

**From:** [LAURA WINFREY](#)  
**To:** [Wendy Lao](#)  
**Cc:** [Laura Winfrey](#)  
**Subject:** Draeger"s in San Mateo  
**Date:** Thursday, November 5, 2020 5:33:23 PM

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I was sad to hear that Draeger's is departing their San Mateo building so that it can be demolished and replaced. With the earlier closure of Trag's grocery and now the closure of Draeger's there will be little grocery access in downtown San Mateo. Both Trag's and Draeger's are groceries with great customer service and fresh high quality meats, fish, produce and bakery goods as well as general goods. Upstairs at Draeger's I can always find wonderful gift when needed too. I could/can stop by and shop, find what I need and checkout without long and timely lines that are the usual at Safeways in town.

I encourage you strongly to incentivize Draeger's to remain in San Mateo as the grocery in this new oversized facility. I remain so disappointed to hear that Draeger's is leaving San Mateo.

You may not be the appropriate person to direct this comment to- please forward to anyone who can impact/respond to my comment. Thank you.

Laura Winfrey  
401 Occidental Ave  
San Mateo

From: david <[REDACTED]>  
Sent: Friday, November 6, 2020 8:04 AM  
To: Wendy Lao <wlao@cityofsanmateo.org>  
Subject: YOU [REDACTED] EVERYONE OF YOU ...

You can [REDACTED] you know what....

[REDACTED] ?? Seriously, [REDACTED] ???

No elected official gives a rat's [REDACTED]

Where are we supposed to buy our groceries now that this last and overpriced store is demolished?? WHERE???

[REDACTED] pathetic, all of you...

<https://www.cityofsanmateo.org/4386/222-E-4th-Ave-Draegers>

**From:** [jerome.levadoux](#)  
**To:** [Wendy Lao](#)  
**Subject:** Concerns about projects for 222 E. 4th Ave – Draeger's  
**Date:** Tuesday, November 17, 2020 5:58:28 PM

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Hello Wendy,

I am a long term resident of San Mateo (close to 20 years) and wanted to express my concerns for the plans at 222 E. 4th Ave. While the developer has offered to open a small grocery store on premise, given the small size proposed (much smaller than any full size grocery stores in the area, which are on average 40,000 square feet), I have serious doubts that it will adequately serve the needs of the community. San Mateo used to have two grocery stores downtown, both being replaced by housing and office departments. The removal will force local residents to drive to other areas, therefore creating more traffic congestion and pollution. Getting rid of a good grocery store will also strongly degrade the liveability of Downtown San Mateo for its residents. And the construction will create a two year hiatus with no grocery store at all.

I think we have seen with COVID that simple necessities like buying food to eat are very important and I believe that as a city, San Mateo must maintain a balance between the desires to grow more business and provide a liveable lifestyle for it's residents that also helps preserve the environment by not forcing people to drive somewhere to find food.

Please ensure that our community gets what it needs, which is not more office space designed to enrich wealthy developers.

I would be more than happy to provide more feedback if there are opportunities,

Best regards,

Jerome Levadoux

**From:** [john@johncarnes.com](mailto:john@johncarnes.com)  
**To:** [Wendy Lao](#)  
**Cc:** [marcus@lane-partners.com](mailto:marcus@lane-partners.com)  
**Subject:** RE: PA-2020-022 222 E. 4th Ave, San Mateo  
**Date:** Thursday, July 22, 2021 8:50:09 AM  
**Attachments:** [image001.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image002.png](#)

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Thanks Wendy. I'll try to make the meetings.

The sentiment in our building will be strongly against any truck loading or access on 5<sup>th</sup> Avenue due to noise. Grocery stores are exempt from the noise ordinance so it's a major issue for our residents. Draeger's has complied with the ordinance over the years and closed the loading dock access doors on 5<sup>th</sup> Avenue and they've been a wonderful neighbor and consequently get a lot of business from our building. We'd like to have a similar relationship with the new building coming in. And we hope it turns out to be Draeger's as the grocery occupant.

Thanks for your attention to our needs. We appreciate everything you do.

John

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**From:** Wendy Lao <[wlao@cityofsanmateo.org](mailto:wlao@cityofsanmateo.org)>  
**Sent:** Thursday, July 22, 2021 8:39 AM  
**To:** [john@johncarnes.com](mailto:john@johncarnes.com)  
**Cc:** [marcus@lane-partners.com](mailto:marcus@lane-partners.com)  
**Subject:** RE: PA-2020-022 222 E. 4th Ave, San Mateo

Hi John,

Thank you for your email. I will forward your email to the Planning Commission. I understand that Marcus spoke to you yesterday, and explained the design of the proposed project in further details. I also wanted to make sure you are aware of an upcoming neighborhood meeting next week, Thursday July 29<sup>th</sup> at 7:00pm, as well as a Planning Commission Study Session scheduled for Tuesday September 14<sup>th</sup> at 7:00pm, should you be interested in attending.

Please let me know if you have any further questions or comments.

Thank you,  
Wendy

**Wendy Lao, AICP**

Associate Planner | Community Development Department  
330 W. 20th Ave., San Mateo, CA 94403  
650-522-7219 | [wlao@cityofsanmateo.org](mailto:wlao@cityofsanmateo.org)



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**From:** [john@johncarnes.com](mailto:john@johncarnes.com) <[john@johncarnes.com](mailto:john@johncarnes.com)>

**Sent:** Wednesday, July 21, 2021 3:34 PM

**To:** [marcus@lane-partners.com](mailto:marcus@lane-partners.com)

**Cc:** Wendy Lao <[wlao@cityofsanmateo.org](mailto:wlao@cityofsanmateo.org)>

**Subject:** PA-2020-022 222 E. 4th Ave, San Mateo

**Importance:** High

Hi Mr. Gilmour,

I live across the street from the above location in The Gramercy (555 Laurel Ave) and have one serious concern with the plan submitted to the City Planning Commission: The garage doors for entrance to what I assume is the loading dock area for the building/grocery store are on the 5<sup>th</sup> Avenue side of the building. When Draeger's opened at that location, their doors to the dock were both on 5<sup>th</sup> Avenue and B Street. The noise on 5<sup>th</sup> Avenue was unbearable for our condo units facing that side of the building and Draeger's agreed to not use that entrance and just use the B Street entrance to the loading area. It seems that having to fight that battle yet again is not what either of us want to endure so perhaps during the planning stages of your new building you would reconsider the location of those doors and the associated truck entrance?

Our building has 144 condos and encompasses the entire city block between B Street, 5<sup>th</sup> Avenue, Laurel Avenue, and 6<sup>th</sup> Avenue. A garage opening on B Street would not bother anyone with the noise as there are no residential units facing that side of your proposed building. It seems like a good-neighbor action for you to take.

Thank you for your consideration of this issue.

John Carnes

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John Carnes

Mobile: 202-330-3300

Email: [John@JohnCarnes.com](mailto:John@JohnCarnes.com)

Email: [John.Carnes@gmail.com](mailto:John.Carnes@gmail.com)

**From:** [Eric Sundstrom](#)  
**To:** [Wendy Lao](#); [Planning Commission](#); [marcus@lane-partners.com](mailto:marcus@lane-partners.com)  
**Subject:** Comment on Draeger's redevelopment  
**Date:** Tuesday, July 27, 2021 10:00:50 AM

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To the City of San Mateo Planning Commission,

With regard to the proposed development at 222 East 4th Avenue, I want to first note that I believe intensification of land uses in the downtown core is vital to the city's development. This type of office infill, in a transit-rich and walkable location, is essential towards reducing reliance on automobiles as our primary mode of transportation and will help maintain an active downtown environment. I am therefore not opposed to office-over-retail development at the site, but I do believe the current Lane Partners proposal has major shortcomings.

With the recent closure of Trag's Market, Draeger's is the only full-service grocery in the downtown area. As such, it performs a vital service, limiting car trips to more distant stores and serving as a major regional draw to attract foot traffic to adjacent downtown businesses. It is essential that San Mateo retain a full-service grocery store as a downtown anchor, and in this regard the proposal falls short in several key areas:

1. The proposed development includes only 17,658 square feet of retail, much smaller than the current 60,000 square foot grocery on the site. Half of the ground floor space is dedicated to parking, not active use.
2. The proposal includes no activation on the B Street facade, with over half of the B Street frontage devoted to parking uses. This perpetuates a retail gap on the west side of B Street, which should better connect to retail uses between 6th and 9th avenues, including the retail component of the recently proposed Nazareth development at 6th and B.
3. There is no restriction on the retail use within the new development. While Draeger's has voiced an interest in remaining at this location, if no agreement is reached the site could easily be converted to alternative retail use, resulting in the loss of yet another downtown grocer.
4. This is one of the last large retail sites downtown. If the grocery store is lost, there is minimal likelihood that another suitable site will be found in the future.

Multiple options exist for the developer to alleviate these issues via public benefits, potentially offset by a relaxation in parking requirements or height limits at the site. Potential modifications to the plan could include:

1. Dedication of the full first floor to retail use, in combination with a more active B street frontage design. If offset by a reduction in parking requirements and additional height, this modification would be a win-win, with the developer gaining additional leasable space, and the city retaining a full-service grocer.
2. A restrictive covenant to ensure the retail space is devoted to a full-service grocer. Such a restriction would ensure the city maintains a grocer at the site for the full lifetime of the development. This approach has been used effectively by nearby cities, including Palo Alto and San Francisco.

Regards,

Eric Sundstrom

1 South Fremont Street  
San Mateo, CA 94401  
(919) 801-5257  
[ersundstrom@gmail.com](mailto:ersundstrom@gmail.com)

**From:** [john@johncarnes.com](mailto:john@johncarnes.com)  
**To:** "Marcus Gilmour"  
**Cc:** [Wendy Lao](#)  
**Subject:** Draeger's Property Presentation  
**Date:** Tuesday, August 3, 2021 10:40:45 AM

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Hi Marcus,

You and Wendy did a good job with the Neighborhood Meeting last week. We did have about 10 residents from the Gramercy in attendance. The important meetings are coming up and we want to make sure our support increases at these meetings.

If you could share your PowerPoint presentation from Thursday's meeting, I will get it circulated to our owners and residents.

I do have a couple of concerns that I want to bring up:

1. The "trash room" at the corner of Ellsworth and 5<sup>th</sup> is a magnet for the Recology trucks to pick up trash near that corner. Recology pickups and their trucks are a continual battle for us and we would prefer to keep them far away from our building. Moving that trash room would be a good first step toward that end.
2. In looking at the San Mateo building height limits map, it looks like that property is capped at 35 feet. Has something changed that I'm unaware of?

Thanks, John

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John Carnes  
Mobile: 202-330-3300  
Email: [John@JohnCarnes.com](mailto:John@JohnCarnes.com)  
Email: [John.Carnes@gmail.com](mailto:John.Carnes@gmail.com)



**From:** [Kolja Schluetter](#)  
**To:** [Wendy Lao](#)  
**Subject:** Planning Status for 222 4th Avenue San Mateo  
**Date:** Saturday, August 7, 2021 4:43:08 PM

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Hi Wendy,

Are there any meetings planned for community input for the proposed development changes at 222 4 Ave in San Mateo?

The proposed mixed used plans are absolutely horrible. It looks like the existing grocery store Draegers would not remain and the planned grocery retail space is significantly smaller.

Draegers is often times the single reason for me and my wife to come to San Mateo downtown. From a community perspective it is imperative that the size of the (fresh) grocery retail space remains approximately the same.

In addition, a high quality market like Draegers should absolutely remain on site - it would be an absolute loss for San Mateo if this treasure would be replaced by a nation wide chain like Lucky or Safeway.

Please let me know about upcoming community meetings to voice these concerns with the city supervisors.

Best, Kolja

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Kolja Schluetter  
General Partner

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