

B Street South – Neighborhood Meeting

Pre-Application Neighborhood Meeting Minutes

PLANNING APPLICATION:

PA-2020-025

PROJECT LOCATION:

222 E. 4th Avenue, San Mateo, CA

MEETING LOCATION:

Via Zoom Web Conference

MEETING TIME/ DATE:

7:00pm – 8:00pm / Thursday, July 29, 2021

PURPOSE/SUMMARY OF MEETING:

The purpose of the Neighborhood Community Meeting was to present the redevelopment of the 222 E. 4th Street project to the neighboring community and receive feedback as it relates to the aesthetics, material loading into the building, bike lane, and the overall interest of keeping a local grocer in the downtown area.

Members of the community's concerns focused on the following items:

- **Overall Parking** – Having too much parking that would contribute to downtown traffic congestion
- **Bike Lane & Loading** – Members of the community voiced the need for a protected bike lane on B Street and keeping within the recommendations/regulations of the city but also was passionate about keeping building loading off 5th Street (due to noise concerns). Overall, the members of the community believed there could be a balance between the two project requirements.
- **Downtown Grocery Store** – Members of the community voiced the need to keep a local grocer in the San Mateo downtown area and not a national chain.

PRESENTATION FORMAT:

Project website: tinyurl.com/bstreetsouth

Agenda

Application Process – presented by Wendy Lao, City of San Mateo

Project Goals

- Keep a grocery store in the area
- Provide affordable housing
- Complement Downtown environment
- Relevant and attractive for current and future residents
- Attracts businesses to grow and flourish in San Mateo

Residential layout and renderings

Alta Housing – presented by Sheryl Klein, Alta Housing COO

Street View Renderings

Bike Lane and Loading Zone

COMMENTS, QUESTIONS, AND ANSWER SESSION:

ITEM #	COMMENTS/ QUESTIONS/ RESPONSES	SPEAKER
1	Is 240 stalls the number of parking spaces required by the City? <ul style="list-style-type: none"> - City will engage a 3rd party parking consultant to determine parking count. 	Typed in chat
2	How does the grocer currently receive goods? <ul style="list-style-type: none"> - The grocer currently accepts deliveries on B St. 	Typed in Chat
3	What type of grocer will service the neighborhood? <ul style="list-style-type: none"> - The goal is for a full-service grocery store on ground level. 	Kevin Simpson
4	Will deliveries be on the surface of B St or in the underground parking area? <ul style="list-style-type: none"> - Only in street surface. Not in parking lot area. 	Typed in Chat
5	How often is loading zone needed? <ul style="list-style-type: none"> - Most loading activities occur in the mornings 5am – 9am. 	Typed in Chat
6	Can the delivery hours be restricted? <ul style="list-style-type: none"> - There are some exception to early morning hour deliveries, but grocers will need flexibility to be able to service the community. 	Typed in chat
7	Why can't the Loading zone be on 5th? <ul style="list-style-type: none"> - Project is being mindful of Grammercy residence on 5th - Deliveries and heavy pallets would have to travel far distance to get to the front of the store. Could impact public safety. 	Typed in Chat
8	Can loading zone be on Ellsworth? <ul style="list-style-type: none"> - Traffic impact: Left turn from Ellsworth to 4th doesn't allow enough turning radius for a long delivery truck. - Impacts safety and traffic on 4th Ave. 	Typed in Chat
9	Positive feedback on grocer service and type. 18k sf of grocery space doesn't seem large enough. Concerns about downsizing and level of service. <ul style="list-style-type: none"> - Project Team is working with Draeger's to deliver what the community needs. Draeger's is confident they can provide the same level of service in a smaller space. 	Kevin Smith

10	<p>Local Bicyclist is pleased to see Protected bike lane design. Would like to see minimized conflict between bicyclists and delivery. Suggesting raised bike lane at the crosswalk to mitigate interference with delivery loads.</p> <ul style="list-style-type: none"> - Project has curb ramp incorporated into the design to mitigate interference. Will discuss a raised bike lane with Public Works. <p>How wide is the loading zone and bike lane?</p> <ul style="list-style-type: none"> - Loading zone – 10ft wide - Bike Lane – 6ft wide complies with NATCO/ CalTrans <p>Suggesting reducing parking spaces to the bare minimum code requirements to reduce greenhouse gas emissions, promote bike safety and reduce traffic / increase grocery store square footage.</p> <ul style="list-style-type: none"> - Lane Partner agrees with reduced parking but will still need to accommodate grocer requirements and offices. <p>In a transit-friendly neighborhood, workers should be using public transportation.</p> <p>Studies show bicyclists spend more for groceries.</p> <ul style="list-style-type: none"> - Lane Partners invites caller to attend Planning commission meeting. 	Raayan Mohtashemi
11	<p>Current Grocer sf?</p> <ul style="list-style-type: none"> - 30ksf. 	Peggy Typed in chat
12	<p>Suggesting moving loading zone to the curb and bike lane to the street (outside).</p> <ul style="list-style-type: none"> - Not safe since the truck would cross the bike lane. <p>Current grocery deliveries arriving at 3am.</p> <ul style="list-style-type: none"> - Project proposes loading zone on B. and NOT on 5th as to not to disturb Grammercy residents. <p>Protests loading zone on 5th.</p> <p>Will there be a parking fee?</p> <ul style="list-style-type: none"> - Free parking <p>Is there a parking structure being built on 5th? How many spaces? Resident is worried about inbound and outbound traffic from the increase of car traffic.</p> <ul style="list-style-type: none"> - Lane Partners encourages caller to address this with Public Works. - (City of SM) New Parking lot will have 532 parking stalls. 	Robert Love

13	<p>Construction Noise Factor on 5th and B St.</p> <ul style="list-style-type: none"> - City limits construction hours and has noise mitigation measures. - Construction will be approx 1year. <p>Littering during and after construction:</p> <ul style="list-style-type: none"> - Project has the responsibility to keep construction site clean. <p>Concerns about added security measures.</p> <ul style="list-style-type: none"> - Lane Partners suggests meeting offline to discuss how the surrounding business and residents can feel safe and secure during and after construction and approaching the City with a strategy. 	(Samsung Caller)
17	<p>Positive feedback on dedicated bike lane design.</p> <p>Positive feedback on B St. Loading. Protests loading on 5th Ave.</p> <p>Offers Support in favor for this loading zone.</p> <p>Plans to attend Planning Commission Meeting in Sept.</p>	Barbara Cohen
18	<p>240 stalls is excessive. Is this parking overflow for Aaron Brother's Property?</p> <ul style="list-style-type: none"> - No this is not overflow. There is a City lot adjacent to Aaron Brother's. 	John Carnes
19	<p>Grammercy Residents has fought for loading on B St.</p> <p>Positive feedback on B St. Loading.</p> <p>Positive feedback on renderings.</p> <p>Positive overall feedback.</p> <p>Why is there an increase of BMR units in San Mateo? <i>Addressed to Alta and City of San Mateo.</i></p> <ul style="list-style-type: none"> - (Alta Housing) City of San Mateo needs to meet state requirements as they develop housing element plan. 	Diane
20	<p>Is there existing Public Street Parking on B St between 4th and 5th?</p> <ul style="list-style-type: none"> - Maybe 1 or 2 on the project's side, but there are approx. 12 stalls across the street (east side). 	Diane
21	<p>Will a National or regional grocer occupy the space?</p> <ul style="list-style-type: none"> - Lane Partners is currently working with Draeger's and another Regional grocer. No National grocer planned at the moment. 	Typed in Chat

ATTENDEES:

Public

	NAME	AFFILIATION	EMAIL
1	Marcus Gilmour	Lane Partners	Marcus@lane-partners.com
2	Wendy Lao	City of San Mateo	wlao@cityofsanmateo.org
3	Julia K	City of San Mateo	
4	Christina Horrisberger	City of San Mateo	
5	Sandy Council	City of San Mateo	
6	Adam Loraine		
7	Alane Gilbrech		
8	Barbara Cohen	Grammercy Resident	
9	Christine		
10	Dan Gilbrech		
11	Dee's iPad		
12	Diane's Ipad	Grammercy Resident	
13	Dianne Whitaker		
14	Heather Charette		
15	Jason Schlutt	Compass Solutions	jschlutt@compasssolutionsinc.com
16	Jessica Manzi		
17	Joan Day		
18	John Carnes		
19	Johnathan Stone		
20	Kevin Simpson		
21	Lisa		
22	Monira Quejada	Compass Solutions	mquejada@compasssolutionsinc.com
23	Nancy Schneider		
24	Pat Calihan		
25	Peggy Mendelson		
26	Raayan Mohtashemi	Silicon Valley Bicycle Coalition	
27	Robert Love		
28	Sandra Pan (Dan Chao)		
29	Sheryl Klein	Alta Housing	
30	Ted Korth	KSH Architects	