

## **Somer Smith**

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**From:** [REDACTED]  
**Sent:** Thursday, June 9, 2022 7:56 PM  
**To:** Somer Smith  
**Subject:** re: 1885 Norfolk - Fish Market project

Hi,

At what point in the process will traffic issues (ie., driveways, traffic lights, etc) be laid out? I ride my bike through there a lot. Adding potentially hundreds of cars to an already confusing traffic area (lots of school traffic heading North on Norfolk for morning drop-off, lots of left turns into the shopping center, etc) needs to be done right to avoid endangering pedestrians/bikers/drivers.

Thank you,  
Dennis Keane

## Somer Smith

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**From:** Michael ZALLER [REDACTED]  
**Sent:** Tuesday, June 21, 2022 11:17 PM  
**To:** Somer Smith  
**Subject:** Fwd: Important Notice - New Development-Community Meeting - Harbortown Homeowners Association San Mateo - [#XN759844]

Hi Somer,

Please note that as a longtime Harbortown resident this is the first I am hearing about the subject project proposal. It is my understanding that per current process I should have received a formal notification. Also, it appears that the height limitation per the latest [City of San Mateo Building Height Plan](#) is only 35' for the subject parcel; can you confirm and/or comment?

Respectfully,

Michael Zaller  
[REDACTED]

San Mateo, CA 94404-2050

Begin forwarded message:

**From:** "The Manor Association, Inc" <[notifications@manorinc.com](mailto:notifications@manorinc.com)>  
**Subject: Important Notice - New Development-Community Meeting - Harbortown Homeowners Association San Mateo - [#XN759844]**  
**Date:** June 21, 2022 at 5:10:06 PM PDT  
**To:** [REDACTED]

# 1885 S Norfolk St., Multi-Family Development

## **Somer Smith**

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**From:** Alexandra C. [REDACTED]  
**Sent:** Tuesday, June 21, 2022 10:18 PM  
**To:** Michael Field; Somer Smith  
**Subject:** NO

Don't do this!

10:16 ↗



1885 S Norfolk

Multi-Family  
Development



## Somer Smith

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**From:** Leslie Smith [REDACTED]  
**Sent:** Wednesday, June 22, 2022 7:50 AM  
**To:** Somer Smith  
**Subject:** Fish Market - Multi Family Development

Hi Somer

I am a resident of Harbortown. I understand you are the city's contact for the Fish Market project. As I expect you know, the traffic in this area is unbelievable. It has been made infinitely worse by the other high density developments the city has approved in the same 5 mi radius, in the last 5 years. The gridlock is near constant especially in non-pandemic times.

I know housing is an issue. But I see lots of commercial buildings in the area that are empty or partially full. Has the city given any consideration to allowing for or encouraging some units for housing in these buildings? I do understand they are privately held. But the city has the authority to allow for this where there might be interest by the owners.

I strenuously object to this development as it is now. I would like to see it reduced in size and especially height as it will severely impact the residents who are already here without really solving the housing issue which is primarily low income, and unhoused. Instead, having a project that combined restaurants below with some housing above could make a lot more sense in terms of revenue to the city, traffic and redevelopment and the existing community.

I plan to attend the residents meeting. But I hope you will take my comments into consideration. You should know that the developer has already been bragging to friends that this project is a "done deal". I expect that may just be someone in power bragging. But I certainly hope it isn't true and that the city will consider the comments of every resident.

Sincerely,  
Leslie Smith  
San Mateo

## Somer Smith

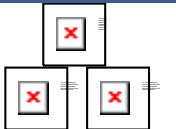
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**From:** Shirish Gupta [REDACTED]  
**Sent:** Wednesday, June 22, 2022 7:08 PM  
**To:** Planning  
**Subject:** 1885 S. Norfolk St  
**Attachments:** image009.jpg

Hi, I'm a homeowner in Harbortown and write in support of the plan to redevelop 1885 S Norfolk St. (APN 035-383-200). Given the proximity to Caltrain and being on a SamTrans line, this is a good location to build housing. We have a serious shortage of housing in San Mateo and this development would help to alleviate it. The property is currently being underutilized, with most of it parking, so this would help better use the space and revitalize the area.

Lastly, I hope that the waterfront walk is open to the public.

Shirish



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**Shirish Gupta**  
Mediator & Arbitrator  
JAMS  
[REDACTED]

Pronouns: He/Him

## Somer Smith

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**From:** Lamont, Jeffrey [REDACTED]  
**Sent:** Wednesday, June 22, 2022 10:03 PM  
**To:** mike@windyhillpv.com  
**Cc:** Somer Smith  
**Subject:** 1885 S. Norfolk Street - Tonight's Neighborhood Meeting

Hi Mike,

A few thoughts and comments... Good neighborhood outreach meeting tonight. Rich Hedges is a good resource. Sharp guy and lives in Parkside.  
FYI, Susan was our Police Chief for the City of San Mateo for a number of years. She is also very knowledgeable.

Stop sign is must at the ingress/egress to and from the site. It has been needed for many years and the city had not done squat in my mind about getting that done. It is a traffic fatality waiting to happen...

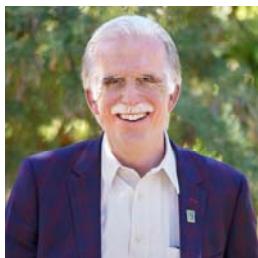
The East-West Road , Mariners Island Blvd under Highway 92, was at one time two lane each direction. One lane each direction doesn't cut it.  
Prior to the pandemic it was a mess. A shop and a smaller Restaurant would be really nice, without it not sure the waterfront will get much use.

*Oh, by the way... I would appreciate the opportunity to serve your family or friends as their Real Estate Professional.*

*I have not verified any of the information contained in those documents that were prepared by other people.*

Best Regards,

*Jeff*



**Jeff LaMont** | Real Estate Broker  
DRE# 00921757 | Peninsula Specialist Since 1987  
Top 1% of Coldwell Banker Internationally  
Third Generation Realtor

## Somer Smith

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**From:** Leslie Smith [REDACTED]  
**Sent:** Thursday, June 23, 2022 1:24 PM  
**To:** Somer Smith  
**Subject:** Fish Market Project/ Neighborhood meeting follow up

Hi Somer,

I attended the meeting last night and wanted to follow up with some additional input from my perspective as a homeowner at Harbortown.

First here are a few things that I like about the project:

- I appreciate that the project has all of the parking within the facility and is not visible to the street
- I like that there is an emphasis on public transportation and advantages for the future residents.
- The general look of the project is in keeping with other projects in the area
- That the project has planned to be inclusive to the community and there is potential availability for rentals of paddle boards and kayaks.
- While someone on the call mentioned that there was no beach, I think dock access is great and there is a beach just down the way at the park. The park is within walking distance of the planned project.
- I much prefer housing to another office building for the location

Here are the things that concern me the most about the project:

- Traffic, traffic, traffic. During commute hours it is almost impossible to get to or from Harbortown already. Adding potentially 1000 more people to the area with only 2 narrow access points is really troubling.
- Height of the project. This will loom over everything in the area and cut off sunset views and views of the beautiful hills to the residents of Harbortown. Could the project be feasible with one less floor?
- The care of the slough. I have lived in Harbortown for 7 years and during that time my observation of native wildlife has been reduced by half. I can't imagine that this project will improve or be helpful to native wildlife.
- The continuing drought and the city's seemingly unchecked efforts to allow more and more office buildings and traffic to the area.

Here are a few other questions I have:

- Will the allowance for low income residents continue in perpetuity? Or is there a time limit that the owners will be required to offer reduced rental rates to those who qualify?
- What is the City's long term plan for the care and maintenance of the slough? I see that it is "mowed" of the sea grass every year. But before they start the "mowing" the slough is crystal clear. Once the mowing is done the sea grass is left to rot on the top of the water. Why is this done? Why not allow for the natural growth and die off of the sea grass instead of the current method?
- Will an Environmental Impact Report be required for this project since it is on the slough?
- The local public transportation is spotty at best. It is difficult to get to the train station or the Burlingame Bart other than on foot. for the first and then transfer. Are there any plans to improve service to BART?
- How will this project and growth affect water supply to existing residents?

Thank you  
Leslie Smith

## **Somer Smith**

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**From:** Janis Crowley [REDACTED]  
**Sent:** Sunday, June 26, 2022 11:46 AM  
**To:** Somer Smith  
**Subject:** 1885 S Norfolk St Project

Hello Somer - thank you for welcoming input and concerns about the 1885 S. Norfolk St. Project. I am a resident of Harbortown since 1997. As you may know, Harbortown is the condo community that is located directly across the lagoon/slough from the proposed 1885 S. Norfolk St. development.

### **Size and Height of Complex will ruin neighborhood aesthetics and exasperate traffic problem**

I am very concerned about the negative impact that this project will have on the neighborhood due to the size of the complex. We already have too much traffic in this area because of the commuters that use Fashion Island Blvd. and Mariners Island Blvd. to access 92 and the San Mateo Bridge. Adding 330 units will exacerbate this problem.

I am also concerned about the aesthetics of adding a 5 story complex on the banks of the slough/lagoon. Why does this development have to be so dense, large, and so high? The complex at 5 stories will change the beautiful views that Harbortown residents have enjoyed for years.

### **Parking Problems**

While I agree we need to add rental apartments in San Mateo, this location is not appropriate for the size of this complex. The public transportation options are very limited in this area so the developer's view that the residents will not own cars is naive and misleading.

Residents will need to have at least one car to live in this part of San Mateo. With only one car spot per apartment, residents with two cars, will need to park in the adjoining neighborhoods and this will change the peaceful residential dynamic in the area.

### **Increase in Noise**

I am concerned about the increase in noise as a result of this proposed development. Sound carries over the slough/lagoon. Harbortown residents can already hear dogs barking and outdoor parties that take place on the lawns of the homes across the lagoon. An additional 600+ people and outdoor and rooftop recreation areas will increase the noise that comes across the slough/lagoon. Again ruining the ambience of the lagoon/slough neighborhoods surrounding the development.

### **Negative impact on the Lagoon/Slough Wildlife**

Has anyone researched the environmental impact that this increase in population will have on the wildlife in the area and in the lagoon/slough?

We have a wide variety of birds, duck and geese that are part of the slough/lagoon habitat. Additionally, I can assume that months and years of construction will displace the animals that live in this wonderful wildlife habitat. Why would we want to destroy this natural habitat?

### **Apartments vs. Restaurants**

I welcome development to the area if Fishmarket is closing however why is the developer not considering replacing the Fishmarket with another restaurant or restaurants? Or at least incorporating a restaurant into the development's plan. The immediate neighborhood and all San Mateo residents enjoy the waterfront dining - why would you take this away?

Thank you for your time and consideration.

Best,

Janis Crowley

[REDACTED]  
San Mateo CA 94404

## Somer Smith

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**From:** Tracy Volponi [REDACTED]  
**Sent:** Monday, June 27, 2022 1:04 PM  
**To:** mike@windyhillpv.com  
**Cc:** Somer Smith  
**Subject:** Fish Market Property/1885 South Norfolk

Mike - Many of us are dismayed at the prospect of losing The Fish Market. It is a much loved, unique waterside restaurant and is THE ONLY fresh seafood restaurant in the area. As well it is within walking distance of several communities.

Can you please reconsider your plans to destroy this building for housing and perhaps build to a smaller scale on the furniture store site instead? Sincerely – Tracy Volponi [REDACTED]

**Peter H. Hanley**

[REDACTED]  
San Mateo, CA 94404  
[REDACTED]  
[REDACTED]

June 27, 2022

Planning Commission  
City of San Mateo  
Via email to Somer Smith, [ssmith@cityofsanmateo.org](mailto:ssmith@cityofsanmateo.org)  
RE: PA-2022-029

Dear Commission Members:

I am currently President of the San Mateo Union High School District and have served on that board since 2001, but am speaking only for myself. I have lived in Harbortown, across Seal Slough from the proposed development, since 1987. I was able to attend the June 22 study session and have since reviewed the project, which I generally support.

The San Mateo Union High School District serves about 9500 high school students from Foster City-San Mateo to San Bruno and the board has recognized a critical need for additional housing. We are in the process of assessing how we can provide housing for staff to attract and retain the personnel we will require in the coming years. Housing in San Mateo is both in short supply and expensive.

This project will make a significant contribution to improving the situation. I share the concerns about traffic on Norfolk and the likely need for a stoplight. Similarly, 19<sup>th</sup> Avenue needs attention. I would also like to see some three-bedroom units added to the project to make it more family friendly. But overall, this appears to be the kind of development that District staff could find appealing as it is reasonably close to all three high schools in San Mateo as well as a number of schools that serve our partner elementary district.

I believe the traffic and other concerns from the study session can be addressed with thoughtful approaches. I would prefer to have some open space and taller buildings rather than the opposite. Thank you for the opportunity to comment.

Sincerely,



Peter H. Hanley

## **Somer Smith**

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**From:** Kalvin Sid [REDACTED]  
**Sent:** Monday, June 27, 2022 5:52 PM  
**To:** Somer Smith  
**Cc:** Karen C. Sid  
**Subject:** Fish Market building project

Dear M. Smith:

I would like to voice my disapproval of the proposed high density building project that is proposed to be built at the existing Fish Market lot on Norfolk north of 19th Ave./Fashion Island Blvd. I believe that this project is too large for this area and has too few parking spaces for the number of units proposed. 1.17 spaces per unit is unrealistic for a project this size, which will mean that a lot of the tenants' extra cars will overflow into the nearby Parkside neighborhood. Plus, I do not believe that the existing infrastructure will support all the extra traffic, schooling and water usage necessary to support all the extra tenants that this project will house. Already, the traffic on 19th Ave. and Fashion Island Blvd. are already a mess during rush hour. Please request the developer decrease the size of the project and add many more parking spaces.

Thank you,  
Kalvin Sid

## Somer Smith

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**From:** William & Regina [REDACTED]  
**Sent:** Monday, July 18, 2022 7:40 PM  
**To:** Somer Smith  
**Subject:** PA-2022-029, 1885 S. Norfolk St. (Fish Market), Pre-App

Hello Ms. Smith

I hope this email finds you well.

Per the recent planning notice sent to Harbortown neighbors, I wanted to officially challenge the proposal of the **5 Story 321 unit multi-family apartment community.**

A number of Harbortown owners and residents attended a public hearing online in June. The online meeting revealed several concerns that didn't have an acceptable solution;

1. **5 Stories** would overburden and disproportionately affect the building height limits and aesthetics in the area
2. The potentially **minimum 321 additional vehicle** would congest and impact the environment in an intersection that already needs a redesign at Norflok.
3. The additional noise pollution of **a roof top deck** could contribute to strained noise ordinance already experienced.
4. The pollution of the **Seal Slough** from the run off or liter from additional **access** of 321 units.

The neighborhood could benefit from a community use, environment friendly, family focus smaller development, but the currently proposal is not the solution.

As your noticed mentioned challenges maybe limited to only those **raised in theses open meetings or in written notice before** to the public meeting, I wanted to raise my concerns as I did in the last open forum.

If you have any questions or follow up, you can reach me at

[REDACTED]  
[REDACTED]

Have a nice day.  
William & Regina Trapp