

Somer Smith

From: Loretta Picard [REDACTED]
Sent: Tuesday, July 26, 2022 1:29 PM
To: Planning; Rendell Bustos; Somer Smith
Subject: Fish Market Development

To Whom It May Concern:

Although opposition to this project is obvious to the Commission, it continues to be pushed. The Fish Market is a beloved landmark in San Mateo. Residents take themselves and visitors here for its ambiance.

It is almost in the category of a city park.

People come from out of town to purchase fish that cannot be found almost anywhere else.

People love it. Count the cars in the parking lot.

You all know that,

With all the disappointment expressed, what is the motivation to get this built?

Taking something away from the people suggesting you are helping resolve a housing shortage with 321 units is laughable. First, you proposed this project would contain a number of moderate units. Now those are erased from the proposal and its low income units.

There are not enough parking spaces. It can be presumed that residents will cross the street and park at the shopping center.

That will impact the existing stores there. The buildings are only attractive from the water side. The view for those going down Norfolk Street look like all the cookie-cutter buildings along the railroad tracks from Palo Alto on up the Peninsula.

This saddens me. We have lived in Parkside 54 years. Apart from the traffic, our neighborhoods are improving. We don't want this.

Why do you schedule Public Hearings during a time people are returning home from work? It doesn't appear you want to hear their views.

Is that because you already know their views without consideration of what they want from you as their representatives?

Do you realize how this looks?

Most sincerely,

Loretta Picard

Parkside resident
[REDACTED]

Somer Smith

From: sylvia soares [REDACTED]
Sent: Monday, July 25, 2022 4:23 PM
To: Planning; Rendell Bustos; Somer Smith
Subject: FISH MARKET PROPOSED DEVELOPMENT

The following regarding the Fish Market Proposed Development of 321 Apartments is submitted so that you would address these concerns:

What happened to the original 74 waterfront townhouse units that were proposed for development? Why was the plan withdrawn and how did it morph into this 350 apartment monstrosity?

Environmental Impact Study. Why has one not been carried out? Should this not be commissioned in the planning phase rather than after? Engineering concerns such as ground stability or soil viability need to be carefully studied. Also, will the height of the complex change weather (in the form of wind or sunshine) or create noise tunnelling? Not carrying out the study PRIOR to the approved phase is akin to a disclosure statement for a homeowner interested in purchasing a house: common sense says you don't buy a house first and then, after the fact, ask what's wrong with it.

Traffic. There is no way in God's green earth that adding a 5-story complex with 321 apartments would not increase traffic in an area that is already dense with commuters. Currently it is a 2-lane road directly in front of the Fish Market, which narrows down to one lane at the intersections north and south. Traffic in that corridor is already experiencing ridiculous gridlock. Will a supplemental traffic light be installed to help facilitate flow?

Additionally, there is an ongoing Pulte 190 home project on Norfolk and these residences haven't even been finished. The traffic study for the Fish Market Development does not take into account the approximately 1000+ humans added to that same street and corridor from the Pulte project. Traffic congestion promises to be nothing short of absolute craziness.

Commute Passes. On an extremely rare, very optimistic day, MAYBE these passes might work. However, you're expecting that a family on an outing with their children will lug strollers, tricycles/bicycles, sporting equipment, coolers, etc., on to a bus to get to where they want to go? And you seriously think they will do this again if a connection needs to be made to another form of transportation? Has any thought been given to develop housing closer to transit hubs?

Low Income Housing. Who determines and What is set as the Below Market Value Housing rate?

Kickback. Are city planners receiving any financial incentives/support from the developers for this hair-brained idea?

Thank you for the opportunity to submit my concerns. I look forward to your responses and following this development.

Somer Smith

From: [REDACTED]
Sent: Monday, July 25, 2022 2:31 PM
To: Somer Smith
Subject: Plan to build where Fish Market is now

To whom it may concern:

I am a resident in the Parkside neighborhood and am deeply disturbed by the fact that no one has reached out to us regards this apartment high rise that's supposed to be put in where the Fish Market is now. There is also currently another housing project being built on the south side of 92 west of Norfolk that I didn't know about! Traffic congestion is already bad at Norfolk and 92. What is the plan for more congestion that is surely to come with all these new housing projects? Is there a meeting of some kind so we can voice our opinions!

Not happy!

Marissa Hauselt

Somer Smith

From: William Berglind [REDACTED]
Sent: Monday, July 25, 2022 2:17 PM
To: Planning; Somer Smith
Subject: Public Comments: Planned development of 1885 S. Norfolk Street

Hello,

I'm writing to submit public comments for the upcoming Planning Commission meeting scheduled for 26 July 2022 re: the planned development of 1885 S. Norfolk Street.

I've lived on [REDACTED] in the Parkside neighborhood for ~9 years and my primary concern with the proposed development is the impact to local traffic patterns. The current situation on Norfolk between Fashion Island Blvd. and Susan Court can be described as abysmal. There are multiple points of entry and exit to Norfolk from the shopping center, gas station and Susan Court. During the hours of 3-7pm M-F this stretch of roadway is jam packed with people going in every direction. The somewhat recent addition of the pedestrian crossing may have helped (though arguable if it did) pedestrians but did nothing for control of vehicle traffic. With the addition of 300+ cars now being added to the mix it must be a responsibility of the developer to submit and construct planned improvements (traffic light, modifications to vehicle entry point of proposed development, etc.). Please ensure that traffic studies are done during "normal" traffic times (7:30-9:00 on school days and 3-7pm M-F) to ensure reliable data is collected.

While the proposed building does appear to be visually appealing, a 60ft wall of apartments does not fit in with the aesthetic of the neighborhood. Suggest finding ways to help mitigate with alternating textures and design elements.

Thank you for including my comments.

Will Berglind

Somer Smith

From: Ashley Snodgrass
Sent: Monday, July 25, 2022 1:06 PM
To: Somer Smith
Cc: Mary Way
Subject: FW: Strong Support for 1885 S. Norfolk Street Project

Hi Somer!

Please see the public comment below.

Ashley

From: Maggie Trinh [REDACTED]
Sent: Monday, July 25, 2022 12:39 PM
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: Strong Support for 1885 S. Norfolk Street Project

Hi, I am a San Mateo resident and strongly support building additional housing at the current Fish Market site. Bringing over 300 new homes, including units for very low income (50% AMI) is a wonderful step in the right direction of making it possible for those with lower incomes to be able to stay in San Mateo. I believe that San Mateo is a better city when it welcomes everyone, not just those who can afford to pay thousands of dollars a month for a decent place to stay. Housing affordability is at an extreme low and we need more supply to help rebalance the market. I urge the Planning Commission to approve more housing to be built at this location.

Thank you,

Maggie Trinh

Somer Smith

From: Donovan Cole [REDACTED]
Sent: Monday, July 25, 2022 9:51 AM
To: Somer Smith
Subject: PA-2022-029 - 1885 S. NORFOLK ST.

Hello Ms. Smith,

I am a resident of the parkside neighborhood residing at [REDACTED]

I would like to file comments regarding the subject project.

- 1) Developer seeks to maximize unit count without providing adequate amenities for prospective tenants
- 2) Developer is not providing sufficient public benefit with no replacement retail and a small pathway along the water. (see comment 4)
- 3) Exterior Colors are not good. They need to update the palette and resubmit. These colors will look dated before the building is even finished. If I have to look at this massive building everyday driving home then they can propose a color scheme that is more sophisticated and timeless.
- 4) Intersection at Fashion Island/S. Norfolk. This intersection should be re-engineered as part of this project. The left turn from S. Norfolk onto Fashion Island heading towards Bridgepointe Shopping Center is terrible. The bridge itself has horrible sidewalks and lighting for pedestrian traffic. Adding a potential of 600-800 residents and all the vehicle trips that entails should trigger a requirement to improve that intersection/bridge.

Thank you.

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Donovan Cole
[REDACTED]

Somer Smith

From: Rich Hedges [REDACTED]
Sent: Sunday, July 24, 2022 11:42 PM
To: Somer Smith; Rendell Bustos
Subject: PA-2022-029, 1885 S. Norfolk St. (Fish Market), Pre-App
Attachments: FISH MARKET PROJECT.docx; A Norfolk and 19th Ave Smart Corridor Concept.pdf

These are documents for the Planning Commission Study Session on Tuesday and 5:30. Attached is an outline of our remarks as well as a page from a presentation at the Transportation Authority outlining a grant for scoping of the intersection near the Fish Market project.



Sincerely,

Richard W. Hedges
[REDACTED]

"Whenever and wherever societies have flourished and prospered rather than stagnated and decayed, creative and workable cities have been at the core of the phenomenon... Decaying cities, declining economies, and mounting social troubles travel together. The combination is not coincidental." **Jane Jacobs**

"Throughout ancient history, cities have outlasted the empires that governed them. Ask yourself, are there any great countries that do not contain a great city? The answer is no. In fact you cannot imagine any stable state without a stable city. We talk about state-building when we should be talking about city-building." **Parag Khanna**

"The veneer of civilization is paper thin – we are its guardians and we can never rest." **Congressman Tom Lantos**

Hebrews 13: 2; Do not forget to show hospitality to strangers, for by so doing some people have shown hospitality to angels without knowing it.

(Acts 4:33-35) "Great grace was upon them all. Neither was there any among them that lacked: For as many as were possessors of lands or houses sold them, and brought the prices of the things that

were sold, and laid them at the Apostles' feet: And distribution was made unto every man according as he had need."

"Trying to plan for the future without a sense of the past is like trying to plant cut flowers." **Daniel Boorstin, former Librarian of Congress**

FISH MARKET PROJECT / WINDY HILL

Construction Impacts

1. Pile Driving

- A. Time of Day – 9am to 4:30pm
- B. Soil Impacts
- C. Settling – Dry Wall Cracks – Foundation Cracks
- D. Engineering Study
 - a. Properties Adjacent to the Lagoon
 - b. Stability Impacts

2. View/Height

- A. Hills Not Obstructed – View Study

3. Traffic

- A. Credible Traffic Study
 - a. No Averaging of Rush Hour
 - b. Study traffic at Fashion Island and Norfolk
 - c. Cash to the City for fixes to Norfolk and Fashion Island

4. Parking

- A. Unbundled Parking as a condition of Approval in perpetuity

5. Public Space

- A. Recreational Impacts Roof Top
 - a. Noise
 - b. Light Pollution
- B. Ground Level
 - a. Noise
 - b. CPTED – Crime Prevention Through Environmental Design
 - c. Safety & Security

6. Below Market Rate Housing

- A. Condition of Approval in Perpetuity

PROJECT PROPOSALS: ITS & PLANNING

Intelligent Transportation Systems (ITS)

- **San Mateo/TA:** US 101/ SR 92 Mobility Hub and Fashion Island Blvd Smart Corridor Concept Plan/
- **C/CAG/TA:** Countywide Shared, Connected, and Autonomous Vehicles Strategic Plan

Total ITS Requests:
\$510,000

Planning

- **Burlingame:** Citywide TDM Strategic Plan
- **San Mateo County:** Midcoastside TDM Plan
- **Half Moon Bay:** Midcoastside TDM Plan
- **Redwood City:** Transportation Management Association (TMA) Feasibility & Implementation Study
- **Redwood City:** Bicycle Parking Guidelines

Total Planning Requests:
\$472,000



Somer Smith

From: Marc [REDACTED]
Sent: Saturday, July 23, 2022 6:01 PM
To: Planning; Somer Smith; Rendell Bustos
Subject: Proposed Development (1885 Norfolk St., San Mateo)

Oh, No, not ***again*** !!

Didn't we all go through this about 8 years ago, when some out of town geniuses decided that we needed *another* CVS at that spot?!! (see my letter below)

This is an even ***worse*** idea! One of the most congested areas in all of San Mateo, and you want to put a 5-story building there?! And it is my understanding that no traffic study has even been conducted yet! Brilliant. So much for parking in front of my own house! Does anybody who comes up with this stuff actually *Live* in our neighborhoods?!! Of course not... you wouldn't do that to yourselves. Only to a bunch of powerless locals, who will be forced to navigate through this mess every time we try to leave or return to our houses from this point forward. Thanks ***so*** much for that.

Please, take a few moments to actually imagine yourself in our situation... would you want somebody to come in and completely upend *your* life and neighborhood, simply so that they could make a buck?! Try, just for a moment, to act like a compassionate human being and not a money-grubbing, soulless corporate vampire. Aren't our lives unpleasant enough already, what with Covid, unemployment, and all of the other crap that has been dumped on us in recent years? Do you really have to make it even *worse*?!

Think about what you are doing to us. Please.

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**From:** Marc Gilliland [REDACTED]  
**Date:** March 11, 2014 at 3:12:01 PM PDT  
**To:** lweiss@cityofsanmateo.org  
**Cc:** [REDACTED]  
**Subject:** Proposed CVS Pharmacy (Norfolk St., San Mateo)  
**Reply-To:** Marc Gilliland [REDACTED]

Good Afternoon Lorraine,

This is to follow up the telephone conversation that we had the afternoon of February 26, regarding the proposed building of a CVS Pharmacy on Norfolk Street in San Mateo, CA.

**MY FAMILY IS STRONGLY OPPOSED TO THIS PROJECT !** We would appreciate it if you would pass this along for consideration during the 3/25/14 Planning Commission study.

We have lived in the Parkside neighborhood since the mid-1970s, own & reside in two neighborhood homes, and do the majority of our shopping locally. We, along with EVERY SINGLE NEIGHBOR that we have discussed this with, feel that there is absolutely NO need for yet another pharmacy in our area (there are already at least 4 that we can think of: Walgreens, Rite-Aid, Target, and Foster City CVS)! This seems to be strictly a profit-driven project, rather than taking into consideration the needs of (and impact on) our neighborhood. We see that the "Applicant" (Justin Storm of Armstrong Development Properties, Inc.) is out of Sacramento... he obviously

isn't concerned about the traffic congestion and daily inconvenience that this would cause, as it won't be in *HIS* neighborhood.

Traffic on this part of Norfolk Street is already among the busiest in the area... it is frightening to even imagine how much worse it would become with the addition of a CVS there !

We urge the Commission to consider the feelings of our community... has anyone even ASKED any of us about this project, or is it just another example of shoving it down our throats in the name of the almighty Dollar ?!

Thank you again for this opportunity to make our feelings known. We hope they will be sincerely considered, and eagerly await the decision of the Planning Commission (you mentioned that you would keep me in the loop, which I would really appreciate).

Best Regards,

Marc H. Gilliland

[REDACTED]

## Somer Smith

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**From:** kim birdsall [REDACTED]  
**Sent:** Saturday, July 23, 2022 11:09 AM  
**To:** Somer Smith; Rendell Bustos; Planning  
**Cc:** [REDACTED]  
**Subject:** Proposed Development for Fish Market Site

Hi Somer,

I had the pleasure of attending the last community meeting for the proposed development at the current Fish Market Site in San Mateo.

The development is nice, and I am guessing the developer has every intention of making the project pleasing to the surrounding communities.

Unfortunately, as a homeowner, I have numerous concerns with such a large development (as well as others in the surrounding communities).

The development just south of the Fish Market, 190, which is located on Norfolk Street, is 190 units, and is HUGE.

With that said, a development consisting of 321 units, 45 feet tall, it is a monster to say the least. There is ample parking, however, with 418 parking spaces and 374 garages, for a total of 792 spaces.

This complex also has 22,000 sq. ft. of private open space, 10,000 sq. ft. of common open space and 5,400 sq. ft. of ground floor open space, as well as a new 1,000 foot trail along Borel Creek. There is also a dog park, BBQ area, and picnic benches.

The reason for the explanation of THIS project, 190, is this:

The current project under consideration - 1885 S. Norfolk - has more units, less parking, no amenities, to speak about, and they are all rentals. How is the city going to control what happens once this project is complete? Who will be responsible for the restrictions of how many "families" can live in each unit? What about traffic? The traffic is horrible now, can't even imagine what it will be like if this project gets approved. Another major, major concern is the Seal Slough. We all know this waterway is toxic and is ranked #3 in California as an unhealthy breeding ground for bacteria. You cannot swim in that water.

Other concerns with this project include:

- +great area for homeless people to hang out
- +the underpass of 92 already had a homeless encampment, which I myself had removed successfully by CalTrain - took years! I was **chased** 3 times by the homeless people who lived under the 92 overpass. I was also threaten by a very large homeless man that he was going to kill me and my dog!!
- +the view for Harbortown will be blocked by this monster project.
- +the ground is already sinking in this location, so how is a project this large going to hold up
- +parking ..... there isn't enough
- +roof top amenities - sound from that will travel to surrounding communities
- +92 noise will travel to the surrounding communities
- +free bus passes and Call Train passes? Seriously?
- +height of the structure is too tall

I have lived in San Mateo my whole life. I also have lived in the area for over 20 years. It is a nice place, and we, as homeowners, are all very concerned with a project this large.

+I really don't know anyone who ride their bikes to work or grocery or to run errands

These are just a few of the concerns about this project.

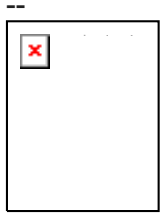
I understand the need for development. But this size of development is not cohesive to the area and will cause major issues.

I am asking the city to re-evaluate this project. Perhaps the project could be done on a smaller scale, less units, more parking, public amenities that enhance the area, i.e., a walking trail, dog park, etc. Have this project be units "for sale" vs. units "for rent"

My vote is no more RENTALS, scale down the SIZE of the project, and NOT 3 stories tall.

Thank you for taking the time to read this email.

Regards,



**Kimberly Birdsall**

Realtor@e

[REDACTED]

DRE#: 01292102

"Making Your Dream Home a Reality"

[REDACTED]



ReplyReply allForward

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