

From: Preston O'Connell
To: lwatanuki6@gmail.com
Cc: Julia Klein; Claire Wang; Tyler Issadore; Stone, Jonathan
Subject: RE: 31-57 S. B Street
Date: Wednesday, April 20, 2022 9:32:19 AM

Dear Ms. Watanuki,

Thank you for reaching out regarding our "1st and B" project. Here is the link to the project's status page on the city's website (<https://www.cityofsanmateo.org/4619/60616/31-57-S-B-Street-Pre-Application>). The presentation to the community hearing is located here (<https://www.cityofsanmateo.org/DocumentCenter/View/87617/PA-2021-082-NM-Presentation>). I can also find out if there is a recorded video that is available or alternatively I would be happy to meet virtually or in person to walk you through our presentation. Look forward to be in touch and please do not hesitate to reach out with any additional information that maybe helpful.

Best,
Preston

Preston O'Connell | Partner
Harvest Properties, Inc.

direct | 510.466.1485
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180 Grand Avenue | Suite 1400 | Oakland, CA 94610

HarvestProperties.com

-----Original Message-----

From: lwatanuki <[REDACTED]>
Sent: Tuesday, April 19, 2022 12:28 PM
To: Preston O'Connell <poconnell@harvestproperties.com>
Cc: Laurie Watanuki <[REDACTED]>; Julia Klein <jklein@cityofsanmateo.org>
Subject: 31-57 S. B Street

Dear Mr. O'Connell,

I was unable to attend your neighborhood meeting on April 11.
Do you have a video link to the neighborhood meeting?
I am a property owner in the area.

Thanks.

Laurie Watanuki

From: [Russ Ito](#)
To: [Julia Klein](#)
Subject: Donut Delite Project support
Date: Tuesday, April 19, 2022 11:21:50 AM

Hi, Julia,

Good to connect with you on another project. I just wanted to drop you an early note of support for the Harvest/Prometheus Donut Delite Project, at 1st and B Streets. I've had a chance to meet with their teams, and review the plans, and I think they've got a great concept that should fit in well in north downtown.

Overall, I like the design a lot. It's contemporary without being cold, and the color palette and material selections do a nice job of paying tribute to the historical structures nearby without aping them. It should also make a very nice companion structure to the Prometheus project at 303 Baldwin.

Although I don't know what their intentions are for the penthouse level, I do particularly like their use of floor to ceiling glass walls that, with the extensive landscaping and greenery planned around it, give the structure a garden pavilion quality that makes the roof almost seem to float. It would be great if that area were accessible to the public. Combined with the proposed rooftop open space at 303 Baldwin, we could have two, very elegant public/private spaces to enjoy in the neighborhood.

My only concern with this project, as I said at the community meeting, relates to the bus stop on the 1st Avenue side. The design calls for extensive improvements to the west and south perimeters, but if the bus stop on 1st – and its companion on the other side of the street – isn't moved, the amenities being proposed will be rendered little more than a fancy bus stop, rather than a public promenade/gathering space. I urge the city to look at relocating those bus stops into the CalTrain station, where they would make more logical sense, and help make the station more of a public transit hub versus a single service center.

Thanks for your time, and I'm looking forward to seeing how this project evolves, and to the additional, community improvements that are being discussed along B Street and elsewhere in downtown.

Cheers!

Russ

Russell Ito


San Mateo, CA 94401
(650) 773-8624 (M)

From: [Ann Rarden](#)
To: [Julia Klein](#)
Subject: forecast for needed retail space
Date: Thursday, April 14, 2022 1:24:38 PM

Hi, Ms Klein--I attended the neighborhood meeting on Monday, April 11th, to learn some details of the pre-application planning for 31-57 S. B St. The presentation was well done, and community questions seemed to be answered satisfactorily, aside from the one about current retailers being able to be accommodated in the new building.

I didn't ask my question that evening because I felt it was more appropriately addressed to city staff like you. What forecast has the city made about the need for retail space in the future? Given the number of retail spaces currently for lease on 3rd and 4th Avenues and on B. St itself, I'm not sure that retail space is our highest need. Having attended some housing meetings, it seems that housing that is affordable for families who like San Mateo and are currently renting but wish to purchase homes here should be our highest priority. These families are eager to continue living in our community I am dismayed when I walk by the construction on Baldwin between Ellsworth and S.B and see that site tauting luxury housing units for singles. Are we missing the mark with that construction? I understand that Havest Properties is reluctant to include two or three affordable units in their proposed building because they cannot offer the amenities that renters/owners would want, but there is a laundromat down the block and across the street. Could Harvest negotiate for designated parking places in the city's downtown garage across from the train station?

I'd encourage your department and the planning commission to do some creative thinking about how to incorporate housing that is affordable for middle class families who will exit our city, much as they love the vibe, the schools, the parks, the neighbors, the commute, the rail/bus lines, if we don't tackle this problem. And please don't let developers off the hook so easily with the option of off-site affordable housing. I assume that's what the Build Group did for the Baldwin/Ellsworth/S. B building.

Thank you in advance for your thoughtful response to this query.

Ann Rarden

[REDACTED]
San Mateo, CA 94401
[REDACTED]

From: [Victor Hanna](#)
To: [Preston O'Connell](#); [Julia Klein](#)
Cc: [Tyler Issadore](#); [Claire Wang](#)
Subject: RE: 31-57 B Street San Mateo Project
Date: Wednesday, April 6, 2022 1:12:58 PM


Thank you Preston for the great detail. That is very helpful.

Best of luck on the project.

Regards,
Vic

Victor Hanna
Chief Betty
The BettyMills Company
www.BettyMills.com
victor@bettymills.com
650-645-6260 Direct

From: Preston O'Connell <poconnell@harvestproperties.com>
Sent: Wednesday, April 6, 2022 9:30 AM
To: Victor Hanna <victor@bettymills.com>; jklein@cityofsanmateo.org
Cc: Tyler Issadore <tissadore@harvestproperties.com>; Claire Wang <cwang@harvestproperties.com>
Subject: RE: 31-57 B Street San Mateo Project

 This email originated from an external account, use caution when responding, clicking on links, or opening an attachment.

Victor,
Thank you kindly for reaching out and it is nice to meet you via email. We have only submitted our "pre-application" for the project so we are very early on in the process. Typically, the entitlement process can take anywhere from 1-2 years where we have to go through several community hearings, planning commission study session, submit our major application and then planning commission/city council for final consideration. If approved, it will take another 12 months to get building permits. Its likely 3 years or more before construction would commence. Lastly, the city has strict guidelines on construction activities where the ownership needs to mitigate dust, work during set hours etc. Please let us know if you have any further questions and we would welcome the opportunity to meet in person or over the phone/zoom.



Best,
Preston

Preston O'Connell | Partner
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HarvestProperties.com

From: Victor Hanna <victor@bettymills.com>

Sent: Tuesday, April 5, 2022 5:01 PM

To: jklein@cityofsanmateo.org; Preston O'Connell <poconnell@harvestproperties.com>

Subject: 31-57 B Street San Mateo Project

Hello Julia, Preston – I just relocated our headquarters to an office space at 19 B street, which is adjacent to the B. Street development in pre-application.

I am curious, in the best case scenario, when would ground break on the development? I would anticipate a lot of construction noise and would like to have some understanding when the earliest if approved, this may commence.

Thank you.

Victor Hanna
Chief Betty
The BettyMills Company
www.BettyMills.com
victor@bettymills.com
650-645-6260 Direct

From: [437 San Mateo 12](#)
To: [Julia Klein](#)
Subject: 31-57 S. B St., Pre-Application
Date: Tuesday, April 5, 2022 11:46:53 AM
Attachments: [image001.png](#)

Got the notice today regarding the planned project to convert 31-57 South B Street into a 42,000 square foot 4 story mixed commercial/office space. Will there be a parking area underground like other buildings similar to this in the area? If not where is the parking for this proposal coming from? Main street parking garage gets really full as it is so I was wondering what the parking situation is going to be.

Thank you,
Mohammed Taki
General Manager

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From: Laurie Livingston
To: Julia Klein
Subject: Pre-Application 31-57 S. B St
Date: Monday, April 4, 2022 7:50:56 PM

Hello Julie,

I am a resident on Saint Matthews Ave.

In my opinion, San Mateo does NOT need more office space, especially NOT in downtown.

I think the above proposed project is NOT appropriate.

What we do need is a reasonably priced supermarket for residents living by the north end of downtown since Trags is gone, and restaurants & other gathering places downtown that genuinely welcome residents of all ethnicities.

Thank-you for reading this and for your consideration.

Sincerely,

Laurie Livingston

[REDACTED]

San Mateo 94401