

Rendell Bustos

From: Joshua Hugg [REDACTED]
Sent: Thursday, March 18, 2021 3:50 PM
To: Rendell Bustos
Subject: Fwd: Planning Division eNewsletter - March 18, 2021

Hi Rendell,

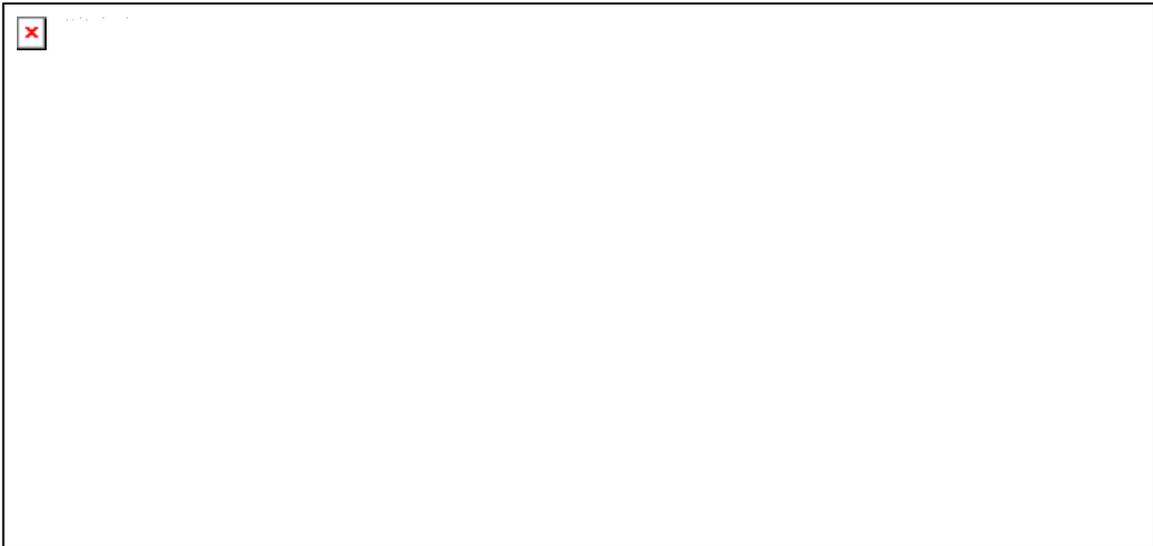
If possible, could you add me to any distribution list you are maintaining on the Block 21 project? I am very concerned about the ratio of office to residential for this project and its potential to exacerbate our existing affordability crisis.

<https://www.cityofsanmateo.org/4501/Block-21-Pre-App>

Thank you,
Joshua Hugg
[REDACTED]

----- Forwarded message -----

From: **City of San Mateo** <listserv@civicplus.com>
Date: Thu, Mar 18, 2021 at 3:37 PM
Subject: Planning Division eNewsletter - March 18, 2021
To: [REDACTED]



March 18, 2021

Planning Division

City Hall
[330 West 20th Avenue](#)

[San Mateo, CA 94403](#)

Ph: (650) 522-7212

Fx: (650) 522-7201

planning@cityofsanmateo.org

Planning Commission Meeting

Tuesday, March 23, 2021

Remote

Regular Meeting 7:00 p.m.

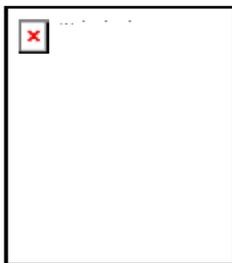
The Meeting Agenda for this meeting will be posted on the [Public Meeting Portal](#) the Friday prior to the scheduled meeting.

Archaeological Testing and Monitoring Informational Report

The Planning Commission will receive an informational report regarding archaeological testing and monitoring occurring at the development site located at 303 Baldwin Avenue. The meeting materials will be available on the [Public Meeting Portal](#) the Friday before the Planning Commission meeting. For information about the development project, see: www.cityofsanmateo.org/whats happening

2110 and 2175 S. El Camino Real – Finding of General Plan Conformance

The Planning Commission will receive an informational report and make a finding of General Plan conformance on the County of San Mateo's proposed acquisition of two motels in San Mateo to be used as housing for individuals or families experiencing homelessness or who are at risk of homelessness. In accordance with California Government Code Section 65402(b), the Planning Commission is required to make a finding of General Plan conformance whenever a City or County proposes to acquire or dispose of property within a municipality with an adopted General Plan. The meeting materials will be available on the [Public Meeting Portal](#) the Friday before the Planning Commission meeting.



Public Meeting Portal

[Visit the Public Meeting Portal](#) to view upcoming and past meeting materials, watch live or recorded meetings, provide public comment, and access past City Council agenda reports.

[Planning Commission - Speaking at a Meeting](#)

Planning Project Updates

Block 21 PreApp (PA-2021-012)

A new Pre-Application has been submitted for a new mixed-use building project called "Block 21" which encompasses the full block bounded by E. 3rd Avenue, S.

Delaware Street, E. 4th Avenue, and S. Claremont Street. The project would demolish all existing on-site structures and would consist of approximately 180,000 square-feet of office uses, 68 residential units (15% devoted the very-low income level), and 2 levels of below-grade parking. The Pre-Application is currently under review with City staff. Following the City's complete review of the application, the applicant will host a neighborhood meeting, followed by a Study Session with the Planning Commission. See the [Project Page](#) for more details.

ADU/JADU Ordinance Update (PA-2021-004)

The proposed draft ordinance was introduced to the City Council on March 15, 2021. The City Council voted 4-1 to introduce an Ordinance to amend San Mateo Municipal Code Chapter 27.19 – “Accessory Dwelling Unit and Junior Accessory Dwelling Unit – Residential Zones” in accordance with changes to State law and “Junior Accessory Dwelling Unit” definition, as amended to allow detached accessory dwelling units to be built up to a maximum of 16 feet to top-of-plate and up to 24 feet overall to the top ridgeline, as measured from existing grade. A second reading and formal adoption of the ordinance is scheduled for the April 5, 2021, City Council meeting. The ordinance would take effect 30 days after adoption, or on May 5, 2021. The meeting materials will be available on the [Public Meeting Portal](#). See the [Project Page](#) for more details.

Zoning Code Amendment – Ordinance Update

On March 15, 2021, the City Council held a public meeting to adopt an ordinance to amend San Mateo Municipal Code Chapters 27.04, “Definitions” to add a paving definition; Chapter 27.18, “R1 Districts - One Family Dwelling” to clarify limits on paving, landscaping, uncovered decks, and add a map for San Mateo Park Planning Area; Chapter 27.20 “R2 Districts – Two Family Dwellings” to replace the Floor Area Ratio maps; and Chapter 27.32 “C2 Districts – Regional/Community Commercial” to update emergency shelter provisions. The ordinance takes effect 30 days after adoption, or on April 14, 2021. The meeting materials are available on the [Public Meeting Portal](#).

General Plan and Housing Element Update

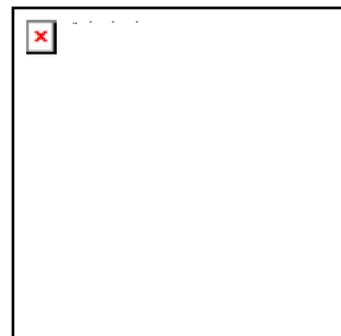
The City will host several virtual community meetings in late March and April to: 1) provide a recap of the General Plan update effort over this past year, 2) kick off the Housing Element update effort, and 3) restart the community conversations on the draft Land Use and Circulation Alternatives to study for future change. The [workshop dates](#) are posted on the project websites. Sign up early and tell a friend! For more information and to sign-up for future email updates, go to: www.StriveSanMateo.org and www.cityofsanmateo.org/housingelement2023.

Need Permits? Remodeling? Check Out Our Online Services!

- Working on a minor home remodel project?
- Want to apply for a building or planning permit?

Visit our new [Online Permit Center](#) to complete a range of residential or commercial building and planning permits.

We can accept, review, receive payments, and issue planning entitlements and building permits all remotely through the portal.

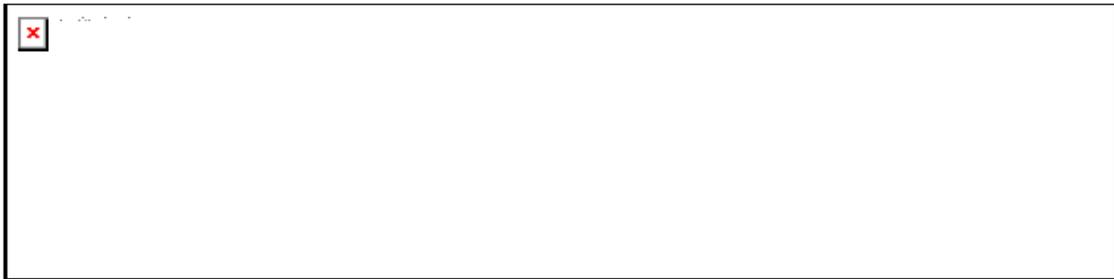


Virtual Over-the-Counter Building Plan Review for Minor Projects

We also offer virtual over-the-counter building plan review for minor projects – a remote service that’s much faster than the traditional in-person service at City Hall. Receive virtual review of minor residential projects like bathroom or kitchen remodels with no wall alteration, solar installations, window installations, plumbing or electrical permits and much more! [Visit our permit center for a full list of projects.](#)

Plan checkers are available for virtual appointments Monday – Friday from 9 a.m. to noon. Appointments can also be made through the [Citizen Self-Service Portal \(CSS\)](#).

Using our [Citizen Self-Service Portal \(CSS\)](#) is easy and we even have written instructions and short “walk-through” videos on our web page.



Watching a Public Meeting Online

Due to COVID-19, all City Council and Commission meetings will be held remotely. In-person attendance is not an option.

- **Connecting to a Live Meeting in Zoom:** Click the ‘Join via Zoom’ link included at the top of each meeting agenda to join the meeting. All attendees are view-only participants who will be muted.

The public can attend public meetings and provide comment virtually using the instructions included in the agenda and provided on the [Public Meeting Portal](#). Please contact the [City Clerk’s Office](#) for questions.

Providing Public Comment During a Live Meeting

- **During the meeting by computer:** Find the agenda for the meeting you wish to attend and click the link at the top of the agenda to be added to the meeting. All attendees are muted by default. To speak press the “Raise Your Hand” icon and you will be called on at the appropriate time.
- **During the meeting by telephone:** Call (408) 638-0968 and enter the conference ID found at the top of the meeting agenda. To indicate you want to provide public comment, press *9 to raise your hand. When called upon press *6 to unmute, then state your name and provide your comments.
- **NOTE: A 3-minute time limit may be observed.** Please refer to [Meeting Decorum](#) for details.

Providing Public Comment by Email

- Comments can be made by email up to 4:00 p.m. on the day of the meeting. Send emails to planning@cityofsanmateo.org.
- These comments are shared with the commissioners or board members and will be made part of the permanent official record.

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Ad Astra per Aspera

Rendell Bustos

From: Eric Wohlford [REDACTED]
Sent: Thursday, May 20, 2021 4:02 PM
To: Rendell Bustos
Cc: Amourence Lee
Subject: Block 21 Bike Infrastructure Improvements

Hello Rendell,

I am a neighbor of this project on Delaware St in North Central and I am also a member of the San Mateo City Local Team of the Silicon Valley Bike Coalition. I am a pediatrician and have studied the built environment and its effects on health. I am a big fan of development projects in the area but I want to bring to your attention the importance of improving the bike infrastructure surrounding this project. Development projects like this are important opportunities to catalyze the implementation of bike and ped infrastructure to improve health and safety of all San Mateans.

This site happens to sit exactly on a critical part of the 2020 San Mateo Bike Master Plan and one of the biggest pain points for bikers traveling North/South in North Central, Sunnybrae, and anybody accessing downtown and the Caltrain station from the north, south, or east. The Bike Master Plan lays out that Delaware Street from 3rd to 4th Aves is planned for a separated bike lane. The few blocks of Delaware St from where the current bike lane abruptly ends at 5th Ave to the Caltrain station at 1st Ave are particularly dangerous for cyclists, as City data have demonstrated for years. Delaware is the most used street by bikers in all of North Central. The project also abuts 3rd Ave, from Delaware to Claremont - another segment scheduled for a separated bike lane.

The City recently had an embarrassing showing by essentially forgetting bike infrastructure as part of the 28th Avenue Hillsdale Station improvement, and I would hate for something similar to happen again on Delaware downtown.

Please advocate for bike infrastructure improvements as a requirement for this development. Let me know of any ways that our advocacy efforts can help with this, and I can try to bring the SVBC resources to advocate as well if you let us know when and how. I have copied Council Member Lee here as she represents North Central on the Council.

Thank you for your attention to this important bike corridor in San Mateo. I look forward to seeing this development, and hope that the City uses the opportunity to effect the changes that San Mateo requires to improve safety for all of its residents.

Best,

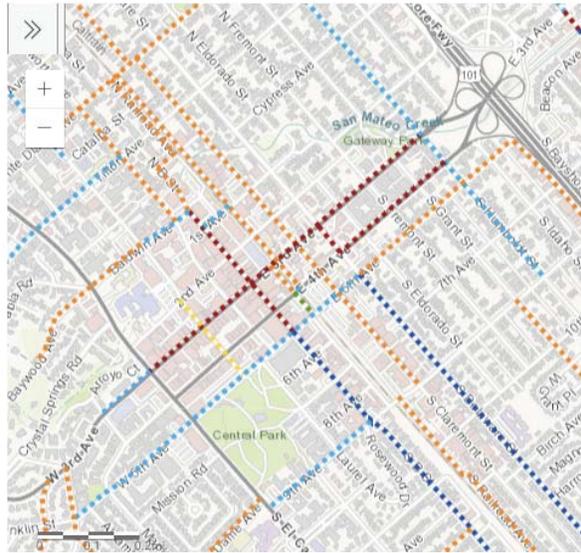
Eric Wohlford, MD
North Central San Mateo Neighbor

Bike master plan reference:

Legend

Bike Facility

- Completed Bicycle Boulevard
- - - Proposed Bicycle Boulevard
- - - Proposed Bicycle Route
- - - Proposed Bike Lane
- - - Proposed Buffered Bike Lane
- - - Proposed Separated Bike Lane
- - - Proposed Shared Use Path



Rendell Bustos

From: Jonathan Chun [REDACTED]
Sent: Thursday, August 19, 2021 8:53 AM
To: Rendell Bustos
Subject: Written Comments PA 2021-012

In brief I am concerned about the balance of office space to residential units. There is office space availability in the San Mateo down town area and more is coming online. Meanwhile there is a massive housing shortage and while 68 units is better than zero I think that number needs to be higher. Secondly I am concerned about the increased traffic to 3rd and 4th Avenue and would like to know how this will be addressed

Jonathan Chun

Rendell Bustos

From: Susan Shankle [REDACTED]
Sent: Thursday, August 19, 2021 2:58 PM
To: Rendell Bustos
Subject: Re: the Block 21 proposal

Hi Rendell,

Thanks for your response, and I understand about zoning. However, if we are serious about tackling this housing problem, we need to be much more aggressive and creative. What would it take to rezone that block for residential only, and what would be required from the owner in order to accomplish this?

All these sorts of projects move slowly, but I feel it's time to do what is needed to speed up the planning process. I'm not saying we should cut corners on the safety and environmental necessities for the construction itself. But the way the project is described at present does NOT sound like what San Mateo needs.

What exactly makes our city feel that we need more office space, when the Peninsula is covered with empty offices? Do we have any ballpark figures on how many of them will ever be repopulated?

Thank you,
Susan

On Aug 19, 2021, at 2:40 PM, Rendell Bustos <rbustos@cityofsanmateo.org> wrote:

Good afternoon Susan,

Thank you for your comments. They will be included in the agenda packet for the Planning Commission's review and consideration at the September 14th Study Session. With regard to your question on housing, the project site is zoned for both commercial and residential uses. As a privately-owned lot, it is not the City's choice necessarily how many units are constructed. Nonetheless, your feedback is helpful for the Planning Commission and the applicant to consider.

-Rendell

[<image002.png>](#) **Rendell Bustos**

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

[<image003.png>](#) [<image004.png>](#) [<image005.png>](#) [<image006.png>](#) [<image007.png>](#)

From: Susan Shankle [REDACTED]
Sent: Thursday, August 19, 2021 2:21 PM
To: Planning <planning@cityofsanmateo.org>
Subject: the Block 21 proposal

Hello,

Re: the Block 21 proposal:

“Block 21” is a proposed mixed-use building ... The project would demolish all existing on-site structures to construct approximately 180,000 square-feet of office uses, 68 residential units (15% devoted the very-low income level), and 2 levels of below-grade parking.

The Peninsula is covered with empty office space. The city keeps saying we need more housing, especially low-cost. WHY are we considering using this big lot to build 180K sf of office space, and only 68 residential units, with only 15% low-cost??

The answer is likely because the developer will make more money that way, but if it’s our choice, why not use the entire block to build high-rise low-income apartments? We could house hundreds of families instead of only 68.

I’d appreciate a response,
and thank you,

Susan Shankle
Citizen, Taxpayer and Voter
San Mateo resident since 1992
Lifetime Bay Area Resident

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Rendell Bustos

From: diana pettit [REDACTED]
Sent: Monday, August 23, 2021 5:11 PM
To: Rendell Bustos
Subject: PA-2021-012

The Planning Pre-Application PA-2021-012, Block 21 at location 500 E. 3rd Avenue: 300,312,318,320 S. Delaware St.. 511,525 E. 4th Avenue; 307,311,315,373S. Claremont Street is overly developed for the block.

The demolition of all existing properties listed above are those of the following residential and small business for over the past 7 decades.

The residential properties on 312,318,320 South Delaware Street has been rental property for very low income residents. In fact, it is to fact that more than 4 people live in each home.

The small business on E. 3rd and E. 4th Avenue are restaurants of ethnicity from the owners original country before settling in San Mateo. We had a discussion when City Council approved Windy Hill Project#2 further future removal of any small business in the North Central Neighborhood would not allow developers to consider future study sessions. This would give special consideration to these owners.

The building will cause severe traffic problems on 3rd Avenue,as currently in the Windy Hill Project for the last 18 months. Still to date there is not parking on the south side of 3rd Avenue from Railroad Avenue to South Claremont. Also, on S. Claremont traffic going south closed, only traffic going north between 3rd and 4th Avenues are allowed in traffic flow.

The 68 residential units of 15% of which is lower income is still not enough housing to meet the guideline for Housing Development.

This is mostly retail/commercial property that should encourage the usage of commuting rather than the need for a two level below-grade parking structure and 390 off street parking spaces.

Thank you.
Submitted
Diana C. Pettit

[REDACTED]