feasible.*
- *Use electric nailers instead of pneumatic nailers or manual hammers as feasible – especially on the roofs of the two-story single-family homes.*
- *Power saws should be shielded or enclosed where practical.*
- *Only use back-up beepers when required by law. Spoilers or flaggers should be used in lieu of back-up beepers to direct backing operations when allowable.*
- *Notify the City and neighbors in advance of the schedule for each major phase of construction and expected loud activities.*
- *Require posted signs at the construction site that include permitted construction times, a contact for the job site, and a contact number for the City in the event of problems.*
- *Designate a construction noise coordinator. This coordinator would be available to respond to complaints from neighbors and take appropriate measures to reduce noise. The applicant shall comply with this condition during the construction phase of the project. (BUILDING) (See also COA 83.)*

Response: The noise impacts are extreme and the neighborhood is now full of children and adults working from home. The EIR acknowledged that the noise impacts would be significant if they were not mitigated. Pulte has not mitigated them, despite a commitment to do so.

Pulte is in violation of the following conditions:

- Pulte uses hauling trucks and loaders, not scrapers, as is required.
- The following images show this noisy equipment very near homes, not in the center of the project, as is required. The operators certainly are not minimizing drop heights, as is required. Please note the fence and home structures in the foreground of the following images.



Image 3: Improper use of loaders and hauling trucks, with excess drop height, new residences.



Image 4: Improper use of loaders and hauling trucks, with excess drop height, new residences.

- Pulte uses bulldozers, not motor graders.
- Equipment is staged near residences and is visible from residences (*i.e.*, Pulte does not break the line of site).
- We are not aware of Pulte using any “quiet” electric-powered equipment in-lieu of gasoline or air compressors: compressors, forklifts, nailers, or otherwise.

- Pulte is not notifying neighbors in advance of loud activities. In fact, as can be seen in one of many possible examples, in the image below, residents receive notification that project noise and vibration exceeds allowed limits multiple times per week; the City has enforced these limits and Pulte ignores them.

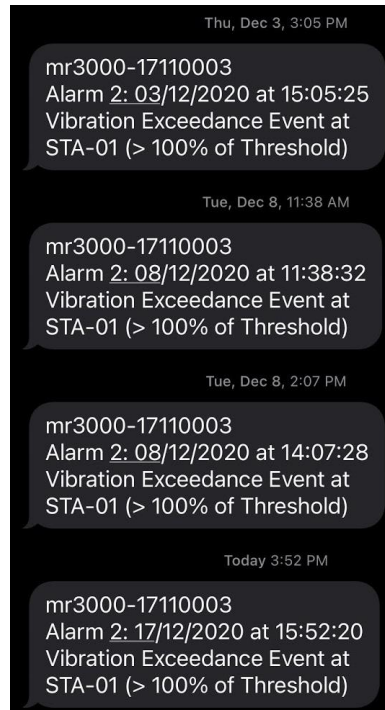


Image 5: Constant notice to residents, after the fact, of excess vibration.

- Pulte either has not designated a construction noise coordinator or that person does not respond to complaints from neighbors, nor does he or she take appropriate measures.

Appellant requests this revision to the COA: “Limit hours of construction to 7:00 a.m. to 5:00 p.m. on Monday through Friday, between 12:00 noon and 4:00 p.m. on Saturdays, and no construction allowed on Sundays and holidays.”

B. Noncompliance with IS/MND and General Plan

Pulte is in violation of policies of the General Plan and is not complying with the approved mitigated negative declaration dated November 2018. The City must conduct additional environmental review or modify the proposed COAs for PA20-043 accordingly.

- General Plan Policy N2.1** Continue implementation and enforcement of City’s existing noise control ordinance: (a) which prohibits noise that is annoying or injurious

to neighbors of normal sensitivity, making such activity a public nuisance, and (b) restricts the hours of construction to minimize noise impact.

Response: The project noise is annoying and injurious to neighbors of normal sensitivity because it is constant, of high decibel levels, and very near their homes. In addition, during the COVID pandemic, residents are frequently home during the hours of construction. We request that the City modify COAs 82, 83, and others, as described herein, to limit the hours of construction and to reduce the noise impacts of construction

- ii. **IS/MND Impact NOI-1:** The noise generated by construction equipment could exceed the City's exterior noise level standards at adjacent property lines. **(Significant Impact)**

Response: The approved IS/MND found the project would have significant noise impacts. The related mitigation measures, which the City adopted as COAs and are discussed above, should have reduced those impacts to less than significant. However, Pulte is not meeting complying with the COAs related to noise impacts, and the City is not imposing them. For that reason, the City should conduct additional environmental review. In addition to being required under CEQA, the Conditions of Approval for PA18-013 states, "A change in the condition may affect the validity of the current environmental document, and a new or amended environmental document may be required. (Resolution 15 (2019), page 51 of 51.) In the very least, should impose additional COAs, as discussed herein.

III. Conclusion

This appeal should be granted. In addition, the City must conduct environmental review, as is required under state law, before considering this project. The City must also hold Pulte accountable for ongoing violations of existing COAs and, if, after additional environmental review, the City decides this project is appropriate, the City must impose more severe restrictions upon Pulte with much more aggressive COAs.

We are available to discuss this with the City. We both want what is right, to protect the community. We look forward to participating in additional thorough review of this project.

Very truly yours,

A. Jeanne Grove, Esq.
Jonathan R. Kathrein, Esq.
Kaufman, Dolowich & Voluck, LLP

From: Ann Olson < >
Sent: Tuesday, January 19, 2021 9:39 AM
To: Clerk <clerk@cityofsanmateo.org>
Subject: Re: Lakeshore Neighborhood

City of San Mateo Council Members
 330 West 20th Avenue
 San Mateo, CA 94403

Dear City Council Member,

My name is Ann Olson. I am a proud resident of San Mateo for the last 23 years. It was recently brought to my attention that the neighbors of the Lakeshore neighborhood are dealing with many health and property issues due to a new development in their neighborhood. **You must deny PA20-043 or impose significant restrictions to construction activities and if necessary impose penalties for on-going violations of PA18-013.**

The Developer for 1,2,3 Waters Park Drive is known to be Pulte Homes. They are a multi-million dollar company and are harming the residents and homes in the vicinity. **Your constituents and homeowners in the area have raised their concerns many times and have provided pages and pages of the gross negligence that is occurring at the site. The violations to the conditions of approval are many and continue to occur.** All one must do is drive by the development to find the streets filthy with dirt and debris from the large machinery that enters and exits the site. I believe this to be detrimental to our community and the need to add affordable housing is being undermined by wealthy and powerful developers.

By definition, city council is a group of duly elected officials who serve as the legislative body of a city. Council members are tasked with the duties and responsibilities of representing the interests of their constituents. It is very important that your constituents have a voice in the City of San Mateo. I ask that as elected City Council members you listen and act upon the terrible actions that are occurring at 1,2,3 Waters Park Drive.

Corporations have social responsibilities. There is a moral requirement that business goals go beyond the bottom line to include, in this case, the constituents and community we share (City of San Mateo). Successful and powerful corporations must be actively involved in the absolute resolution(s) to issues/problems that they cause advertently or inadvertently and their ability to do so implies an obligation. "To whom much is given, much is expected." The development of this housing project could be seen as necessary and fully justified, but that does not change the fact that problems are produced, and with them comes a responsibility to participate in alleviating the negative effects immediately.

It is a requirement of morality, it is required by externalities (definition), and it is in the best interest of any corporation who wishes to continue to be successful in our community to treat the City's constituents with respect as people and that extends to real property. For these reasons and more, I ask that you take this situation seriously and protect your constituents as they deserve. Thank you!

Sincerely,

Signature: Ann Olson

Date: 1/19/21

From: iracema ceja <>
Sent: Monday, January 18, 2021 5:14 PM
To: Clerk <clerk@cityofsanmateo.org>
Subject: Petition Deny PA - 20-043

City of San Mateo Council Members
[330 West 20th Ave](#)
[San Mateo, CA 94403](#)

Dear City Council Member,

I am a proud resident of San Mateo for the many years. It was recently brought to my attention that the neighbors of the Lakeshore neighborhood are dealing with many health and property issues due to a new development in their neighborhood. You must deny PA20-043 or impose significant restrictions to construction activities and if necessary impose penalties for on-going violations of PA18-013.

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Sincerely,
A concerned San Matean.

*Please include in official record for City Council Hearing regarding this matter.

From: sabrina ceja <sabrinaceja@gmail.com>
Sent: Monday, January 18, 2021 3:57 PM
To: Clerk <clerk@cityofsanmateo.org>
Subject: DENY PA-20-043 Granting Appeal on Jan 19,2021

City of San Mateo Council Members
330 West 20th Ave
San Mateo, CA 94403

Dear City Council Member,

I am a proud resident of San Mateo for the many years. It was recently brought to my attention that the neighbors of the Lakeshore neighborhood are dealing with many health and property issues due to a new development in their neighborhood. **You must deny PA20-043 or impose significant restrictions to construction activities and if necessary impose penalties for on-going violations of PA18-013.**

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Sincerely,
A concerned San Matean.

*Please include in official record for City Council Hearing regarding this matter.

From: anastacioceja Ceja <>
Sent: Monday, January 18, 2021 3:29 PM
To: Clerk <clerk@cityofsanmateo.org>
Subject: Petition Deny PA - 20-043

City of San Mateo Council Members
330 West 20th Ave
San Mateo, CA 94403

Dear City Council Member,

I am a proud resident of San Mateo for the many years. It was recently brought to my attention that the neighbors of the Lakeshore neighborhood are dealing with many health and property issues due to a new development in their neighborhood. You must deny PA20-043 or impose significant restrictions to construction activities and if necessary impose penalties for on-going violations of PA18-013.

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Sincerely,
A concerned San Matean.

*Please include in official record for City Council Hearing regarding this matter.

From: Margarita Contreras-Navarro < >
Sent: Monday, January 18, 2021 3:24 PM
To: Clerk <clerk@cityofsanmateo.org>
Subject: DENY PA-20-043 Granting Appeal on Jan 19, 2021

City of San Mateo Council Members
 330 West 20th Ave
 San Mateo, CA 94403

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Corporations have social responsibilities. There is a moral requirement that business goals go beyond the bottom line to include, in this case, the constituents and community we share (City of San Mateo). Successful and powerful corporations must be actively involved in the absolute resolution(s) to issues/problems that they cause advertently or inadvertently, and their ability to do so implies an obligation. "To whom much is given, much is expected." The development of this housing project could be seen as necessary and fully justified, but that does not change the fact that problems are produced, and with them comes a responsibility to participate in alleviating the negative effects immediately.

It is a requirement of morality, it is required by externalities (definition), and it is in the best interest of any corporation who wishes to continue to be successful in our community to treat the City's constituents with respect as people, and that extends to real property. For these reasons and more, I ask that you take this situation seriously and protect your constituents as they deserve it. Thank you!

Sincerely,
 A concerned San Matean.

*Please include in the official record for City Council Hearing regarding this matter.

Date: 11-18-21

City of San Mateo Council Members
330 West 20th Avenue
San Mateo, CA 94403

Dear City Council Member,

My name is William Torres. I am a proud resident of San Mateo for the last 7 years. It was recently brought to my attention that the neighbors of the Lakeshore neighborhood are dealing with many health and property issues due to a new development in their neighborhood. You must deny PA20-043 or impose significant restrictions to construction activities and if necessary impose penalties for on-going violations of PA18-013.

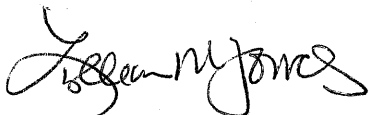
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Sincerely,



Name: _____

Date: 1-18-21

City of San Mateo Council Members
330 West 20th Avenue
San Mateo, CA 94403

Dear City Council Member,

My name is Anthony Pavlos. I am a proud resident of San Mateo for the last 7 years. It was recently brought to my attention that the neighbors of the Lakeshore neighborhood are dealing with many health and property issues due to a new development in their neighborhood. You must deny PA20-043 or impose significant restrictions to construction activities and if necessary impose penalties for on-going violations of PA18-013.

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Sincerely,

Name: 

Date: 1-18-21

City of San Mateo Council Members
330 West 20th Avenue
San Mateo, CA 94403

Dear City Council Member,

My name is Lyllam Aules-Donaire. I am a proud resident of San Mateo for the last 7 years. It was recently brought to my attention that the neighbors of the Lakeshore neighborhood are dealing with many health and property issues due to a new development in their neighborhood. You must deny PA20-043 or impose significant restrictions to construction activities and if necessary impose penalties for on-going violations of PA18-013.

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Sincerely,

Name: Lyllam A. Aules-Donaire

Date: 1-18-21

City of San Mateo Council Members
330 West 20th Avenue
San Mateo, CA 94403

Dear City Council Member,

My name is Josef Joseph Poulos Torres. I am a proud resident of San Mateo for the last 7 years. It was recently brought to my attention that the neighbors of the Lakeshore neighborhood are dealing with many health and property issues due to a new development in their neighborhood. You must deny PA20-043 or impose significant restrictions to construction activities and if necessary impose penalties for on-going violations of PA18-013.

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Sincerely,

Name: Josef Joseph Poulos Torres

From: Ann Olson < >
Sent: Tuesday, January 19, 2021 9:39 AM
To: Clerk <clerk@cityofsanmateo.org>
Subject: Re: Lakeshore Neighborhood

City of San Mateo Council Members
 330 West 20th Avenue
 San Mateo, CA 94403

Dear City Council Member,

My name is Ann Olson. I am a proud resident of San Mateo for the last 23 years. It was recently brought to my attention that the neighbors of the Lakeshore neighborhood are dealing with many health and property issues due to a new development in their neighborhood. **You must deny PA20-043 or impose significant restrictions to construction activities and if necessary impose penalties for on-going violations of PA18-013.**

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Sincerely,

Signature: Ann Olson

Date: 1/19/21

From: kelly stucker <>
Sent: Monday, January 18, 2021 4:49 PM
To: Clerk <clerk@cityofsanmateo.org>
Subject: Lakeshore Neighborhood

City of San Mateo Council Members 330 West 20th Avenue

San Mateo, CA 94403

Dear City Council Member,

My name is Kelly Stucker. I am a proud resident of San Mateo for the last 16 years. It was recently brought to my attention that the neighbors of the Lakeshore neighborhood are dealing with many health and property issues due to a new development in their neighborhood. You must deny PA20-043 or impose significant restrictions to construction activities and if necessary impose penalties for on-going violations of PA18-013.

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Sincerely,

Signature:

Kelly Stucker
January 18, 2021