

**Attachment 7 -  
Neighborhood Meeting Summary**



**Date:** October 25, 2021

**Time** 7:00pm

**Location** Zoom Meeting

**ATTENDEES**

Public Attendees:

1. Diana Petit – [diski208@gmail.com](mailto:diski208@gmail.com)
2. Ellen Ong
3. Laurie Watanuki
4. Linda Lee
5. David Light – [davidrlight@gmail.com](mailto:davidrlight@gmail.com)
6. Maria Jacinto
7. Nina & Daniel Schonberg [dschonbe@gmail.com](mailto:dschonbe@gmail.com)
8. Denise – [denise4gwc@gmail.com](mailto:denise4gwc@gmail.com)
9. Noreen Chiu
10. Fred Steinghoffer
11. George
12. Ben
13. KK
14. H.A.
15. Rene Cardenas
16. 650-274-8614
17. 650-477-4901

Project Sponsor:

Regan Catanzaro – Wall Street Properties – Developer

Kendall Catanzaro – Wall Street Properties - Developer

Victor Catanzaro – Developer/Owner

City Staff:

Linda Ly – Associate Planner – City of San Mateo

**PURPOSE**

To present the development project to neighbors and create a forum for feedback, comments, and questions.

## SUMMARY

### Presentation:

- Introduction
- Summary
- R4-D Zoning Information
- Neighborhood Context
- Project Data Summary
- Landscaping & Site Improvement Highlights
- Project Design & Elevation Description
- Invitation to Discuss

### Q&A

- Building Height: Concerns about height of the building allowing enough sun for adjacent trees
- Traffic: Neighbors find that Fremont St is congested, will anything be done to mitigate traffic
  - o Answer from Developer – A traffic study will be a part of the formal application process and it will assess what traffic impact the project will have
- Design: Great Architecture, nice looking building
- Landscaping & site improvements: Nice to have the lap pool
- Storm Drains: consider including more storm drains and using the model that are safe for cyclists
- Building Height: Make it 4 floors not 5
- Traffic: Can the garage entrance/exit be on third avenue
  - o Answer from Developer – When first looking at the layout and design for the building, we were made aware by the city that we could not design the garage entrance or exit onto 3<sup>rd</sup> Avenue. Fremont St was the only option.
  - o Answer from City Planner – The city does not allow new construction to design garage exits & entrances on 3<sup>rd</sup> Avenue as it is a main thoroughfare for the city of San Mateo
- Design: Beautiful building, concerns that the gateway commons won't look as beautiful in comparison. Can WSP do anything for Gateway Commons? Can the city do anything for Gateway Commons?
  - o Answer from Developer – Thank you for your comment on the design of the building. Part of the reason we gravitated towards a Mediterranean style of architecture was to differentiate the building from our immediate neighbors at the Metropolitan and the Gateway Commons so as to allow each development to have its unique style. We don't believe this will diminish the appearance of the neighboring buildings, but instead allow them to stand out. As far as assistance to the Gateway Commons, I would refer residents to the City of San Mateo for that question.

- Parking: Is it sufficient?
  - o Answer from Developer: Because this building is within a half mile of major mass transit at the San Mateo Caltrain depot, the state has issued an updated parking count reducing the number of stalls per unit. It is our hope that folks who move into this building will opt to walk or use public transit to limit the need for multiple cars per household.
  - o Answer from City Planner – The state did in fact lower the required stalls per unit to half a stall per unit. The applicant is exceeding that standard by a considerable amount and providing more parking than the state requires.
- Amenities – A conference room would be a nice amenity
- Design: Color stands out and does not fit in with the neighborhood
- Landscape: Include green area and less pool, grow taller trees or hedges to provide privacy for neighbors
- Unit mix: Include more 3br/2ba units
- Traffic: There will be more cars and more speeding traffic moving through the neighborhood. What can be done to mitigate that? Maybe speed humps?
  - o Answer from Developer – We spoke to another resident who similarly had concerns with the speed of traffic down 2<sup>nd</sup> Ave. In other parts of the neighborhood roundabouts and speed humps have been installed to slow cars down and the city might find that to be a good strategy for 2<sup>nd</sup> Ave.
- Height: Make it 3 stories
- Electric Vehicles: Is there a plan in place for electric vehicle charging?
  - o Answer from Developer
- Short term rentals: Is there a way to restrict future owners/residents from using Airbnb and other short-term rentals to turn the project into an apartment style hotel
  - o Answer from Developer – We agree that the building should be maintained as homes for residents and not transformed into a short-term rental hotel. In many municipalities restrictions have been placed on short term rentals to discourage this practice. These restrictions need to be made at the city level in order to be enforced.
  - o Answer from Planner – The city does have an ordinance in place that restricts short term rentals to 120 days/year. The link to the ordinance is in the chat.
- Bike Path: There should be a bike path all the way down 3<sup>rd</sup> Ave
- Gateway commons: Requesting city assistance for the installation of the CCX fire system at the gateway commons.