

**From:** [Regan Catanzaro](#)  
**To:** [REDACTED]  
**Cc:** [Leo Chow](#); [Phillip Brennan](#); [Linda Ly](#)  
**Subject:** Re: 210 Fremont St Construction Tremors  
**Date:** Thursday, July 22, 2021 10:22:54 AM

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Hello Michael,

I apologize for any disruption the construction is bringing you. Thank you for bringing this to my attention. I will inform our contractor of your concerns, especially with regards to providing notice to neighbors for such work.

I spoke to the onsite superintendent yesterday and he informed me that he has delayed start of work from 7am to 8am in an effort to be accomodating to neighbors. All drilling should stop by 4pm daily. His estimated timeline for the remainder of the drilling is 2 days. Please feel free to call me to discuss the issue further. I will be on site today and happy to meet with you personally.

Sincerely,

Regan Catanzaro  
650-218-1828

On Thu, Jul 22, 2021 at 9:52 AM Michael Yuan [REDACTED] wrote:

Hi all,

Hope you're doing well. I'm a resident of 725 2nd Ave and I'm very concerned with the recent constructions.

The tremors from the construction drilling are equivalent, if not more, than the earthquakes we've experienced in the past at this property. I find it impossible to focus and do work when the entire house is shaking (not to mention the noise). It's frustrating and I've been falling behind at work. In addition, my partner gets motion sickness easily and the past two days have been nauseating and headache-inducing for her.

Lastly, I'm also concerned with the long-term damage to my property. It's hard to imagine the property will not sustain any damage going through hours of earthquake-like tremors.

Is there anything we can do to alleviate this? I'd also like assurance that any potential property damage will be covered by someone's insurance.

Best,  
Michael

**From:** [Regan Catanzaro](#)  
**To:** [REDACTED]  
**Cc:** [Leo Chow](#); [Phillip Brennan](#); [Linda Ly](#)  
**Subject:** Re: 210 S Fremont Project Cause Potential Damage Concern to Neighborhood Properties  
**Date:** Thursday, July 22, 2021 10:24:43 AM

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Hello Mohan

I apologize for any disruption the construction is bringing you. Thank you for bringing this to my attention. Unfortunately, this phase of construction is necessary to ensure that both street and adjacent properties are properly shored for the remainder of construction. I spoke to the onsite superintendent yesterday and he informed me that he has delayed start of work from 7am to 8am in an effort to be accomodating to neighbors. All drilling should stop by 4pm daily. His estimated timeline for the remainder of the drilling is 2 days. Please feel free to call me to discuss the issue further. I will be on site today and happy to meet with you personally.

Sincerely,

Regan Catanzaro  
650-218-1828

On Wed, Jul 21, 2021 at 9:36 PM Mohan Sha [REDACTED] wrote:

Hi,

There has been drilling in the construction site that causes earthquake-like vibrations in the past two days. This not only disturbs tenants' lives in the neighborhood, but also causes serious concern on the potential damage this may cause to our houses.

Would it be possible to change another method for construction to make sure our properties are not impacted? Are there any other steps the city may enforce to make sure the neighbors and our properties are not impacted?

Thanks,  
Mohan

From: [REDACTED]  
To: [Regan Catanzaro](#)  
Cc: [REDACTED]; [Leo Chow](#); [Linda Ly](#)  
Subject: Re: Fremont Terrace  
Date: Wednesday, July 21, 2021 12:53:13 PM

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Thank you for the quick response, Regan. Please keep me posted. - Sook

On Wed, Jul 21, 2021 at 12:48 PM Regan Catanzaro <[regan@wspre.com](mailto:regan@wspre.com)> wrote:

Hello Sook,

I just spoke to the contractor's superintendent who informed me that they anticipate drilling between the hours of 8am and 4pm for the next 3-4 days.

The site is fully insured as are all parties performing work on the site. I will reach out to our insurance agent and come back to you with more information.

Sincerely,

Regan Catanzaro  
650-218-1828

On Wed, Jul 21, 2021 at 12:43 PM Sook Kyung Shin [REDACTED] wrote:

Sent too soon.

Please let us know how long this would go on and if there is any insurance to cover potential damages. I'd look forward to hearing from you.

Thanks,  
Sook

> On Jul 21, 2021, at 12:39 PM, Sook Kyung Shin [REDACTED] wrote:

>

> Hi Regan,

>

> My name is Sook, a homeowner near the construction site for Fremont Terrace. It's been a few days since we started feeling shakes from drilling. The video attached here shows one of the mild trembling from the on-going work, which could get much worse at times.

>

> My husband and I understand that there could be noise and dust coming from the construction site. But we're definitely worried that shakes from drilling might lead to structural damage to our property.

>

> <Video.mov>

>

>

>

From: [REDACTED]  
To: [REDACTED]  
Cc: Taye Nguyen <[tnguyen@cityofsanmateo.org](mailto:tnguyen@cityofsanmateo.org)>, Regan Catanzaro <[regan@wspre.com](mailto:regan@wspre.com)>, Leo Chow <[lchow@cityofsanmateo.org](mailto:lchow@cityofsanmateo.org)>, Jimmy H. Vo <[jvo@cityofsanmateo.org](mailto:jvo@cityofsanmateo.org)>, Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)>, Linda Ly <[illy@cityofsanmateo.org](mailto:illy@cityofsanmateo.org)>  
Subject: Re: Pile driving 210 S. Fremont cause earthquake like tremo—help  
Date: Thursday, July 22, 2021 9:24:22 AM

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Do you have soil engineer report to show it is safe to pile drive and won't affect surrounding properties? If so, I would like to see your report.

Do you have the permit to pile drive?

Again, what is your insurance contact and policy no.?

Thanks

Tim

On Jul 22, 2021, at 8:56 AM, Juan Medrano <[jmedrano@artcad.com](mailto:jmedrano@artcad.com)> wrote:

I assure you that we are deeply regretful for the inconvenience. We are trying our best to get this process done quickly. We will continue for the next 4 days, but will try to finish as soon as possible. Any concerns please feel free to reach out to my project engineer Angel <[angel@artcad.com](mailto:angel@artcad.com)> and he can answer any questions you may have. Again we are deeply sorry for the inconvenience and please trust that we will try to get this required practice done with as soon as possible. Thank you for your understanding.

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From: Timothy Kwok <[timothy.kwok@cityofsanmateo.org](mailto:timothy.kwok@cityofsanmateo.org)>  
Sent: Thursday, July 22, 2021 8:43:40 AM  
To: Juan Medrano <[jmedrano@artcad.com](mailto:jmedrano@artcad.com)>  
Cc: Taye Nguyen <[tnguyen@cityofsanmateo.org](mailto:tnguyen@cityofsanmateo.org)>, Regan Catanzaro <[regan@wspre.com](mailto:regan@wspre.com)>, Leo Chow <[lchow@cityofsanmateo.org](mailto:lchow@cityofsanmateo.org)>, Jimmy H. Vo <[jvo@cityofsanmateo.org](mailto:jvo@cityofsanmateo.org)>, Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)>, Linda Ly <[illy@cityofsanmateo.org](mailto:illy@cityofsanmateo.org)>  
Subject: Re: Pile driving 210 S. Fremont cause earthquake like tremo—help

This is at the expense of our property damages and personal safety!!!!

Sent from my iPhone

On Jul 22, 2021, at 8:40 AM, Juan Medrano <[jmedrano@artcad.com](mailto:jmedrano@artcad.com)> wrote:

We are sorry for any inconvenience that this shaking may be causing, the area shoring is a required practice in order to prevent major damage. We are doing are best to complete this process as quickly as possible.

Thank you ,

Juan Medrano  
Artcad builders  
<[jmedrano@artcad.com](mailto:jmedrano@artcad.com)>

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From: Timothy Kwok <[timothy.kwok@cityofsanmateo.org](mailto:timothy.kwok@cityofsanmateo.org)>  
Sent: Thursday, July 22, 2021 8:29:57 AM  
To: Taye Nguyen <[tnguyen@cityofsanmateo.org](mailto:tnguyen@cityofsanmateo.org)>  
Cc: [REDACTED] <[\[REDACTED\]@cityofsanmateo.org](mailto:[REDACTED]@cityofsanmateo.org)>, Regan Catanzaro <[regan@wspre.com](mailto:regan@wspre.com)>, Juan Medrano <[jmedrano@artcad.com](mailto:jmedrano@artcad.com)>, Leo Chow <[lchow@cityofsanmateo.org](mailto:lchow@cityofsanmateo.org)>, Jimmy H. Vo <[jvo@cityofsanmateo.org](mailto:jvo@cityofsanmateo.org)>, Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)>, Linda Ly <[illy@cityofsanmateo.org](mailto:illy@cityofsanmateo.org)>  
Subject: Re: Pile driving 210 S. Fremont cause earthquake like tremo—help

Help!!!!

Shaking and tremor has just started again. It is worse than yesterday.

It last more than 10 seconds

I don't feel safe staying at home.

Please stop drilling immediately!!!

If there is property damages or worse, personal injury, both the developer and the city is aware of the cause. And drilling goes on with this knowledge.

Best

Tim

Sent from my iPhone

On Jul 21, 2021, at 4:37 PM, Taye Nguyen <[tnguyen@cityofsanmateo.org](mailto:tnguyen@cityofsanmateo.org)> wrote:

Hello,  
More information about this project can be found on the City of San Mateo Website.  
[210 South Fremont Street | San Mateo, CA - Official Website \(cityofsanmateo.org\)](#)  
The project liaison for this project is Juan Metrans.

We did visit the job site today for a consultation with the contractor regarding the shaking and vibrations. A sign with the project liaison and work hours is due to arrive and be posted tomorrow. Would you please reach out to the project liaison with questions or concerns? The City is working with the contractor to ensure that the Conditions of Approval are being met.

Juan

Please respond with any mitigation measures to help reduce the shaking and vibration. Please call John and Linda back regarding their concerns.

Best Regards,

[<image002.png>](#)

Taye Nguyen

Building Inspection Supervisor | Community Development Department  
330 W. 20th Ave., San Mateo, CA 94403  
650-522-7181 | [tnuyen@cityofsanmateo.org](mailto:tnuyen@cityofsanmateo.org)

[<image004.png>](#)

[<image006.png>](#)

[<image008.png>](#)

[<image010.png>](#)

[<image012.png>](#)

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**From:** Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)>

**Sent:** Wednesday, July 21, 2021 3:11 PM

**To:** Taye Nguyen <[tnuyen@cityofsanmateo.org](mailto:tnuyen@cityofsanmateo.org)>

**Subject:** FW: Pile driving 210 S. Fremont cause earthquake like tremor

See below.

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**From:** Timothy Kwok

**Sent:** Wednesday, July 21, 2021 3:07 PM

**To:** Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)>

**Cc:** Linda Ly <[llv@cityofsanmateo.org](mailto:llv@cityofsanmateo.org)>; Regan Catanzaro <[regan@wspre.com](mailto:regan@wspre.com)>

**Subject:** Re: Pile driving 210 S. Fremont cause earthquake like tremor

Hi Phillip,

Thanks for your follow up. Could someone from the city come out to the site to inspect before they can restart construction. Could you have them change to non disruptive drilling?

Please come and feel the tremors.

Very nerve wrecking inside the house.

I don't know what kind of property damages may incur if disruptive drilling continues.

Tim

Sent from my iPhone

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On Jul 21, 2021, at 12:36 PM, Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)> wrote:

Hello Tim,

Thank you for your email. Please be informed that I've placed an inquiry with the building inspector assigned to this project. I will follow-up with any new information once I've been updated.

Best-

Phillip B.

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**From:**

**Sent:** Wednesday, July 21, 2021 11:38 AM

**To:** Regan Catanzaro <[regan@wspre.com](mailto:regan@wspre.com)>

**Cc:** Leo Chow <[lchow@cityofsanmateo.org](mailto:lchow@cityofsanmateo.org)>; Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)>; Linda Ly <[llv@cityofsanmateo.org](mailto:llv@cityofsanmateo.org)>

**Subject:** Re: Pile driving 210 S. Fremont cause earthquake like tremor

It is still pile driving as I type. Very distressing. You might want to visit to feel.

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On Jul 21, 2021, at 11:32 AM, Regan Catanzaro <[regan@wspre.com](mailto:regan@wspre.com)> wrote:

Tim,

Thank you for reaching out and letting us know the impact construction is having on your property. I'll reach out immediately to the contractor. Please feel free to call me to discuss the issue.

Sincerely,

Regan Catanzaro

On Wed, Jul 21, 2021 at 11:27 AM wrote:

Leo, Philip and Regan

I have a conversation Linda this morning. We live across the street from 210 S. Fremont development. The pile driving this morning and the last few days have been sending earthquake like tremors to our neighborhood. The shaking and tremor is more than twice I felt in the worst recent earthquakes. It is a very distressing experience. Remind me of the recent disaster in Florida.

Could you stop the pile driving ASAP?

I am also concerned with possible damages to our complex. Could you provide the insurance declaration page of the developer insurance policy?

Best,

Tim

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**From:** [REDACTED]  
**To:** [Regan Catanzaro](#)  
**Cc:** [Phillip Brennan](#); [Karen Magallanes](#); [Leo Chow](#); [Linda Ly](#); [Matthew Trieu](#); [REDACTED]  
**Subject:** Re: 210 S Fremont St. progress updates  
**Date:** Tuesday, August 31, 2021 3:18:36 PM

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Hi Regan,  
I appreciate the prompt response! I will let others know.

Thank you,  
Cassandra

On Tue, Aug 31, 2021 at 1:39 PM Regan Catanzaro <[regan@wspre.com](mailto:regan@wspre.com)> wrote:

Hello Cassandra,

We appreciate you taking the time to notify us of the traffic on Fremont today. I spoke with the team on site and I was assured that today's traffic was a result of a higher than usual haul truck count which caused the slow down. More trucks were brought in today to expedite off haul to ensure less traffic moving forward. While 20 trucks came through today there are only 12 scheduled for tomorrow, the same number as previous off haul days. I have been assured that tomorrow will be the last hauling we have scheduled as the last major excavations will be done today.

Unfortunately, because of the narrow turns, one-way streets, and sharp turns, trucks will not be able to take an alternate route. We apologize for the inconvenience this has created. Our team will work swiftly to keep circulation on Fremont moving. I've cced our onsite Superintendent Juan Medrano to this email. Please feel free to reach out to him as well with concerns.

Sincerely,

Regan Catanzaro  
Fremont Terrace Associates  
650-218-1828

On Tue, Aug 31, 2021 at 12:34 PM Regan Catanzaro <[regan@wspre.com](mailto:regan@wspre.com)> wrote:

Hello Cassandra,

Thank you for reaching out. I'll contact our on site superintendent immediately and reach out to you later today with an update.

Sincerely,

Regan Catanzaro  
Fremont Terrace Associates  
650-218-1828

On Tue, Aug 31, 2021 at 12:31 PM Cassandra Garcia [REDACTED] wrote:

Good Afternoon Regan,

The trucks lining up on Fremont today have made our already busy street a nightmare. Is it possible for the trucks to go an alternative route either down S. Eldorado or S. Delaware? S. Fremont street is a main road into the surrounding neighborhood from 3rd ave, so the truck line is an inconvenience to more than just residents directly across the street.

Also, the trucks began lining up around 6:15am this morning, which creates a lot of noise before 7am - will this be happening often?

Thank you,  
Cassandra

On Thu, Jul 22, 2021 at 6:28 PM Regan Catanzaro <[regan@wspre.com](mailto:regan@wspre.com)> wrote:

Hello Ms. Garcia,

I read through your questions in the email chain below and hope to answer them here. Please do not hesitate to reach out to me with any other questions or concerns.

Regarding updates, I have added your email to the list of neighbors that have requested updates on the project. I am putting together a newsletter system that we hope to send out regularly to keep neighbors informed.

You are correct that the lot at 3rd and Fremont is a separate property and is going through the city planning process now. In the interim it is being leased to the contractor who is building the project at 2nd and Fremont. This is done in an effort to keep all parking, staging, and circulation out of the public right of way.

Lastly, with respect to hours. I know that the contractor and their sub contractors prefer to keep all work to week days for many reasons, with that said work hours are regulated by the San Mateo Municipal Code and are only permitted between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, and between 12:00 noon and 4:00 p.m. on Sundays and holidays. These hours do not apply to construction work that takes place inside a completely enclosed building and does not exceed the exterior ambient noise level as measured 10 feet from the exterior property lines.

I hope this information is helpful to you. I understand that this week has been disruptive due to the drilling on site. The drilling is projected to be done in the next couple of days and the on site superintendent Juan Metrano informed me that they will only drill between the hours of 8am and 4pm in an effort to be less disruptive to neighbors.

Please feel free to call or email me with any comments or questions that may come up. I'm also on site regularly and happy to meet with you in person.

Sincerely,

Regan Catanzaro  
650-574-1000

On Thu, Jul 22, 2021 at 3:49 PM Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)> wrote:

Hello Ms. Garcia:

Please contact Regan Catanzaro (contact info below). Regan is part of the project's ownership team and can respond to your specific concerns.

Regan Catanzaro

[regan@wspre.com](mailto:regan@wspre.com)

650-218-1828

Best-  
**Phillip B.**

---

**From:** Cassandra Garcia [REDACTED]  
**Sent:** Thursday, July 22, 2021 3:42 PM  
**To:** Karen Magallanes <[kmagallanes@cityofsanmateo.org](mailto:kmagallanes@cityofsanmateo.org)>  
**Cc:** Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)>; Matthew Trieu <[mtrieu@cityofsanmateo.org](mailto:mtrieu@cityofsanmateo.org)>; Leo Chow <[lchow@cityofsanmateo.org](mailto:lchow@cityofsanmateo.org)>; Linda Ly <[lly@cityofsanmateo.org](mailto:lly@cityofsanmateo.org)>  
**Subject:** Re: [210 S Fremont St.](#) progress updates

Hi Karen,

Thank you for the details.

Who should residents contact from the city if they would like to share concerns or complaints about the project under construction?

Does the project at 210 Fremont St. have approval to work weekends? Is it possible to get notifications in advance if they will be working?

Thank you,  
Cassandra

On Fri, Jun 25, 2021 at 1:49 PM Karen Magallanes <[kmagallanes@cityofsanmateo.org](mailto:kmagallanes@cityofsanmateo.org)> wrote:

Hi Ms. Garcia,

I was forwarded your message from Phillip Brennan regarding work at the corner of 3rd and Fremont St.

You are correct, the plot of land at the corner of 3rd and Fremont is still in the Planning phases, and is different from the 210 S Fremont Project.



It appears the work at the corner of 3rd and Fremont is related to the attached permit for monitoring well destruction.

Please let me know if you have further questions.

Thank you,

Karen Magallanes

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

From: Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)>

Sent: Friday, June 25, 2021 8:25 AM

To: Karen Magallanes <[kmagallanes@cityofsanmateo.org](mailto:kmagallanes@cityofsanmateo.org)>

Subject: FW: [210 S Fremont St.](#) progress updates

See below.

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

From: Cassandra Garcia [REDACTED]

Sent: Wednesday, June 23, 2021 11:59 AM

To: Phillip Brennan <[pbrennan@cityofsanmateo.org](mailto:pbrennan@cityofsanmateo.org)>

Subject: [210 S Fremont St.](#) progress updates

Hi,

It appears that the work starting on the [210 S Fremont street](#) project. Will nearby residents be updated as the project moves forward? It was a bit of a surprise to see equipment dropped this week & concrete being torn up at the corner of 3rd & Fremont this morning. Is this part of the 210 project? I thought that plot was a separate set of plans that have not been approved.

Thanks,

Cassandra Garcia  
[REDACTED]

Please excuse any typos. Sent from my iPhone

**From:** [REDACTED]  
**To:** [Linda Ly](#)  
**Subject:** 222 S. Fremont St. - Gateway Terrace Condominiums Pre-App  
**Date:** Tuesday, October 19, 2021 5:23:39 PM

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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.

--

Best,

Chris Yuan

[REDACTED]

**From:** [REDACTED]  
**To:** [Linda Ly](#)  
**Subject:** Re: Status of 200 S. Fremont Street - Fremont Terrace  
**Date:** Wednesday, May 25, 2022 8:42:47 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image009.png](#)

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Hi Linda,

Somehow this went to my spam folder, and I'm just now seeing this. Thanks for the response. It looks like the new contractor is maintaining the property much better, and that is a relief to see.

Binh

On Thursday, April 28, 2022, 12:03:28 PM CDT, Linda Ly <lly@cityofsanmateo.org> wrote:

Hi Binh,

I received an update from our building staff regarding the permit. It seems the original contractor for the project withdrew earlier this year, so the owner had to select a replacement contractor. It takes time to reassign all the permits.

Thanks,

Linda



**Linda Ly** 李嘉歡

Associate Planner | Community Development Department

330 W. 20th Ave., San Mateo, CA 94403

650-522-7217 | [lly@cityofsanmateo.org](mailto:lly@cityofsanmateo.org)



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**From:** Linda Ly  
**Sent:** Thursday, April 28, 2022 9:58 AM  
**To:** jhwkr [REDACTED]  
**Subject:** RE: Status of 200 S. Fremont Street - Fremont Terrace

Hi Binh,

The original approval for 200 S. Fremont did not include review of the adjacent parcel (222 S Fremont). The planning application is required to ensure that adequate tree protection, construction worker parking, phasing, etc are met. Staff is assisting the developer with getting it back on track.

The building permit is held up by other aspects. I recommend reaching out to [building.info@cityofsanmateo.org](mailto:building.info@cityofsanmateo.org) if you have questions specific to the building permit.

Let me know if you have further questions.

Thanks,

Linda



**Linda Ly** 李嘉歡

Associate Planner | Community Development Department

330 W. 20th Ave., San Mateo, CA 94403

650-522-7217 | [lly@cityofsanmateo.org](mailto:lly@cityofsanmateo.org)



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**From:** jhwkr [REDACTED]  
**Sent:** Sunday, April 24, 2022 9:37 PM  
**To:** Linda Ly <[lly@cityofsanmateo.org](mailto:lly@cityofsanmateo.org)>  
**Subject:** Status of 200 S. Fremont Street - Fremont Terrace

Hello Linda,

I'm inquiring about the status of the Fremont Terrace project. There hasn't seem to be any progress in two months now. I see a permit was requested for staging in their adjacent parcel. Is this what's holding up the project? It seemed like that parcel had been used for much of the project already.

Thanks,

Binh Thai

\*

**From:** [REDACTED]  
**To:** [Linda Ly](#)  
**Subject:** Re: Question about 200 S. Fremont Street - Fremont Terrace  
**Date:** Thursday, April 28, 2022 3:00:52 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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Thanks, Linda, for the quick response.  
Eric

On Thu, Apr 28, 2022 at 2:57 PM Linda Ly <[lly@cityofsanmateo.org](mailto:lly@cityofsanmateo.org)> wrote:

Hi Eric,

The original contractor withdrew earlier this year and the property owner needed time to select a new contractor and to get the permits reassigned. There are also some outstanding items that need to be addressed in order to get them back on track, such as tree protection, etc. We have informed the property owner to continue maintaining the site. Let me know if you have any further questions or concerns. I apologize for the inconvenience.

Thanks,

Linda



**Linda Ly** 李嘉歡

Associate Planner | Community Development Department

330 W. 20th Ave., San Mateo, CA 94403

650-522-7217 | [lly@cityofsanmateo.org](mailto:lly@cityofsanmateo.org)



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**From:** Eric Wohlford [REDACTED]  
**Sent:** Thursday, April 28, 2022 2:50 PM  
**To:** Linda Ly <[lly@cityofsanmateo.org](mailto:lly@cityofsanmateo.org)>  
**Subject:** Question about 200 S. Fremont Street - Fremont Terrace

Hi Linda,

I live near this project, and the construction has been stopped for at least the last couple months. There is just a big hole in the ground and it is kind of an eyesore. We can't use the sidewalks near it which is also frustrating given that there is nothing happening. I am wondering if you can give me an update on the status of this project and what is the reason for the delay going on.

Thanks,

Eric Wohlford

<https://www.cityofsanmateo.org/3055/200-S-Fremont-Street>

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**From:** [Latchezar Radev](#)  
**To:** Ben Chan  
**Cc:** [Mike Tittsworth](#); [Linda Ly](#)  
**Subject:** RE: Comment on public hearing PA-2021-073  
**Date:** Tuesday, July 19, 2022 11:19:15 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image010.png](#)  
[image002.png](#)  
[image009.png](#)  
[image026.png](#)  
[image027.png](#)  
[image028.png](#)  
[image029.png](#)  
[image031.png](#)  
[image032.png](#)

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Hi Ben,

I see in your e-mail a request for documents regarding public safety requirements (engineering report, justification statements) of 200 South Fremont St project.

San Mateo Building Division reviewed and approved a project for a new 4- story residential building with a single level underground garage at 200 S Fremont St.

The project was reviewed for compliance with all fire & life safety and structural regulations covered by the building codes in CCR Title 24 and in compliance with referenced structural standards.

The following building permits are issued for proposed 4-story, 15-unit residential structure and parking garage:

BD2019-273124 Demolition Permit

BD2019-271576 Foundations

BD2019-272990 Shoring/Excavation

BD2018-269636 Superstructure Combo

If you want to see the available public records for this project, please send a request [here](#) and the City will respond within 10 calendar days.

Keep in mind building plans and calculations are covered by the copyright protection law. You are welcome to take a look and review public record electronic files in the city hall with assistance from our permit center specialists but cannot obtain a copy or reproduce the plan without written authorization by the architects/engineers who prepared them.

Let me know if you have any other questions!

Sincerely,

**Latchezar Radev, P.E., LEED AP, CASp**  
interim plan check supervisor | CDD/Building  
330 W. 20th Ave., San Mateo, CA 94403

650-522-7228 | lradev@cityofsanmateo.org



**San Mateo Online Permit Center** lets you submit building permit and planning applications securely online. Visit <https://www.cityofsanmateo.org/4294/Online-Permit-Center>

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**From:** Ben Chan [REDACTED]

**Sent:** Monday, July 18, 2022 7:26 PM

**To:** Mike Titsworth <mtitsworth@cityofsanmateo.org>; Linda Ly <lly@cityofsanmateo.org>; Latchezar Radev <lradev@cityofsanmateo.org>

**Subject:** Fwd: Comment on public hearing PA-2021-073

----- Forwarded message -----

**From:** Ben Chan [REDACTED]

**Date:** Mon, Jul 18, 2022 at 7:23 PM

**Subject:** Re: Comment on public hearing PA-2021-073

**To:** Linda Ly <lly@cityofsanmateo.org>

**Cc:** Margaret Williams <mwilliams@cityofsanmateo.org>, Adam Nugent <anugent@cityofsanmateo.org>, John Ebner <jebner@cityofsanmateo.org>, Seema Patel <spatel@cityofsanmateo.org>, City Attorney's Office <CityAttorneysOffice@cityofsanmateo.org>, Binh Thai [REDACTED], Noreen Chiu [REDACTED]

Hi Linda,

I agreed the office trailer is needed since the building project was approved.

Hi Mike and Latch,

Please provide me with any documents regarding the public safety requirements; such as engineering report on the structure, any compliance and justification statements, etc. I have a friend who is a civil engineer working at Cal Tran. So, we can have another professional eye on it.

Thanks.

Ben



On Mon, Jul 18, 2022 at 3:52 PM Linda Ly <[lly@cityofsanmateo.org](mailto:lly@cityofsanmateo.org)> wrote:

Hi Ben,

I also want to clarify that the public hearing item scheduled for July 26, 2022 is to review extensive off-site construction staging at the vacant parcel. Although the staging is associated with 200 S. Fremont Street, that housing project was previously approved in 2016.

Thanks,  
Linda

**Linda Ly** 李嘉歡

Associate Planner | Community Development Department

330 W. 20th Ave., San Mateo, CA 94403

650-522-7217 | [lly@cityofsanmateo.org](mailto:lly@cityofsanmateo.org)



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**From:** Linda Ly

**Sent:** Monday, July 18, 2022 3:37 PM

**To:** Ben Chan [REDACTED]; Margaret Williams <[mwilliams@cityofsanmateo.org](mailto:mwilliams@cityofsanmateo.org)>; Adam Nugent <[anugent@cityofsanmateo.org](mailto:anugent@cityofsanmateo.org)>; John Ebner <[jebner@cityofsanmateo.org](mailto:jebner@cityofsanmateo.org)>; Seema Patel <[spatel@cityofsanmateo.org](mailto:spatel@cityofsanmateo.org)>; City Attorney's Office <[CityAttorneysOffice@cityofsanmateo.org](mailto:CityAttorneysOffice@cityofsanmateo.org)>; Binh Thai [REDACTED]; Noreen Chiu [REDACTED]

**Subject:** RE: Comment on public hearing PA-2021-073

Hi Ben,

Thank you for your comments. I wanted to note that a building permit is required for the temporary office trailer to ensure that it complies with structural and other Building Code requirements.

I will forward your question regarding 200 S. Fremont St. to our Building Official. Feel free to give me a call at 650-522-7217 if you have other concerns.

Thanks,  
Linda

**Linda Ly** 李嘉歡

Associate Planner | Community Development Department

330 W. 20th Ave., San Mateo, CA 94403

650-522-7217 | [lly@cityofsanmateo.org](mailto:lly@cityofsanmateo.org)



**From:** Ben Chan [REDACTED]

**Sent:** Sunday, July 17, 2022 9:15 AM

**To:** [rmaldonado@cityofsanmateo.org](mailto:rmaldonado@cityofsanmateo.org); Margaret Williams <[mwilliams@cityofsanmateo.org](mailto:mwilliams@cityofsanmateo.org)>; Adam Nugent <[anugent@cityofsanmateo.org](mailto:anugent@cityofsanmateo.org)>; John Ebnetter <[jebnetter@cityofsanmateo.org](mailto:jebnetter@cityofsanmateo.org)>; Seema Patel <[spatel@cityofsanmateo.org](mailto:spatel@cityofsanmateo.org)>; City Attorney's Office <[CityAttorneysOffice@cityofsanmateo.org](mailto:CityAttorneysOffice@cityofsanmateo.org)>; Linda Ly <[lly@cityofsanmateo.org](mailto:lly@cityofsanmateo.org)>; Binh Thai [REDACTED]; Noreen Chiu [REDACTED]

**Subject:** Comment on public hearing PA-2021-073

Hi Linda, Commissioner:

I oppose the installation of an office trailer on the Vacant Lot due to the safety concern of office workers with the probability of the building crashing onto them during a natural disaster.

Here is HAA's public health and safety definition:

" The HAA provides that a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation is not such a specific, adverse impact upon the public health or safety. (Gov. Code, § 65589.5, subds. (d)(2) and (j)(1)(A).)

The HAA considers that such impacts would be rare: "It is the intent of the Legislature that the conditions that would have a specific, adverse impact upon the public health and safety, as described in paragraph (2) of subdivision (d) and paragraph (1) of subdivision (j), arise infrequently." (Gov. Code, § 65589.5, subd. (a)(3).)"

I urged the City to re-examine the building project of 200 S. Fremont St. for the following reasons:

(1) The project was approved by the City without regard to the public safety of our neighbor. The adjacent house is a single-story home located at 720 2nd Ave. By allowing the construction of a high-rise 4-story building next to a single-story house, the City endangers the residents at 720 2nd Ave by exposing them to a sudden death when the high-rise building collapses and crashes onto the single-story home. The City was also not transparent to the public that it had addressed this mandatory public safety requirement.

(2) The process of approval was also in question. We complained in the hearing that a public hearing was held in a remote area and the timing was such that it was a time many of our neighbors were out of town. Please re-examine the ethics code of the developer who was obviously manipulating the neighbor's voice.

Thanks.

Ben Chan

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