

From: [REDACTED]
To: [Linda Ly](#)
Subject: 477 9th Avenue Development
Date: Wednesday, May 18, 2022 8:48:08 PM

Hello Linda,

I'm a San Mateo resident with a young family who lives very close to the proposed development at 477 9th Ave. First of all, thank you for the well designed planning site with helpful visuals to see the status of upcoming developments.

I write in general support of a building on this site to allow for more housing. That said, I have several concerns and recommendations to ensure this building fits within the surrounding neighborhood.

My concerns and recommendations:

Height

At its current height, the building would block a lot of sky for pedestrians who walk by daily, as well as block some of the limited sky from our backyard a block away.

- The building height should be reduced to 3-4 stories. The height should be considered relative to the human scale and the scale of the 1-2 story residential neighborhood that begins less than a half block from the site.

- The top floors should have setbacks to not take as much sun and sky from pedestrians and the surrounding residences. To account for these setbacks, the square footage of each apartment could be reduced slightly to allow for a similar number of units.

Traffic and parking

I'm concerned about additional traffic and parking since not all residents will be able to commute and do errands via caltrain. Our neighborhood is highly affected by traffic as people drive down S. Delaware St to 280 and 101. We also need to ensure the safety of kids who walk home daily from Sunnybrae Elementary, which is two blocks away.

- The traffic impact of this development should be considered along with the cumulative impact from the several other buildings being proposed within a 1/2 mile.
- Measures should be taken to slow down traffic on 9th avenue and S Delaware St.

Trees

As many oak trees on 9th ave and S. Claremont as possible on this site should be preserved, especially the two large ones along S. Claremont. They provide a lot of enjoyment as we walk towards downtown every day.

Thank you,
Stacey Kepler

From: [REDACTED]
To: [Linda Ly](#)
Subject: 477 9th Avenue project
Date: Thursday, May 19, 2022 7:02:16 PM

Hello Linda - please include these comments in the Planning Commission study session packet for their May 24th meeting.

Dear Planning Commissioners: I am writing because I know you have previously expressed important and relevant concerns about the poor design of new, large projects that come before you. I believe this 9th Ave. project is an example of a project that takes all the benefits of density bonuses yet is poorly designed & gives the community little in return. For 4 additional affordable units, beyond what's required by current zoning & Measure Y, the developer gets 36 extra market rate units and an extra 70,000 of FAR (floor area ratio). This substantial added value for the developer should be enough to give you flexibility in asking for design improvements.

- 1) The building towers over the narrow sidewalks with no setbacks or adequate room for the large trees shown on the plans.
- 2) The Claremont facade is particularly flat and overwhelming. More window reveals and additional setback articulation should be considered.
- 3) All of the open spaces are amenities for residents, not viewable or usable by the public. The project does not even meet the required open space.
- 4) The railroad facade is an embarrassing wall that does not do San Mateo proud for the many transit riders who will be passing by.

Thank you for considering my concerns,
Maxine

From: [REDACTED]
To: [Linda Ly](#)
Subject: Re: 477 9th Avenue project
Date: Friday, May 20, 2022 1:58:27 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hello again Linda - please also share this with the PC prior to their meeting:

I forgot to mention in my previous email regarding 477 9th Avenue that there should be more family sized, 2-3 BR units, especially for the affordable units which has been well documented as a primary need during the GP process. Currently, 88 of the 120 units are studio or one-bedroom. Larger units would also be more attractive for senior homeowners considering down-sizing from their single-family residences. The senior demographic is large yet most of the new residential building unit sizes are biased toward young singles. A better balance of unit sizes would increase demographic diversity and better serve low-income families.

Thank you again for considering these comments.
Maxine

On Fri, May 20, 2022 at 8:15 AM Linda Ly <lly@cityofsanmateo.org> wrote:

Good morning Maxine,

Thank you for providing this comment. This will be on record for the project and Planning Commission to consider further at next week's Study Session. Please visit the City's [project website here](#) to stay up to date on the project.

Thanks,

Linda



Linda Ly 李嘉歡

Associate Planner | Community Development Department

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650-522-7217 | lly@cityofsanmateo.org



From: [REDACTED]
To: [Linda Ly](#)
Subject: 477 Ninth Ave. PA
Date: Thursday, May 19, 2022 6:42:37 PM
Attachments: [image.png](#)
[image.png](#)

Hi Linda,

Please include the following comments in the Planning Commission agenda packet for this project.

The architecture firm who designed this project also designed the very attractive Firehouse Square in Belmont (rendering below). In general, I like the repeating arches, wood balconies and tower, but the overall impression is rather flat and massive. My suggestion would be to bring the design of 477 Ninth up to the same level of detail as Firehouse Square by adding depth and texture. Two immediate ways this can be accomplished is to recess the windows several inches to add depth and dimension rather than nail-on fin windows. Another would be to use tile roofing material rather than composition shingles. Perhaps deepening the setbacks & offsets as well.

I think with more attention to detail, this could be an attractive mixed use project.

Thank you,
Keith Weber
San Mateo

477 Ninth, San Mateo



Firehouse Square, Belmont



From: [REDACTED]
To: [Linda Ly](#)
Subject: Proposed development at 477 9th Ave
Date: Monday, May 23, 2022 9:23:54 AM

Hello,

I'm a San Mateo resident living with a young son who lives very close to the proposed development at 477 9th Ave. While I support more housing, I am concerned about the height of the building and traffic/parking which is already congested in this area.

At its current height, the building is out of scale to the rest of the shorter buildings in neighboring blocks. It will also likely block the westward view from our roof deck. I'm also concerned that the height will block a lot of the sky in the surrounding area. To remedy this, we would love to see the height of the building reduced.

I'm also concerned about the added traffic and parking in the neighborhood. There is already a lot of congestion in the blocks around the site and I'm worried this will make it harder to enter/exit our driveway. The city should ensure proper traffic studies are done with ample adjustments made for the additional buildings already in progress.

Thanks,
Carolyn

From: [REDACTED]
To: [Planning Commission; Linda Ly](#)
Cc: [REDACTED]
Subject: Comments on Agenda Item #3 - 477 Ninth Ave - PA-2022-04
Date: Tuesday, May 24, 2022 1:40:56 PM
Attachments: [image.png](#)
[image.png](#)

Dear Linda and Planning Commissioners - Please include the following comments in the Planning Commission agenda packet for this project.

The current design of this project is frankly really underwhelming. It's boxy and, flat, and very uniform. The architecture firm who designed this project also designed the beautiful Firehouse Square in Belmont (pictures below). You can see at a glance the superiority in design of the Firehouse project. Please elevate the design of 477 Ninth to the same level of excellence as Firehouse Square - add depth, texture, and color. The archways are nice, but more setbacks are needed, and more detailed elements (moldings, terra cotta roofing, etc.) to enhance the quality of the project so we'll be proud to have this in our neighborhood.

Please widen the sidewalks to encourage pedestrian traffic and room for the trees to grow. The project also lacks open space, and does not provide any real public benefit considering they seek to take advantage of lucrative state density bonuses.

It can be a great project, but we can do much better, and should demand as much.

Thanks - Michael Weinbauer
Central Neighborhood

477 Ninth, San Mateo



Firehouse Square, Belmont

