

From: Lynette Britt <>

Sent: Monday, February 7, 2022 2:08 PM

To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Clerk <cityclerk@cityofsanmateo.org>

Subject: Multi-dwelling W Santa Inez/El Camino Real San Mateo

Greetings Council Members,

I would like to address the multi-dwelling project on W. Santa Inez & El Camino Real in San Mateo.

As a resident living at 249 Elm St x/s E. Santa Inez in San Mateo. I have witnessed multiple car collisions on El Camino & E. Santa Inez. There are multi-dwelling condo/apts on Elm St and the traffic/parking is already impacted.

I foresee more accidents/ parking restrictions on W. Santa Inez should this project go forward.

I do not recommend a multi-dwelling condo be implemented at that site for safety reasons and more car congestion to the area.

Thankyou for your consideration,

Lynette Britt



## California Renters Legal Advocacy and Education Fund

360 Grand Ave, #323  
Oakland, CA 94612  
hi@carlaef.org

February 7, 2022

City of San Mateo  
330 West 20th Avenue  
San Mateo, CA 94403

Re: Housing Development at 4 W Santa Inez Ave.

Dear City Council and City Attorney,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform the City Council that they have an obligation to abide by all relevant state housing laws when evaluating the proposed housing development at 4 W Santa Inez Avenue. The Housing Accountability Act (the HAA, Cal. Gov. Code § 65589.5) requires approval of zoning and general plan compliant projects unless findings can be made regarding specific, objective, written health and safety hazards. The HAA further restricts the city's ability to condition approval of housing developments in any way that would result in a reduction of density. (Section 65589.5(h)(7), (j)(1)). Therefore, any conditions imposed on this development must not make it infeasible to develop at the proposed density, since the result of such a condition would be a loss of housing on the site. Today we write to urge the Council to do what it should have done years ago: approve 10 new homes for California families.

It has taken over four years and over a million dollars in San Mateo tax dollars to get to where we are today. This project first came up for consideration at the Planning Commission in August of 2017. Since then the City held four public hearings and denied the project at the Planning Commission and again at the City Council. Because the City failed to set forth a legal reason justifying the denial of this zoning-compliant project, we filed a lawsuit following the denial. In response, the City argued that the Housing Accountability Act didn't apply to this project, and even that the HAA didn't apply to San Mateo or any other charter city in California at all. If the City had won on this argument, it would have set back California's housing policy by decades.

Going even further back into the history of this site, on January 5th, 2015, the City adopted its final housing element for the 2015-2023 planning cycle. The first site identified for housing development is the site under consideration today, designated as an R4 zoning district with a maximum density of 12 homes. San Mateo was required by state law to identify sites to accommodate desperately needed housing growth. This housing development was proposed exactly fitting the density established for this site by city policy. It should have been approved four years ago.

Thankfully, the California Court of Appeal was not convinced by the City's arguments against the HAA, deciding every issue in CaRLA's favor. Today we find ourselves back to where we started in 2017, asking the City to approve a modest development that would provide 10 new homes for California families. The Council should comply with the court's order and the Housing Accountability Act, and finally approve this development as proposed.

We would also like to suggest that starting with this project, San Mateo should adopt a new approach for development permitting. The HAA gives cities a fairly simple mandate: the time for making policy about housing density, height, setbacks, parking, and other zoning standards is when the city considers and establishes the proper development standards on each site. This happens when the City considers its general plan and housing element, and establishes zoning districts and objective zoning standards to match. For this project, the City planned for development of this scale way back in 2015. In the future, when a development is proposed that complies with the general plan and development standards enacted by the City, the Planning Commission and City Council should follow through with its own housing policies and approve the proposal.

CaRLA is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. While no one project will solve the regional housing crisis, the proposed 4 W Santa Inez Avenue development is the kind of housing San Mateo needs to mitigate displacement, provide shelter for its growing population, and arrest unsustainable housing price appreciation. You may learn more about CaRLA at [www.carlaef.org](http://www.carlaef.org).

Sincerely,

A handwritten signature in black ink, appearing to read 'Dylan Casey', with a long horizontal line extending to the right.

Dylan Casey  
Executive Director  
California Renters Legal Advocacy and Education Fund

## Re: 4 W Santa Inez Public Hearing Question

Meg Diepenbrock <[REDACTED]>

Sun 2/6/2022 10:30 PM

To: Laura Richstone <lrichstone@cityofsanmateo.org>

Hi Laura,

Thank you so much for your quick response to my email on Friday afternoon!

It is great to see that the City has parking standards for mechanical lifts, I hope I can trouble you to answer a few questions:

I am curious to understand how many cars can enter the lifts at a time?

I am trying to envision the process of entering/ exiting a vehicle in the bay; is there enough space to open a car door very wide or is there a space restriction?

Is there a weight capacity requirement?

I see there is an EV charging station at Space 12, will there be EV charging in the mechanical lift?

Thank you very much for your time and assistance!

Meg

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**From:** Laura Richstone <lrichstone@cityofsanmateo.org>

**Sent:** Friday, February 4, 2022 4:10 PM

**To:** Meg Diepenbrock [REDACTED]

**Subject:** Re: 4 W Santa Inez Public Hearing Question

Hi Meg,

Thanks for reaching out.

Yes, the applicant is proposing a mechanical parking system. They are proposing two puzzle lift systems to house a total of 17 vehicles (one system will accommodate 10 vehicles and the other will accommodate 7 vehicles).

Attachment 11 (Watery Parking Memo) and Attachment 3 (Project Plans) of the Agenda Report (found [here](#)) will provide a good overview of a puzzle lift parking system.

The vendor for the original puzzle lift system has gone out of business since the original 2017 proposal. The applicant is currently in the process of selecting a new vendor for a puzzle lift system of the same configuration that was proposed in 2017. The project has also been conditioned to comply with the City's parking standards for mechanical parking systems (found [here](#)).

Please contact me if you have further questions. All comments received will be forwarded to the City Council for their review and consideration.

Thank you,

**Laura Richstone**

## 4 W Santa Inez Public Hearing Question

Meg Diepenbrock

Fri 2/4/2022 3:48 PM

To: Laura Richstone <lrichstone@cityofanimateo.org>

Hi Ms. Richstone,

Last week I received a notice regarding a public hearing for a proposed condo at 4 W Santa Inez/ 1 Engle. I understand that the plans include a mechanical parking system. I am trying to understand a bit more about the specific parking system that will be used in this proposed garage. Can you please let me know where I can learn more about the parking system that this condo is proposing? Do you know if it is the exact same system as the one that was proposed in 2017?

I appreciate your help!

Best, Meg Horrigan

Hello Clerk-

I would like this included as written comments for tonight's meeting and am sending before 4pm as written in the instructions at the bottom of the agenda.

Hello Mayor, Deputy Mayor and Council Members-

I am writing this letter in advance of your upcoming council meeting where I understand the proposed construction of a multi-unit complex at 4 West Santa Inez will be discussed again.

I want to do my best to protect the Engle Road neighborhood and the reason I purchased my home on this street over 20 years ago. The character of the neighborhood grabbed me from the beginning and it has been a real pleasure living on this street. I hope that you understand and appreciate the weight of your decision on our neighborhood along Engle Road which is characterized by smaller homes and a narrow street. The proposed project is far too large for the neighborhood and it will have an adverse impact to the Engle Road and West Santa Inez neighborhoods. There are legitimate safety concerns with such a narrow street and the overflow parking congestion that will accompany this project. Will emergency vehicles be able to safely access houses along this street?

My ask of each of you is to find a solution that works for everyone. The current proposal only favors the owner of the properties without regard for the neighborhood. The neighborhood has consistently shown up for what feels like the past 15+ years to stand against this proposal and ask that the owner propose a development that fits within the character of the neighborhood. It is with great passion that I ask you to vote down this proposal and maintain one of the great neighborhoods (San Mateo Park's) original character.

I would also like to offer up the solution to create a small task team comprised of two neighbors, the property owner and a city representative to discuss alternative solutions to the proposed project. My great hope would be that a compromise solution is reached that would ultimately make none of the parties happy. That would be the definition of a true compromise between the owner, the neighborhood and the city.

Thanks in advance for your consideration,  
Ron

Ronald J. Koling

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**From:** Joan Osborne <[REDACTED]>  
**Sent:** Monday, February 7, 2022 1:30 AM  
**To:** Planning <[planning@cityofsanmateo.org](mailto:planning@cityofsanmateo.org)>  
**Subject:** Meeting 02/07/2022 Project at 4 W. Santa Inez Avenue

I live at 1 W. Santa Inez Ave and have for over 30 years. I grew up on Gramercy Dr. I have seen the changes concerning traffic and parking for the last 70 years. Lately, sometimes I can be the 8<sup>th</sup> car in line trying to get into my driveway. My husband and I have two cars and we must park one on the street. Sometimes we have to park almost a block away. This project has not changed in any way since last brought up in 2018 and I am sure all the neighbors, as I do, have all the same concerns as they did then. The traffic and parking is only going to get worse. I believe that something does need to be done at 4 W. Santa Inez. Ave. but not a monstrosity as this project. Why can't you build a two story building, 5 condos, no automated parking, give every condo 2 parking spaces and have room for visitor parking? The people who are for this project have no consideration for the neighbors. The people for this project don't have to live there because if they did they would not support such a monstrosity of a project.