

From: Kristie Eglsaer [REDACTED]
Sent: Monday, March 15, 2021 7:13 PM
To: Linda Ly <lly@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: Comments regarding two developments that are in the early stages

Dear San Mateo planners,

I am writing about two developments that are in the early stages — a proposed 40-unit residential building at 222 S. Fremont St. and a medical office building at Saratoga Drive and Yates Way.

https://www.smdailyjournal.com/news/local/san-mateo-developments-in-early-stages/article_62bd773a-74c7-11eb-968a-e3879d19514f.html

Regarding the residential building, there should be more units and more should be made affordable to low-income residents. San Mateo has one home affordable to every 10 low-wage workers. There needs to be more affordable options available, and this new development is an opportunity for that.

There should also be studio options. When living alone, a studio can sometimes feel safer as you're able to see your entire apartment at any given time. Studios can also accommodate two people. Having studio option(s) would also allow more units to be added.

Also, parking should be reduced for both residents and guests and parking spots should come at an additional charge, not a guaranteed number for each unit.

"Cheap, [excessive parking](#) has been linked to more drive-alone commutes, worse traffic congestion, [higher rents](#), and all the other social costs of over-reliance on cars for urban mobility... Analysis "inferring causality" offers "compelling evidence that parking provision is a cause of citywide automobile use."

<https://www.bloomberg.com/news/articles/2016-01-12/study-the-strongest-evidence-yet-that-abundant-parking-causes-more-driving>

This development is so close to transit options, we should do all possible to encourage less driving and more multi-modal transportation use.

Regarding the medical office building, we should no longer be building developments with parking lots. To accommodate parking, there should instead be a parking garage below the building.

The building should also have an entrance that is easily accessible from the 292 bus stop.

With the space saved from not having a parking lot, the city should consider putting additional housing here. Imagine if the workers in the medical office building could live in the same complex as their work! This proposed medical office building is very close to the Whole Foods and a burgeoning walkable area. We should do as much as possible to create live/work spaces.

Also, this medical office building should have space necessary to accommodate a childcare facility. All future buildings should have this as part of their planning. We have great childcare needs and not enough spaces. Again, for the workers in this building, and/or the people in the surrounding community this would be a huge boon. In order to do this, the planners would have to make sure that there was adequate indoor AND outdoor space available to accommodate the demands of a childcare facility.

In addition, planners should also consider having a childcare facility as part of the the residential building mentioned above, and this should be seriously considered for every building that is built. Many people who enter a

building, for work or home, have childcare needs, and to have your work or home and your childcare facility be within the same building is an ideal situation!

Thank you for taking the time to read and consider my comments. I hope that since these developments are in the early stages that the comments have a good chance of being incorporated.

Thank you!

Sincerely,

Kristie Eglsaer

A-2019-036,222 Fremont St,

Christina [REDACTED]

Mon 10/18/2021 3:19 PM

To: Linda Ly <lly@cityofsanmateo.org>

40 condominium units, 5-story building. Are you Kidding!!!! Shame on San Mateo Government and Anyone and Everyone who had any role in brining this monster to this all ready cramped, tight neighborhood.

We, my family and I are life long residents of the once beautiful San Mateo. No more San Mateo City Government is quickly letting San Mateo go downhill.

We have to deal with over crowded streets, people who don't want to pay for parking for the Caltrain or city parking come and park in our neighbor, sometimes all day and they park blocking our driveways. These and other people litter the streets. They drive down Second Ave like it is a thoroughfare. The people driving are rude and impatient.

Then there is the housing that is made up of many individuals, a mountain of cars that they have no driveway to house them in so they take up the street parking and when family or friends come by they have to park far from the house.

We have to deal with Noisy and inconsiderate neighbors, an apartment building across the street of our house, now we have to deal with this piranha.

City of San Mateo cares nothing about the long time residents who have homes and worked very very hard to buy and keep their house and neighborhood nice. Instead the city government keeps putting upon us monsters like this awful 5-story building.

Now this piranha is going to be coming here, awful awful awful what price are those codos going for? And what will those "entitled owners" be wanting, they are takers, just like the developer take the money and run. Oh yes tax dollars.

We are just supposed to sit back and let San Mateo City Government and Everyone and anyone involved in this mess do whatever they want.

I am pretty upset and disappointed.

San Mateo once a beautiful town is quickly turning into a dump. I am glad I saw San Mateo when it was a beautiful, peaceful town.

Share this with whomever you want or just dump it, I really don't expect much from City Government you will do what you want, you all don't have to live near this monster, you all don't have to deal with all the problems I have mentioned we have been dealing with them for YEARS, this absurd project just made me have to write and let you know how upsetting It IS.

Christina Jacinto

Linda Ly

From: Christopher Yuan [REDACTED]
Sent: Tuesday, October 19, 2021 5:24 PM
To: Linda Ly
Subject: 222 S. Fremont St. - Gateway Terrance Condominiums Pre-App

Hi Linda,

I am unable to attend the upcoming neighborhood meeting due to conflict but I want to raise issues/concerns about this project as I am a resident of 221 S. Fremont St.

- This condominium is not equipped with enough parking stalls. 59 stalls for a 40 unit complex. There should be a minimum of 80 stalls excluding handicap and guest parking. I know not providing adequate parking will cause an even higher increase in the number of people parking their vehicles on the street.
- Parking During Construction - we have seen an increase in the number of cars parking from the site (Fremont St., 2nd street) during the demo of this project. I have also seen food trucks come and park for extended periods of times causing congestion for residents to drive through or find street parking. How are we planning on discouraging long time parking on the street and preventing street vendors from parking extended periods of time?
- Garbage - with more workers and volume on the street due to construction workers, food trucks, we have seen more trash on the streets than ever before. We have also seen nowhere for people to dispose of their garbage. There used to be a trash can on the corner of Fremont and 3rd. That no longer is there. How can we prevent additional trash being tossed on the streets?
- Nails - With any construction project there are nails that will be accidentally dropped on the streets. With the higher increase in punctured tires, who will pay for these additional costs that the residents will have to pay for punctured tires. Just the removal of the wooden fence has caused what I suspect is me and my neighbor's tires to go flat from a nail on 2nd street.

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Best,

Chris Yuan
(C): [REDACTED]

Opposition to current design project at 222 S Fremont St (PA 2019 036)

Noreen Chiu [REDACTED]

Tue 11/16/2021 10:02 AM

To: Linda Ly <lly@cityofsanmateo.org>

Cc: Ramiro Maldonado Jr. <rmaldonado@cityofsanmateo.org>; Margaret Williams <mwilliams@cityofsanmateo.org>; Adam Nugent <anugent@cityofsanmateo.org>; John Ebner <jebner@cityofsanmateo.org>; Seema Patel <spatel@cityofsanmateo.org>

Hi Linda and the city planning commission:

Several of us have attended the Zoom Neighborhood meeting on October 28th regarding the construction of the **PA-2019-036, 222 S. Fremont St Gateway Terrace Condominiums**. We have collected the comments from our nearby neighbors and would like to reflect our comments on this project. While we do not oppose new building developments, we hope that the city will stand by its commitment to preserve the neighborhood and characteristics. We strongly oppose the current design and construction on this project for the following reasons and concerns:

History/Heritage the development is surrounded by houses where there is a significant Japanese American heritage that began in the early 20th Century. These early Japanese-American immigrants, who came to work on the salt ponds and flower industry, settled along the perimeters on S. Fremont, S. Claremont, S. Eldorado, S. Delaware, S. Grant and the neighboring streets. For the past two decades, the rising developments around this neighborhood has forced homes and its history behind them (once homes to these Japanese-Americans) to be torn down and destroyed. If the city continues to permit tall buildings to be constructed next to these single-family homes, it will eventually force the current residents to move out due to undesirable living conditions. These homes will then fall into the hands of the developers to be demolished and replaced with even more tall buildings. Thus, the entire heritage neighborhood will disappear permanently. We urge the city to protect whatever history and heritage of the neighborhood that is still remaining.

Harmony/Designs the development is situated on the corner of S. Fremont & 3rd Ave (gateway to Downtown). Behind the other side of the rectangular city block is rows of single-family homes. The proposed 5-story building height will have an appearance of encroachment on the single-family homes behind it. The nearby Gateway Commons and the Metropolitans are all developments that occupied the entire city block (not partial). The proposed structure ignores the neighborhood characteristics with a very large and box-like building design. It will tarnish the century-old single-family homes that are scarcely remaining near the downtown San Mateo. We strongly urge the city to preserve the history and heritage of the historic San Mateo, which is rapidly disappearing.

Traffic/Street Safety - with the undergoing construction of the next-door development for 200 S. Fremont & 2nd Ave, we are already experiencing driving safety issues. Every day, there are vehicles double parked or delivery trucks stopping on the one lane (each way) street which caused drivers to go around the stopped vehicle onto the opposite lane. The 4 way stop intersection between 2nd & S. Fremont is very narrow and causes traffic congestion all the time especially during rush hours given it is one of the few ways to get onto the 101 for people living in the nearby area. It can also cause pedestrian safety issues as there is a lot of foot traffic around that area. There is also a SamTrans 250 bus stop on the corner of 3rd Ave and S. Fremont St which people take to go for work and school.

Parking Spaces - according to the Zoning Section 6118(a), with the proposed number and type of units, it appears that there is insufficient number of parking spaces on the plan to meet the parking requirement. Granted that this requirement is met, there is already insufficient street parking in the

neighborhood due to the two recently built townhouse developments on 2nd Ave and the yet to-be finished 15 units condo development at 200 S Fremont St. The lack of street parking spaces will induce people to take chances on blocking driveways and taking up street parking spaces intended for nearby businesses.

Height/Sunlight the proposed 5 story structure is too high and is higher than rest of the structures on the same city block and as far as structures on S. Delaware. Not only does this create a non-harmonious feeling but it will block the sunlight going to the homes behind it. The sunlight impact is increasingly important in today's environmental conscious living because many of us will be considering installing solar panels on our roof at some point in the future. Without adequate access to sunlight, we might not have the capacity to use solar as a source of renewable energy for our modern-day homes.

Some Desired Modifications suggested from our neighbors:

- 2 3 story townhouse (such as the ones on 2nd Ave between S Delaware & S Fremont)
- Less stories and lower height of the building
- Recessed designs on the top level of the building (such as the design in the Metropolitan and mixed-use building on 4th & S Carlmont)
- More setbacks away from the single family homes
- Privacy hedges between the building and single-family homes
- More large (3-bedrooms) units to lessen the street parking demands
- More visitor parking spaces
- More affordable units
- More permeable green landscaping (not a lap pool)

We understand that there is an upcoming November 23rd Planning Commission Meeting. We hope that this email serves us to voice our opinion as many of us will be busy during that holiday week. We sincerely and respectfully urge you and the planning commissioners to consider the points in this email and the concerns of us when reviewing this development project at 222 S. Fremont St.

Sincerely yours,

Homeowners and residents of the neighboring homes of 222 S. Fremont St.

Sent from Outlook

Linda Ly

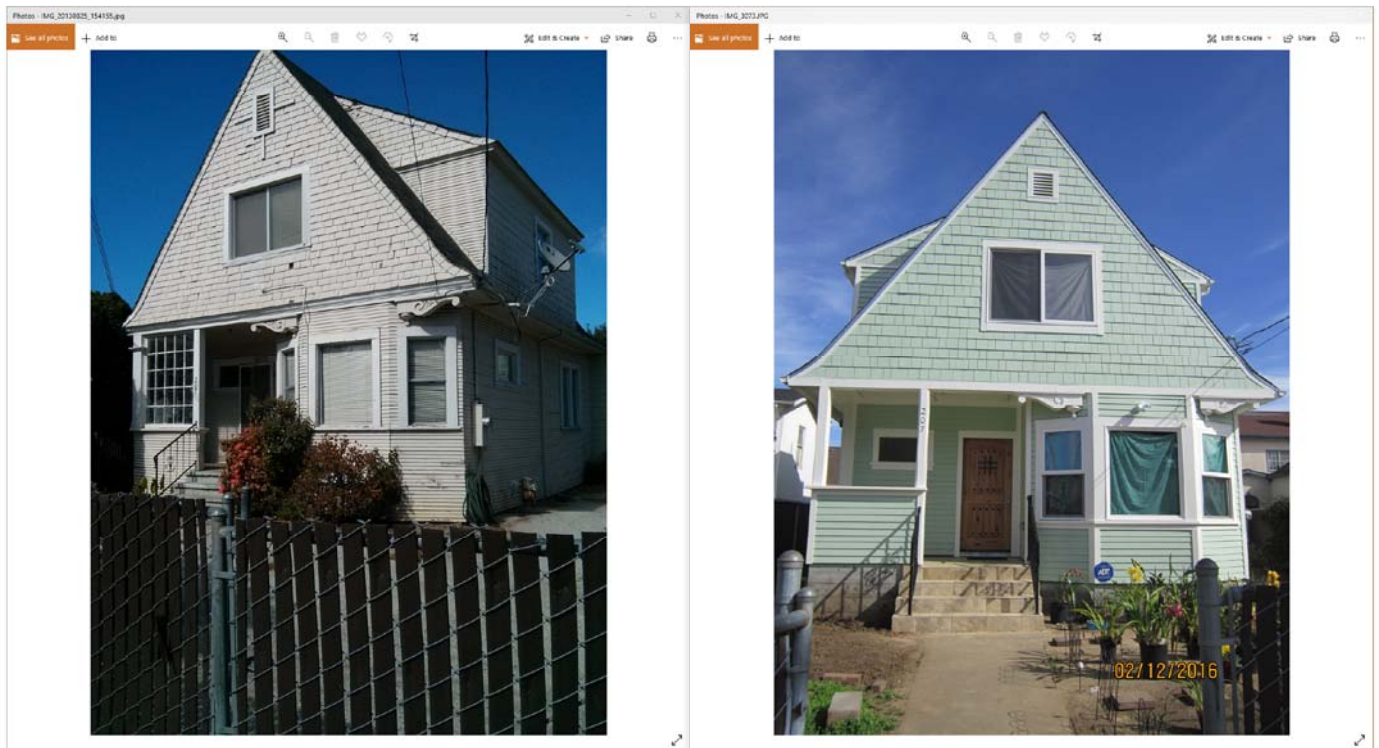
From: Ben Chan [REDACTED]
Sent: Tuesday, November 16, 2021 11:54 AM
To: Linda Ly
Cc: Ramiro Maldonado Jr.; Margaret Williams; Adam Nugent; John Ebnetter; Seema Patel
Subject: Opposition to 222 S Fremont St project (PA-2019-036)
Attachments: Single-Family-Dwelling-Design-Guidelines.pdf; IMG_20130825_154155.jpg; IMG_3073.JPG

Hi Linda, etc..

I just want to tell my story. I restored a 1906 building by remodeling the whole house. Attached pictures show how the 1906 building looked before and after. At the time of construction, I was restricted by the City to conform to neighborhood harmony. Please see the definition of neighborhood mapping in the single family house design guideline attached. I would need to preserve the driveway, frontyard, etc. At that time, I thought I was doing this for the sake of the beauty and historical heritage look of San Mateo Downtown. Now, there is a tall building currently being constructed in my backyard. Half of this block will consist of tall condo and the other half contains single family homes. According to the guidelines, it is not supposed to happen. Why are there two standards for this block? I am so frustrated at the City right now.

Thanks.

Ben Chan



Linda Ly

From: Ben Chan [REDACTED]
Sent: Tuesday, November 16, 2021 2:35 PM
To: Linda Ly; Planning
Subject: Re: Opposition to 222 S Fremont St project (PA-2019-036)

Hi Linda and planning committee,

The question is why the City allows two separate neighborhood characteristics exist in one block. One half is high-rise building and the other low-level. This is contrary to the statement in your multi-family guidelines of 'to ensure that new multi family developments have characteristics that improve the quality of life for existing and new residents wherever possible'. As you all being experienced as home buyer, the first thing we look at when buying house is neighborhood characteristics. In general, we tend to buy homes that are in harmony such as those HOA community with similar types of home. In addition, the City seems trying to destroy Downtown historical heritage whenever possible. We are sad to see this happening under our watch. Thanks.

Ben

On Tue, Nov 16, 2021 at 1:21 PM Linda Ly <lly@cityofsanmateo.org> wrote:

Hi Ben,

Thanks for sharing your story and comments regarding this planning pre-application. The project is subject to the [Vision of the Gateway](#) and [Multi-Family Dwelling Design Guidelines](#). Staff anticipates discussing the project and its design further at the Planning Commission Study Session next week, November 23, 2021: <https://www.cityofsanmateo.org/publicmeetings>.

Thanks,

Linda



Linda Ly 李嘉歡

Associate Planner | Community Development Department

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