

**From:** George California  
**Sent:** Tuesday, July 26, 2022 4:06 PM  
**To:** Julia Klein <jklein@cityofsanmateo.org>  
**Subject:** PA-2022-002 .. Donut Delite project

Since the developer of the new building is not constructing on-site parking, will the new owner(s) validate parking for residents/tenants/visitors of the building at the City Movie Theatre and Caltrain station parking garages? Otherwise, the increased scale on this property will result in spillover parking onto already crowded street parking and into unmetered parking on similarly contested nearby neighborhood streets.

Also, the flat, unarticulated wall of this building facing the train station is very industrial looking and pretty much a sight blight. Can't that be improved to something with at least a little bit of character and neighborhood fit? (Spanish? awnings? something!)

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George Derby, San Mateo

**From:** Katrina Salas-Padilla

**Sent:** Wednesday, May 11, 2022 9:47 PM

**To:** Planning Commission <[PlanningCommission@cityofsanmateo.org](mailto:PlanningCommission@cityofsanmateo.org)>

**Subject:** Concerns regarding the project proposed for the block on B Street and 1st

To Whom it May Concern:

My name is Katrina Salas-Padilla, soon to be Katrina Butler. I spoke yesterday during the planning meeting about concerns that I have to do with the proposed rezoning and building project on B St. in San Mateo, on the corner of what is currently Donut Delite. I believe Harvest Properties is developing the proposed plans for the project.

My concerns were specifically about the plan for integrating the nearby latino and hispanic community members who regularly patron the vibrant B St corridor between Tilton and First St, and what efforts are in place to bolster the continued housing crisis in CA and, specifically, the SF Bay Area, particularly for the lower income community immediately surrounding the location of the proposed project.

My fiancé and I moved to San Mateo last spring, so unfortunately I was not present at the time of the decision to remove the grocery store in that same vicinity to replace it with a luxury apartment complex, or I would have vocalized these same concerns.

I am a local to the greater Bay Area; I grew up in Benicia just over the bridge from Martinez and Concord. I did my undergraduate degree and worked for many years thereafter at Stanford University. I lived in San Francisco for nearly a decade prior to moving to San Mateo last year. I have seen what projects like the one that Harvest Properties is proposing can do to a community. More than that, I have devoted years of academic study to understanding precisely how displacement, specifically displacement due to industrial pursuits that subsequently brew gentrifying practices, can do to a marginalized group. In short, mental health issues rise, as do suicide rates. If you didn't already know, while the pandemic lowered the overall suicide rate by 3%, it increased the rate by a combined total of 8% among latino, black, and native american young men.

Furthermore, crime will rise. In case you aren't already aware, San Mateo crime rates are presently among the safest in the entire SF Bay Area. San Mateo is currently much safer than Burlingame - the city that Harvest Properties aspires to turn San Mateo into per his presentation last night - and it is even safer than the very safe town of Benicia where I grew up.

This is due to the fact that San Mateo possesses one of the most inspiring elements of any other city I've found in the SF Bay Area; an extremely diverse mix of races, ethnicities, and economic classes. The wealth gap here is very comfortably mended by a strong middle and upper middle class, and the surrounding cities are able to pick up the slack enough to prevent extreme inequality from doing what it does best; push people who do not deserve to suffer - to their very edge.

The economic views that the Harvest Properties representative proposed in last night's meeting were, at best, very flawed. Sure, regions that have a history of being red-lined might make prime real estate for developers who allow the few who own properties in such regions to profit on their coat tails, but how many of the working class families in the north central San Mateo area that pushes out toward the bay actually own their homes? I'd like to remind you that the state of California has recently put several measures in place to strengthen tenants rights for renters. They are also making it much harder to out

City of San Mateo  
Planning Commission

330 West 20th Avenue  
San Mateo, CA 94403

Re: 1st & B Development in Downtown San Mateo

Hi Julia,

The purpose of this letter is to let the City staff know of my strong support for the proposed project at 1st & B in Downtown San Mateo.

The Harvest team has recently connected with me to talk through the proposed 1st & B development, and I think it's an exciting project that can bring a wide variety of benefits to the community and the City of San Mateo. These benefits include enhanced public realm experience, concentrating new employment opportunities around the existing public transit, implementing traffic calming measures, generating ongoing sources of revenue for the City to support needed public infrastructure, public art and resources for the local school district, and beautiful architecture that enhances the existing neighborhood.

I believe there is tremendous potential for Downtown San Mateo to establish its own identity and become an enlivened pedestrian-oriented retail destination. The 1st & B Development proposes to build on the established B Street corridor and making it a vibrant and active Downtown with a highly curated public realm area for the community to enjoy. I agree that the current sidewalk doesn't have enough width to prioritize pedestrian experience and allow for storefront openings' spill out spaces to support restaurants and cafes, parklets, landscape planters, street furniture, and gathering spaces for the public. Without an upgraded and widened sidewalk, all the great features mentioned above would become missed opportunities.

I like the architectural design of the building and how it pays homage to the historical Downtown both by using traditional brick material and the breakdown of the building scale to better relate to the established neighborhood. The glass volume on the top floor is modern and clean while reflecting the surrounding context and blending into the sky. I also appreciate the team's commitment working towards several sustainability goals. Most notably, this project will likely become one of the first projects in the Peninsula to be constructed in mass timber which is a warm and beautiful natural material but also the regenerative nature and the significant reduction in carbon emissions can revolutionize how America builds.

Thank you for the opportunity to provide my feedback and voice my support for 1st & B Development. I look forward to seeing the progress of the proposed development and public realm improvement.

Best,  
Kathryn Collins



zone multi family complexes precisely for reasons of scarcity around affordable housing. I am not a legal professional, but I am a policy professional within the National Laboratory system, funded by the U.S. Department of Energy, and I believe that Harvest Properties' pursuit of turning the corner of B St. and 1st in downtown San Mateo solely into a mid-rise commercial and office building could be illegal according to current state regulations, and it is certainly unethical.

I haven't even mentioned the fact that one of the only homeless resource centers is literally on the very next block of this proposed project's location. I intend to forward these concerns to San Francisco officials who might have a vested interest in the matter, given the fact that many of the neighboring homeless end up on their streets at a high cost to their residents.

Though I am a child of Mexican immigrants, and Spanish and English were both my first languages, I am also an entrepreneur, business wise, such that I have taught classes for Stanford in such subjects for years as a Subject Matter Expert. Given that study, I am also qualified to say that my background and history in this region make me a "super user", "pro-sumer", or particularly shaped for understanding what it would take to make this specific region of San Mateo vibrant and attractive to the broader Bay Area community without as much of a social and economic cost downstream. The key word is integration. People like me, like my peers - young to middle aged working professionals who are middle, upper middle class, and upper class, who are educated and active members of our communities - do not want to see MORE gentrification and MORE industrial complexes. What we would like to see is subtle preservation of the community gems like this particular corridor of B St. This doesn't mean STOP ALL development projects, because I'm aware that at least two of the buildings on the proposed project's block have been vacant for a long time. This means that building with affordable housing, homage to the historically diverse and primarily latino local groups, and other sustainable and environmentally focused elements, is crucial.

We do not have enough service workers and working class employees to fill our employment needs around the country and that is very true in San Mateo and the SF Bay Area. The moves that Harvest Properties is proposing is only going to make it harder for those people to live and work in our community. There will not be a supply to meet the demand that the development project envisions by opening the door for more working professionals. And where are those working professionals coming from? They don't seem to be repopulating in droves given the new hybrid lifestyle many major companies have promised.

What you can expect to see should you accept Harvest Properties application without consideration for the needs of those currently inhabiting the immediate vicinity of the project location: Aside from rising mental health concerns, homelessness issues, and increased crime, you'll experience even more homeowners fleeing to more affordable parts of the U.S., housing prices will not rise at the rate that they are in other Bay Area cities as has been the case in San Mateo for months. Furthermore, you might even be in over your head with tenant issues which will ultimately come down to planning oversights that should have attempted to promote projects that address the housing and other economic issues we continue to face as a country and as a state, rather than contribute to them.

I appreciate that two out of three of the commissioners who responded last night felt similarly to my above points, but to the one who did not; I encourage you to spend 15 minutes on this specific street corner at 9:45pm on ANY day of the week. It's rather quiet, despite the train, and most of the dinner rush is gone by then. This includes most of the bar scene. Regardless, I lived in the heart of the Mission District as well as North Beach in San Francisco for a long time, and the bustle of a night scene is, for

some people, very attractive. This might be especially true for the kind of people you want to work and live in a place like downtown San Mateo; young students, recent grads, working class people with strong work ethics. People who have a very long life and relationship to cultivate with this city - not just those who want to clog the streets on weekends for brunch and then leave like with Burlingame.

I will be sharing these concerns with other officials and interest groups who may also have a concern in the matter, and I will make an effort to continue to show up at planning meetings where this particular project is being discussed.

Respectfully,  
Katrina Monet Salas-Padilla

**From:** Steve Sirianni <steve@allaboutparking.com>

**Sent:** Tuesday, May 10, 2022 7:29 PM

**To:** Julia Klein <jklein@cityofsanmateo.org>

**Subject:** 1st and B project

Please find my attached letter of support for the Donut Delight project at 1<sup>st</sup> and B.

Please call or email me if you have any questions.

Thanks,

Steve Sirianni, VP Sales & Client Success

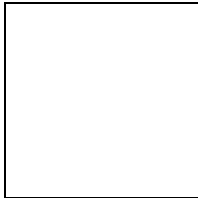


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100 S. Ellsworth Ave. Suite 203, San Mateo, CA 94401



City of San Mateo  
Planning Commission

330 West 20th Avenue  
San Mateo, CA 94403

Re: 1st & B Development in Downtown San Mateo

Hi Julia,

The purpose of this letter is to express my strong support for the proposed project at 1st & B in Downtown San Mateo.

The Harvest team has recently connected with me to talk through the proposed 1st & B development, and I think it's an exciting project that can bring a wide variety of benefits to the community and the City of San Mateo. These benefits include enhanced public realm experience, concentrating new employment opportunities around the existing public transit, implementing traffic calming measures, generating ongoing sources of revenue for the City to support needed public infrastructure, public art and resources for the local school district, and beautiful architecture that enhances the existing neighborhood.

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Thank you for the opportunity to provide my feedback and voice my support for 1st & B Development. I look forward to seeing the progress of the proposed development and public realm improvement.

Best,

Steve Sirianni  
[steve@allaboutparking.com](mailto:steve@allaboutparking.com)  
650.743.0051

**From:** Keith Weber  
**Sent:** Monday, May 9, 2022 3:21 PM  
**To:** Julia Klein <jklein@cityofsanmateo.org>  
**Subject:** 31-57 B. St. Pre-Application (PA2021-082)

I would like to respond to the following Question/Comment raised during the April 11, 2022 pre-application community meeting. Please include in the 5/10/22 Planning Commission Study Session Packet:

Question/Comment: When you go down B Street, there is a lot of brick and masonry type of structures. Is it the intention to tie into the historical feel of Downtown San Mateo?

Harvest Response: Yes, this is an important concept in our design. We have the 2-story brick volume which relates closely to the majority of the buildings along B Street both in terms of height and materiality. Same concept goes for the 3-story brick volume along 1st Ave matching the 3-story buildings across the street. The brick base of the building ties in the materiality of the surrounding neighborhood with detailing and features reminiscent of some of the earlier architecture in the surrounding neighborhood. The curtain walls on level 4-5 fades into the sky, reduces visual impact while showcasing the beautiful natural material of mass timber. We also soften the building with lush landscape design both on the ground plane and terraces on every level of the building. Walking down the street in real life (as opposed to looking at a rendering), what you are really going to feel is the lower 2 – 3 story condition.

My Response to Harvest: I'm very glad to know that relating the proposed building to the Downtown Historic District is important to you and your architects. Building a 2-3 story brick volume that "matches" the buildings across the street is a good start. However, plunking a modern glass structure on top undercuts the entire concept and creates a confusing mass rather than a cohesive design. Instead of designing two buildings, one on top of the other, I think a more successful approach would be to design a single building of unified design, such as these recent buildings in Redwood City (photos below). Clearly contemporary office structures, these two successful new buildings use a traditional architectural vocabulary while meeting current client needs.

I look forward to a revised and more unified design that can be a successful addition to downtown San Mateo.

Thank you,  
Keith Weber,  
San Mateo





**From:** Ana A.  
**Sent:** Thursday, April 28, 2022 1:47 PM  
**To:** Julia Klein <jklein@cityofsanmateo.org>  
**Subject:** Harvest Properties Development Comments

This email is to let you know that I'm generally in support of the proposed building slated for 31-57 S B Street in San Mateo.

I own the property at 36-38 N Claremont Street. Best wishes as you move forward!

Ana Athanasiu



From: Preston O'Connell <poconnell@harvestproperties.com>

Sent: Wednesday, April 20, 2022 9:32 AM

To: lwatanuki

Cc: Julia Klein <jklein@cityofsanmateo.org>; Claire Wang <cwang@harvestproperties.com>; Tyler

Issadore <tissadore@harvestproperties.com>; Stone, Jonathan <JStone@prometheusreg.com>

Subject: RE: 31-57 S. B Street

Dear Ms. Watanuki,

Thank you for reaching out regarding our "1st and B" project. Here is the link to the project's status page on the city's website (<https://www.cityofsanmateo.org/4619/60616/31-57-S-B-Street-Pre-Application>).

The presentation to the community hearing is located here

(<https://www.cityofsanmateo.org/DocumentCenter/View/87617/PA-2021-082-NM-Presentation>). I can

also find out if there is a recorded video that is available or alternatively I would be happy to meet virtually or in person to walk you through our presentation. Look forward to be in touch and please do not hesitate to reach out with any additional information that maybe helpful.

Best,

Preston

Preston O'Connell | Partner

Harvest Properties, Inc.

direct | 510.466.1485

main | 510.594.2050

contact | vCard

180 Grand Avenue | Suite 1400 | Oakland, CA 94610

HarvestProperties.com

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

From: lwatanuki

Sent: Tuesday, April 19, 2022 12:28 PM

To: Preston O'Connell <[poconnell@harvestproperties.com](mailto:poconnell@harvestproperties.com)>

Cc: Laurie Watanuki [REDACTED]; Julia Klein <[jklein@cityofsanmateo.org](mailto:jklein@cityofsanmateo.org)>

Subject: 31-57 S. B Street

Dear Mr. O'Connell,

I was unable to attend your neighborhood meeting on April 11.

Do you have a video link to the neighborhood meeting?

I am a property owner in the area.

Thanks.

Laurie Watanuki

**From:** Russ Ito  
**Sent:** Tuesday, April 19, 2022 11:22 AM  
**To:** Julia Klein <jklein@cityofsanmateo.org>  
**Subject:** Donut Delite Project support

Hi, Julia,

Good to connect with you on another project. I just wanted to drop you an early note of support for the Harvest/Prometheus Donut Delite Project, at 1<sup>st</sup> and B Streets. I've had a chance to meet with their teams, and review the plans, and I think they've got a great concept that should fit in well in north downtown.

Overall, I like the design a lot. It's contemporary without being cold, and the color palette and material selections do a nice job of paying tribute to the historical structures nearby without aping them. It should also make a very nice companion structure to the Prometheus project at 303 Baldwin.

Although I don't know what their intentions are for the penthouse level, I do particularly like their use of floor to ceiling glass walls that, with the extensive landscaping and greenery planned around it, give the structure a garden pavilion quality that makes the roof almost seem to float. It would be great if that area were accessible to the public. Combined with the proposed rooftop open space at 303 Baldwin, we could have two, very elegant public/private spaces to enjoy in the neighborhood.

My only concern with this project, as I said at the community meeting, relates to the bus stop on the 1<sup>st</sup> Avenue side. The design calls for extensive improvements to the west and south perimeters, but if the bus stop on 1<sup>st</sup> – and its companion on the other side of the street – isn't moved, the amenities being proposed will be rendered little more than a fancy bus stop, rather than a public promenade/gathering space. I urge the city to look at relocating those bus stops into the CalTrain station, where they would make more logical sense, and help make the station more of a public transit hub versus a single service center.

Thanks for your time, and I'm looking forward to seeing how this project evolves, and to the additional, community improvements that are being discussed along B Street and elsewhere in downtown.

Cheers!

Russ

Russell Ito  
[REDACTED]  
San Mateo, CA 94401  
[REDACTED]

From: Ann Rarden  
Sent: Thursday, April 14, 2022 1:25 PM  
To: Julia Klein <jklein@cityofsanmateo.org>  
Subject: forecast for needed retail space

Hi, Ms Klein--I attended the neighborhood meeting on Monday, April 11th, to learn some details of the pre-application planning for 31-57 S. B St. The presentation was well done, and community questions seemed to be answered satisfactorily, aside from the one about current retailers being able to be accommodated in the new building.

I didn't ask my question that evening because I felt it was more appropriately addressed to city staff like you. What forecast has the city made about the need for retail space in the future? Given the number of retail spaces currently for lease on 3rd and 4th Avenues and on B. St itself, I'm not sure that retail space is our highest need. Having attended some housing meetings, it seems that housing that is affordable for families who like San Mateo and are currently renting but wish to purchase homes here should be our highest priority. These families are eager to continue living in our community. I am dismayed when I walk by the construction on Baldwin between Ellsworth and S.B and see that site touting luxury housing units for singles. Are we missing the mark with that construction? I understand that Havest Properties is reluctant to include two or three affordable units in their proposed building because they cannot offer the amenities that renters/owners would want, but there is a laundromat down the block and across the street. Could Harvest negotiate for designated parking places in the city's downtown garage across from the train station?

I'd encourage your department and the planning commission to do some creative thinking about how to incorporate housing that is affordable for middle class families who will exit our city, much as they love the vibe, the schools, the parks, the neighbors, the commute, the rail/bus lines, if we don't tackle this problem. And please don't let developers off the hook so easily with the option of off-site affordable housing. I assume that's what the Build Group did for the Baldwin/Ellsworth/S. B building.

Thank you in advance for your thoughtful response to this query.

Ann Rarden  
[REDACTED]  
San Mateo, CA 94401  
[REDACTED]

**From:** Victor Hanna <victor@bettymills.com>  
**Sent:** Wednesday, April 6, 2022 1:13 PM  
**To:** Preston O'Connell <poconnell@harvestproperties.com>; Julia Klein <jklein@cityofsanmateo.org>  
**Cc:** Tyler Issadore <tissadore@harvestproperties.com>; Claire Wang <cwang@harvestproperties.com>  
**Subject:** RE: 31-57 B Street San Mateo Project

Thank you Preston for the great detail. That is very helpful.

Best of luck on the project.

Regards,  
Vic

Victor Hanna  
Chief Betty  
The BettyMills Company  
[www.BettyMills.com](http://www.BettyMills.com)  
[victor@bettymills.com](mailto:victor@bettymills.com)  
650-645-6260 Direct

**From:** Preston O'Connell <[poconnell@harvestproperties.com](mailto:poconnell@harvestproperties.com)>  
**Sent:** Wednesday, April 6, 2022 9:30 AM  
**To:** Victor Hanna <[victor@bettymills.com](mailto:victor@bettymills.com)>; [jklein@cityofsanmateo.org](mailto:jklein@cityofsanmateo.org)  
**Cc:** Tyler Issadore <[tissadore@harvestproperties.com](mailto:tissadore@harvestproperties.com)>; Claire Wang <[cwang@harvestproperties.com](mailto:cwang@harvestproperties.com)>  
**Subject:** RE: 31-57 B Street San Mateo Project

This email originated from an external account, use caution when responding, clicking on links, or opening an attachment.

Victor,  
Thank you kindly for reaching out and it is nice to meet you via email. We have only submitted our “pre-application” for the project so we are very early on in the process. Typically, the entitlement process can take anywhere from 1-2 years where we have to go through several community hearings, planning commission study session, submit our major application and then planning commission/city council for final consideration. If approved, it will take another 12 months to get building permits. Its likely 3 years or more before construction would commence. Lastly, the city has strict guidelines on construction activities where the ownership needs to mitigate dust, work during set hours etc. Please let us know if you have any further questions and we would welcome the opportunity to meet in person or over the phone/zoom.

Best,  
Preston

**Preston O'Connell | Partner**  
Harvest Properties, Inc.

direct | **510.466.1485**  
main | 510.594.2050  
contact | [vCard](#)

180 Grand Avenue | Suite 1400 | Oakland, CA 94610

[HarvestProperties.com](http://HarvestProperties.com)

**From:** Victor Hanna <[victor@bettymills.com](mailto:victor@bettymills.com)>

**Sent:** Tuesday, April 5, 2022 5:01 PM

**To:** [jklein@cityofsanmateo.org](mailto:jklein@cityofsanmateo.org); Preston O'Connell <[poconnell@harvestproperties.com](mailto:poconnell@harvestproperties.com)>

**Subject:** 31-57 B Street San Mateo Project

Hello Julia, Preston – I just relocated our headquarters to an office space at 19 B street, which is adjacent to the B. Street development in pre-application.

I am curious, in the best case scenario, when would ground break on the development? I would anticipate a lot of construction noise and would like to have some understanding when the earliest if approved, this may commence.

Thank you.

Victor Hanna

Chief Betty

The BettyMills Company

[www.BettyMills.com](http://www.BettyMills.com)

[victor@bettymills.com](mailto:victor@bettymills.com)

650-645-6260 Direct



**From:** 437 San Mateo 12 <437@cinemark.com>

**Sent:** Tuesday, April 5, 2022 11:47 AM

**To:** Julia Klein <jklein@cityofsanmateo.org>

**Subject:** 31-57 S. B St., Pre-Application

Got the notice today regarding the planned project to convert 31-57 South B Street into a 42,000 square foot 4 story mixed commercial/office space. Will there be a parking area underground like other buildings similar to this in the area? If not where is the parking for this proposal coming from? Main street parking garage gets really full as it is so I was wondering what the parking situation is going to be.

Thank you,  
Mohammed Taki  
General Manager

**San Mateo 12** #437

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Office #: (650) 558-0559

Fax #: (650) 558-0737

E-Mail: [437@cinemark.com](mailto:437@cinemark.com)





**From:** Laurie Livingston

**Sent:** Monday, April 4, 2022 7:50 PM

**To:** Julia Klein <jklein@cityofsanmateo.org>

**Subject:** Pre-Application 31-57 S. B St

Hello Julie,

I am a resident on Saint Matthews Ave.

In my opinion, San Mateo does NOT need more office space, especially NOT in downtown.

I think the above proposed project is NOT appropriate.

What we do need is a reasonably priced supermarket for residents living by the north end of downtown since Trags is gone, and restaurants & other gathering places downtown that genuinely welcome residents of all ethnicities.

Thank-you for reading this and for your consideration.

Sincerely,

Laurie Livingston

[REDACTED]

San Mateo 94401