

From: donald farina <[REDACTED]>  
Sent: Saturday, June 4, 2022 9:52 PM  
To: Planning Commission <PlanningCommission@cityofsanmateo.org>  
Subject: New building project

Hello Planning Commission,

My name is <Donald> and <I live and work> in San Mateo. <I even went to school here>. But, as I'm sure you've heard before, the housing market in San Mateo is tight! The job market is booming, which is great, but wages aren't keeping up with housing costs. We face a big housing deficit and it manifests with high rents and people with precarious living situations.

This proposal is a good one because it adds 189 new homes to what is currently a parking lot! Meaning there will be zero displacement of current residents, only additional capacity to house folks. We as a city need this type of change. Let's transform more parking lots into apartment buildings. That way we'll have more pedestrians feeding our local businesses and less cars clogging our roads and polluting our air.

Thanks,  
Donald Farina

Sent from my iPhone

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**From:** Jack Rayborn <[REDACTED]>  
**Sent:** Saturday, June 4, 2022 3:08 PM  
**To:** Planning Commission <PlanningCommission@cityofsanmateo.org>  
**Subject:** New living homes

Dear Planning Commission,

I am a lifelong San Mateo resident and I am writing to encourage you to please approve the proposed new homes at 401 Comcast Drive right next to the Hayward park station.

I support this proposal for two main reasons. First the location makes perfect sense. Homes near a train station is an obvious win for sustainable living. It will be convenient to get around the area for future residents without adding to traffic.

Second, these homes will serve a great need in the community. As a young person, I can speak first hand about how it's not so easy to find an affordable living place here. More homes means more options which is better when you're shopping around for a place to live!

Thanks for your consideration,  
Jack Rayborn

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**From:** Angelo Llamas <[REDACTED]>  
**Sent:** Saturday, June 4, 2022 9:52 PM  
**To:** Planning Commission <PlanningCommission@cityofsanmateo.org>  
**Subject:** Hayward park station

Dear Planning Commission,

I am writing in support of the proposed new apartment homes at [401 Concar drive](#), at the Hayward Park Caltrain station. Even after the pandemic it is still hard to find a reasonably priced apartment in San Mateo. This new building will add 189 new choices for me and others like me when we are apartment hunting. Even if I don't end up living there, the fact that someone else will means that another home in the City will be left open for me! And if i do end up living here, I'd be close to the caltrain station which means getting around the bay area will be easy without a car.

Caltrain owns the parking lot where these new homes are proposed, and I cannot overemphasize how much of an improvement in land use these new homes are over the current parking lot. Frankly, parking is obsolete. We need to start making better land use choices and the amount of land we have dedicated to cars and parking, not only in San Mateo, but the entire region, is choking our air, causing gridlock and contributing to the homelessness crisis. Lets be smarter about how we use space and facilitate the transition away from car dominance. This proposal does just that.

Thanks for your leadership,  
Angelo Llamas

2525 south Norfolk street



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June 7, 2022

VIA EMAIL

Wendy Lao  
Associate Planner  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, CA 94403

cc: Manira Sandhir, Planning Manager

**Re: Hayward Park Project (PA19-033)**

Dear Ms. Lao:

The Peninsula Corridor Joint Powers Board (PCJPB) undertook a rigorous, multiyear process to select and negotiate with a developer to build much-needed housing on the underutilized Hayward Park Caltrain Station parking lot. The selected developer, Sares Regis, has submitted plans to the City of San Mateo for the Hayward Park Apartments Project (PA-2021-033). PCJPB staff have reviewed the plans and support the project.

Staff worked with Sares Regis over the past eight years to develop a plan that we feel meets the needs of the community and Caltrain and will serve to increase Caltrain ridership. As part of the development process, staff worked with the developer to incorporate many important community benefits, including:

- Paying prevailing wages to workers during construction of the project
- Providing a variety of high-quality housing close to transit, employment, and services
- Creating 28 income-restricted units (12 more than required by the City of San Mateo), including:
  - 16 apartment homes restricted to families with incomes less than 50% of area median income
  - 12 apartment homes restricted to families with incomes less than 120% of area median income

**PENINSULA CORRIDOR JOINT POWERS BOARD**  
1250 San Carlos Ave. – P.O. Box 3006  
San Carlos, CA 94070-1306 (650) 508-6200

- Replacing a severely underutilized parking lot with a high-quality residential building that will enhance safety for the community at the station
- Developing in a smart location, next to a transit hub
- Using a sustainable and responsible design and construction practices
- Creating a pedestrian and bicycle-oriented design

The Hayward Park Apartments Project, as submitted to the City, is consistent with the goals of Caltrain, as detailed in the Request for Qualifications issued at the outset of the developer selection process.

The removal of vehicle parking at the station was requested by Caltrain to maximize the number of housing units that can be created and in recognition of the historical lack of parking demand at this station. Reducing parking at the Hayward Park Station aligns with the PCJPB-approved "Caltrain Comprehensive Access Program Policy Statement". The Policy Statement sets forth four station types: Transit Center, Intermodal Connectivity, Neighborhood Circulator, and Auto Oriented. Hayward Park is a Neighborhood Circulator station, which is described as follows:

"Neighborhood Circulator stations are located in moderate residential density areas with low Caltrain service levels. Today, the primary access mode is walk. The parking lot is underused. Future TOD opportunities are moderate. The access priority for this station type is walk then bike."

The Hayward Park Apartments Project reinforces the Neighborhood Circulator typology by replacing an underutilized parking lot with high quality transit-oriented development and prioritizing sustainable station access through walking and bicycling. The new development will provide a new pedestrian access connection to Hayward Park Station from the neighborhood and the adjacent Station Park Green apartment community, as well as public bike parking. As such, staff does not feel Caltrain vehicle parking is necessary, or desirable, at the Hayward Park station.

The PCJPB supports the proposed 191-unit community at the Hayward Park train station and believes this community and the proposed community benefits will strengthen the City of San Mateo and the Caltrain system.

Sincerely,



Nadine Fogarty  
Deputy Director, Caltrain Real Estate and TOD Planning

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**From:** Thaddeus Ratkovic <[REDACTED]>  
**Sent:** Thursday, June 9, 2022 3:36 PM  
**To:** Planning Commission <PlanningCommission@cityofsanmateo.org>  
**Cc:** Milo Trauss <milotrauss@gmail.com>  
**Subject:** Development Concor Dr

Dear Planning Commission,

I support the apartment proposal at the Hayward Park Caltrain station parking lot. San Mateo needs new homes, and I can tell you first hand finding an affordable place to live around here is not easy. I work full time in the service industry, making food and drinks for our local community. I know my customers are happy to have me serving them but it's not fair that I should struggle in finding a comfortable place to live.

If San Mateo had an abundance of housing options, I'd have an easier time finding a good spot. This proposal is a step towards that abundance. studios, 1-bedroom, and 2 bedroom apartments will serve young people like me who are part of the local workforce. It'll also be good for us because it is right at a Caltrain station.

Let's get this proposal built and others like it so the people like me, who make our cafes and restaurants the awesome and vibrant places they are, can live comfortably in the community we contribute so much to.

Thank you,  
Thaddeus Ratkovic  
[REDACTED] Dale Avenue

[Sent from Yahoo Mail for iPhone](#)

## Wendy Lao

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**From:** Joseph Blandino [REDACTED] >  
**Sent:** Friday, June 10, 2022 10:35 PM  
**To:** Wendy Lao  
**Subject:** Supporter 401 Concar Dr project

Dear Planning Staff,

I am writing in support of the proposal to build 189 apartments on the Caltrain parking lot at 401 Concar Drive. I'm a new San Mateo home owner and believe we need more housing so it's not as difficult to find a home here. These new residents will be close to the caltrain and close to our downtown core so they will be able to easily get around without adding car traffic to our roads - but they will add foot traffic to our businesses!

Building these kinds of apartments just makes sense for the future of San Mateo. Over the past decades we have built far more office space than housing and we are now suffering from the high cost of housing because of it. This might be great for people who got in early on buying a house, but it is ruinous for literally everyone else including our youth, seniors, low and middle income people, the list goes on. These new apartments will provide a foothold for our professionals and young couples. Indeed the benefit of these new homes will reverberate through the housing market as there will be 189 less bids to occupy the existing housing stock.

It's a challenge for local businesses to hire and retain workers because housing prices are so sky high. If we want our coffee shops, restaurants, entertainment venues and every other store, not to mention the local government, to be able to serve our community, we have to house our workforce. These homes are a part of that too.

So please, without delay approve these homes when they come to a hearing.

Thanks,  
Joseph Blandino  
[REDACTED] Shoal Dr  
San Mateo, CA 94404

Sent from my iPhone

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**From:** Dylan Graf <[REDACTED]>

**Sent:** Wednesday, June 22, 2022 10:19 PM

**To:** Planning Commission <PlanningCommission@cityofsanmateo.org>; [REDACTED]

**Subject:** concor drive

Dear Planning Department,

Please approve the new apartment building proposed at [401 Concar Drive](#). I'm particularly interested in the affordable housing component. I understand the builder is including 12 moderately priced apartments plus another 16 apartments affordable at the very low income level. This is above and beyond the city requirements and a major community benefit! Actually, all of the apartments are a community benefit because San Mateo's housing dynamic is so out of whack. We just need more homes plain and simple. But the affordable homes in this proposal will be a big help for people like me who are stuck living in our parents house even though we should be living on our own. Even as working adults it's hard to afford a place. It shouldn't be this way. More homes equals more opportunity for people who grew up here, as well as for people from all over who are attracted here for the jobs. This is exactly the kind of building we need more of. Lets build space for our community in the urban core and near our transit hubs like this at Hayward Park Caltrain Station. I can't wait to see this go up!

Thanks,  
Dylan Graff  
Hillsborough Heights

**From:** [Stephanie Reyes](#)  
**To:** [Planning Commission](#); [Wendy Lao](#)  
**Subject:** Support for the apartment building at the Hayward Park Caltrain station, 401 Concar Dr.  
**Date:** Friday, July 15, 2022 4:39:33 PM

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Dear Planning Commissioners and staff,

I live in San Mateo, not far from the Hayward Park Caltrain station, and this apartment building proposal is a good idea. I urge you to please approve it.

189 homes at this location is perfect. It's close to many employers, and it's not too far from downtown. Obviously, it couldn't be closer to Caltrain!

The mix of studios, 1 and 2-bedroom apartments is a great mix of sizes to serve various parts of the community.

I like how it's using the state density bonus to fit more homes at this great location. And the 28 affordable homes are an excellent community benefit.

Finally the proposal fits the zoning and general plan use for this site. It's just what we need!

Thanks,  
Stephanie Reyes  
[REDACTED] Olivares Ln  
San Mateo, CA 94403