

1885 S. NORFOLK STREET PROJECT

PROJECT: 1885 S. Norfolk St. Project
MEETING: Neighborhood Meeting
LOCATION: Zoom Virtual Neighborhood Meeting
DATE: Wednesday, June 22, 2022 at 7 pm
ATTENDING: 59 people

Meeting Attendance

The neighborhood meeting for the 1885 S. Norfolk Street Project application was conducted virtually, via Zoom. Below is the list of attendees.

First Name	Last Name	Email Address
Chris	Schmidt	svensteryo@aol.com
Diane	Sheller	
Jeff	Lamont	JLamont@cbnorcal.com
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*Member of project applicant's design team

**City Staff

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Meeting Notes

Somer Smith is the project planner. Goal is to go over initial design and hear community feedback.

Mike Field presents. Fish Market owners approached Windy Hill as they went through entitlement process for another project. San Mateo interested in housing. Sellers getting out of restaurant business; the own not only the restaurant but also the land. Mike read support letter from Fish Market owners. Significant public engagement with the waterfront; integrate with library.

Public Comment:

Q1 - Why here? Who wants more housing? Harbor town neighbors not excited about the project; it is meeting state mandate not will of people. What is very low-income threshold? Where is the project in the process? Traffic implications? Only 5-story building on the waterfront.

A1 - When Fish Market owners approached Windy Hill, they looked at what options would be appropriate in this location and determined that this would be a good multi-family site given waterfront, walking distance to retail and library, and on bus lines. Not everyone wants more housing, but city has an RHNA. There is existing vacant retail so not need more retail and bringing people may help revitalize. The income numbers change annually based on median incomes; applicant does not set. Providing very-low; low is what the city would require. This is the very beginning of the process. Goal is to provide maximum motivation for tenants to use public transit. City staff indicated that a TIA and TDM will be required. Making buildings taller allows more of the site to be dedicated to public amenities.

Q2 - Questions and concerns about traffic and parking. More impressed with project than thought it would be.

A2 - There will be 376 parking spaces and 321 residential units. TDM include free train passes; unbundled parking. No street parking in front of project. Traffic will be considered as project moves through process.

Q3 - Jeff Lamont – Own homes in Parkside neighborhood; Fish Market was a draw to the neighborhood (sad to see it go). Any discussion about retaining restaurant? Understand the need to develop housing. The parking spaces is 1.17 spaces per unit and considering the mix the two car households with be two-bedroom. Smart to make waterfront available to public. Hope that this project will give adjacent shopping center a boost.

A3 - Owners of Fish Market are partners in the development and may retain partial ownership, but they are ready to retire from the restaurant business. Anticipate that people will not own cars, will own only one car and that works with unbundled parking. Hope that the project provides good launching point for water use.

Q4 - Lives in Harbor town. Likes the project; especially central parking garage. Work with Parkside to get stop light for entry to building? Is the project contributing to library? Concern regarding hydrology. Good looking project (some height concern).

A4 - Will work with the city to determine if necessary to include a stop light. Working with the city to determine what is needed to stabilize the library. Not excavating for the garage but we do not know how deep piling will go. This will be addressed with a hydrology study.

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Q5 - Initially upset about the building, but it does look nice. Concern about height (prefer three stories); concern that construction would exacerbate sinking. Concern about noise. Wonder if a walking bridge would be included. Thinks this would be first water front building; lose mountain view. Unlikely that homeowners want more housing.

A5 - These concerns are noted and can be addressed as part of the project review. A walking bridge is not currently proposed as part of the project. Sound will bounce back to freeway. No plan to build walking bridge.

Q6 - Live in Harbor town and concern re drought and water supply. Not think adequate transit. Unlikely that homeowners want more housing. Design attractive, but five stories too high.

Q7 - Traffic; want housing closer to Caltrain (Samtrans inadequate). Concern about lagoon health.

Q8 - Bus stop should be located outside project.

Q9 - Traffic; planning on enlarging Mariner's. Water. No sandy beach to put feet in the water/swim. Smaller amenity space; one less story.

A9 - TIA will look. Access will be off the dock; will put ladders in.

Q10 - Owns spa at Parkside Plaza; interested in timeline and its impact on business. Traffic study should be done during school year. Construction is years away; guesstimate less than two years. Traffic studies done at time to capture maximum numbers.

Q11 - Lived in Parkside for 40 years. Rental projects are mainly studio and one bedroom and this one includes some two, but would like to see three bedrooms.

A11 - Can consider including three bedroom units.

Q12 - Parking includes 55 spaces beyond number of units which is inadequate. Where do people renting kayaks park? The slew is a "s-- hole" and not something people will want to use. Traffic will be bad. If not want to buy parking spot, will park in neighborhood. Library sinking and needs help, but that is the city's responsibility. There are other large housing projects. Too tall. Not giving us, existing residents, anything on the waterfront.

Q13 – Renter; can't afford to buy – pro housing; revitalization. Looks like only four surface spaces not behind gates and that is too few for guests. Single entry/exit is not safe. Love idea of free Caltrain passes; think best to walk or bike to station as opposed to bus – need bike safety improvements. Like public space, but not sure how much use will get because noisy.

Q14 -This site was originally marina. This is too dense. Makes harder for current residents to access water. Need flex space or commercial retail below residential.

Q15 – Need for larger three-bedroom units; possible to make two-bedroom size units three. Need working from home space. Community access to pool and tennis courts possible?

A15 -There is some amenity space available for folks to use outside units. Will consider public access.

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Q16– Height a factor. Lives in Harbor town. Concerned about obscuring view to hills. Two or three stories more appropriate. Looks nice, but looks like a downtown building appropriate for adjacent to Caltrain. Lower density, cape cod style – more neighborhood responsive. Traffic; need bicycle amenities. Noise.

A16 - Bike and scooter parking included. Will do view study.

Q17 – 50 BMR units is wonderful. Teacher housing. Office development in 2008 approved but not built and would have brought traffic problems. Wind mitigation. Attractive. Station Park Green is good parking wrap example. Bus system good. Like unbundled parking; hope charge more for second car. Like design, height ok. Make sure shore up work so no silting into lagoon. Pile driving needs to be when fewer people at home. 15% of total units proposed as BMR or 24 units.

Q18 – Traffic; Norfolk impossible. Where will visitors to open spaces park? Sad over loss of Fish Market. Not enough setback.

A18 - Will work with city staff regarding parking enforcement, residential parking permit, etc.

Q19 - Live in Harbor town; concern re security in public access area. Who will manage? Height is imposing; concern re view. Concern re noise, even from rooftop recreation. Public transit a myth.

A19 - Will have full-time security. Private land with public access, not for homeless. Intend to retain ownership; commitments would run with land/be part of conditions of approval.

Q20 - Rick Sakuda – Traffic.

Q21 – Like design. Three-bedroom units. Parking concern. Consider a shuttle. Don't anticipate water front use, especially without Fish Market. Consider another restaurant. Why did townhouse project not move forward? Ice rink conditions of approval not enforced.

A21 - Economics did not work; need increased density.

Q22 – Love project and design. Bike lane improvements. 19th Ave & Park. Traffic, but hasn't happened with Station Park Green. Like public open space.

Windy Hill will follow up with some individuals for further information and clarification.

City – Next steps will be on project's what's happening page. There will be a study session on July 26 at 7p.m. ssmith@cityofsanmateo.org