

From: anne spanier [REDACTED]
Sent: Tuesday, February 1, 2022 12:01 PM
To: Planning <planning@cityofsanmateo.org>
Subject: New building on on 4th Street

As a resident of the Stratford I am writing to ask for consideration of a modification of your new building. Please consider reducing the number of floors to no more than 5 and create an attractive roof garden for both the future residents and their neighbors. It will pay off in the end.
Anne Spanier

Sent from my iPhone

From: Maxine Turner <[REDACTED]>
Sent: Thursday, July 21, 2022 4:26 PM
To: Julia Klein <jklein@cityofsanmateo.org>
Subject: Talbots project

Please add me to the contact list for this project at 445 S. B st.

Also, please answer these questions:

- 1) is the entire housing project only 60 units
- 2) are all the housing units affordable
- 3) what level of affordability
- 4) will there be units with 3+ bedrooms for families

Thank you.

From: Julia Klein
Sent: Tuesday, August 30, 2022 12:20 PM
To: Hannah Hughes <hannah@lozeaudrury.com>
Subject: RE: 445 South B Street, Bespoke Pre-Application

Hi Hannah,

The Pre-Application is intended to gather input for a potential project at its conceptual stage and provide the applicant opportunity to factor the input as they further develop the project design. As such, the Pre-Application is not subject to CEQA.

When the developer submits a formal Planning Application for a development, then city staff would review per the provisions of CEQA.

I hope the above is helpful, let me know if you have further questions.

-Julia

Julia Klein
Principal Planner
City of San Mateo
650.522.7216

From: Hannah Hughes <hannah@lozeaudrury.com>
Sent: Tuesday, August 30, 2022 11:50 AM
To: Julia Klein <jklein@cityofsanmateo.org>
Subject: 445 South B Street, Bespoke Pre-Application

Good afternoon Julia,

What is the CEQA status of 445 South B Street, Bespoke Pre-Application?

Thank you in advance for your time.

Best,

Hannah Hughes (she/her)
Paralegal
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, California 94612
[\(510\) 836-4200](tel:(510)836-4200)
[\(510\) 836-4205](tel:(510)836-4205) (fax)
Hannah@lozeaudrury.com

From: DA <[REDACTED]>
Sent: Tuesday, August 30, 2022 12:54 PM
To: Julia Klein <jklein@cityofsanmateo.org>
Subject: 445south B

Hello Ms Klein,

I'm writing in regards to this project. My concerns are that the architecture is very similar to the near by buildings built or being built. It would be nice if San Mateo preserves some architectural features that have more substance then just glass and brick on these new buildings. What makes San Mateo unique is the different styles and materials used on buildings. it's a not that hard to come up with a more historical design. After all once this is gone, there is no reason to have historical guidelines.

Thank you

Dino Antoniazzi

From: Preston O'Connell <poconnell@harvestproperties.com>
Sent: Tuesday, August 30, 2022 6:37 PM
To: Julia Klein <jklein@cityofsanmateo.org>; Robert Harker [REDACTED]
Cc: Kathy Kleinbaum <kkleinbaum@cityofsanmateo.org>; Stone, Jonathan <JStone@prometheusreg.com>; Jennifer Wong <jwong@altahousing.org>; Tyler Issadore <tissadore@harvestproperties.com>; Claire Wang <cwang@harvestproperties.com>
Subject: RE: 4TH & B Bespoke project will impact housing by 283 housing units (math included)

Robert – Thank you for submitting your feedback regarding our project and I wanted to follow up to Julia's email to provide some additional context. I also removed some people off the email chain to be mindful of their inbox. As a local Bay Area real estate firm, we pride ourselves on being transparent with the City and Community and aim to propose projects that meet the goals and needs of the City/Community. We apologize if certain aspects of our application seemed disingenuous as that most definitely was not our intent and we would be happy to provide whatever project information you need. Additionally, we would welcome the opportunity to sit down and discuss our project as I think it might clarify a few of the issues you raised.

The jobs-housing imbalance is something our partnership takes very seriously as we are one of the largest residential developers in the Peninsula. We are constantly trying to find creative ways to produce housing. For example, we recently broke ground on a project in San Mateo that will demolish 225,000 square feet of office space and deliver 290 for-sale residential units that will cater to first time home buyers and provide 10% of the units to low-income. These are mostly 2-4 bedroom units that are bigger than typical apartments and harder to find opportunities to develop. This project alone will do a lot to help reverse the jobs housing imbalance in San Mateo.

We will be hosting a community outreach meeting via zoom for the project on September 1st to share additional information about the project as well as receive feedback from the community. If you would like to attend, we would be happy to forward the zoom link details.

Lastly, we would welcome the opportunity to meet individually to further discuss the project.

We look forward to connecting.

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

From: Julia Klein <jklein@cityofsanmateo.org>

Sent: Friday, August 19, 2022 10:52 PM

To: Robert Harker [REDACTED]

Cc: City Mgr <citymgr@cityofsanmateo.org>; City Council (San Mateo)

<CityCouncil@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>;

Kathy Kleinbaum <kkleinbaum@cityofsanmateo.org>; Preston O'Connell

<poconnell@harvestproperties.com>; Stone, Jonathan <JStone@prometheusreg.com>; Jennifer Wong

<jwong@altahousing.org>

Subject: RE: 4TH & B Bespoke project will impact housing by 283 housing units (math included)

Hello Mr. Harker,

I appreciate your interest in this project and taking the time to reach out to the city. I'd like to take this opportunity to respond to a few of the points/questions raised in your email.

First, the project is at the Pre-Application stage which is intended to provide an early look at a project while the project is still in its conceptual stage. The goal is to gather early input from the community and Planning Commission before the project is fully designed. The project team would factor the input as they further develop the project and prepare to submit for a formal Planning Application.

The Pre-Application stage is comprised of a Neighborhood Meeting and a Planning Commission study session. Both are opportunities to learn about the project and share comments, concerns and ideas for improving the project.

Regarding the quality of the Pre-Application plans, at the conceptual stage the project plans do not contain the level of detail that would typically be seen in a formal Planning Application. However, I see there is interest in some project data and will reach out to the applicant team to provide a summary data sheet, and will post it online when it's ready.

Second, I believe there may be a misunderstanding regarding this project and the parties involved. The project is a public-private partnership, and the development team was selected through a competitive process that included multiple City Council public meetings.

It may be helpful to know that the parties involved in the partnership include the City a property owner (for a portion of the project site) and a team of three partner developers (Alta Housing, a non-profit housing developer, Harvest Properties and Prometheus).

Third, it should be noted that the City, in its role as a property owner, has required the project to maximize housing units on the city-owned portion of the block. The project site comprises the entire block from South B Street to Railroad Avenue, between 4th Avenue and 5th Avenue including the former Talbot's and City-owned 4th Avenue parking lot sites. The proposed 60-unit affordable housing building would be located on the City-owned parking lot portion of the block.

Fourth, as the project is at the Pre-Application or conceptual stage, a detailed analysis and technical studies has not yet been completed. For example, a project specific parking demand study would be done during the formal Planning Application stage. As such, some of the questions below would need to wait until the formal Planning Application stage to be addressed.

I hope the above information is helpful. Please let me know if you would like to schedule a call or meeting to discuss further. And let me know if you'd like to be added to the Interested Parties List for this project.

Thank you,
Julia

Julia Klein
Principal Planner
City of San Mateo
650.522.7216

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

From: Robert Harker [REDACTED]
Sent: Thursday, August 18, 2022 4:04 PM
To: Planning Commission <PlanningCommission@cityofsanmateo.org>; Julia Klein <jklein@cityofsanmateo.org>
Cc: City Mgr <citymgr@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; poconnell@harvestproperties.com
Subject: 4TH & B Bespoke project will impact housing by 283 housing units (math included)

I consider myself an amateur urban planner having been interested in the subject for over 50 years. I find the pre-application for the 4TH & B ("Bespoke") project PA_2022-023 very disingenuous. What are the developers trying to hide? My personal opinion is that they are hiding the imbalance between office space and housing of this project and how much worse it will make the housing crisis.

Why are the plans disingenuous? Normally on a set of project plans for a mixed use development the first page includes useful summary information. Sq. Ft. of office space, number of residential units, number of parking spaces. The first page of this project plan shows parking spaces and a not very useful set of square footage information. A total for both office space and residential space combined. After looking through 20 or so pages, I never found useful summary information.

I did find office square footage on the planning department's web page, 155,000 Sqft. I found floor plans for the residential building on pages AR2.02-AR2.03 (page 35 of 45) and counted 60 units. So I will use those numbers.

So my question is "What are the developers trying to hide?" My personal opinion is that they are hiding the imbalance between office space and housing of this project. I am sure someone will claim the project is doing something about the housing crisis. Which it is. The project is making the housing crisis worse by somewhere between 198 and 283 housing units.

How did I come up with these numbers? Simple planning metrics. In most office developments a parking space is required for every employee based on 300 Sqft of office space per employee.

So:
 $155,000 / 300 = 516.7$ employees.

These employees need a place to live. So assuming 2 working adults per housing unit:
 $516 / 2 = 258$ housing units required for the employees.

But not all employees live to working adults per unit. Single parent households, people who prefer to live alone in a studio apartment, etc. Also the project will employ other people not included in the office worker count. Security guards, janitors, gardeners, food workers, etc. So a more reasonable metric is 1.5 working adults in each unit or $2/3$ of a housing unit per office worker. So:
 $516 * 0.666 = 343$ housing units required for the employees.

So this development project is going to make the housing crisis in the City of San Mateo worse by somewhere between 198 and 283 housing units.

The old argument that the worker will live "somewhere else" no longer holds water because the available housing is in the central valley. The high paying office workers will displace slightly lower paid workers who will displace workers paid less. The end result is that somewhere between 198 and 283 households will be forced to move to the central valley or double up, triple up, quadruple up in a single family home. This leads to houses that have 4 families living in them.

Is there a mistake in my math? Is there a flaw in my assumptions about per worker housing requirements? Please tell me because I see this project making the City of San Mateo housing crisis significantly worse.

Finally, why is the housing next to the railroad tracks and the office space on the nicer B street? Are the residents expected to be second class people? Office space is empty at night and residents sleep at home at night where the frequent trains keep people awake.

Thank you for your consideration,
RLH

Robert Harker

[REDACTED] email preferred
[REDACTED], landline

* PRIVILEGE AND CONFIDENTIALITY NOTICE: This message, together with any attachments, is intended only for the use of the individual or entity to which it is addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination or copying of this message or any attachment is strictly prohibited. If you have received this message in error, please notify the original sender immediately by telephone or by return e-mail and delete this message along with any attachments from your computer. Thank you.

From: Maurine Killough [REDACTED]
Sent: Thursday, September 1, 2022 3:25 PM
To: Michael [REDACTED]; poconnell@harvestproperties.com
Cc: Julia Klein <jklein@cityofsanmateo.org>
Subject: RE: 401-445 B St. (PA-2022-023)

Well said, Michael. It is sensible to consider the style of our downtown so that it can continue to thrive.

Maurine Killough

You are not IN the Universe you ARE the universe—an intrinsic part of it.

Ultimately you are not a person, but a focal point where the universe is becoming conscious of itself.

What an amazing miracle.—Eckhart Tolle

Smilingeyestribe.com

lwritemyself.wordpress.com

From: Michael [REDACTED]
Sent: Thursday, September 01, 2022 2:45 PM
To: poconnell@harvestproperties.com
Cc: Klein, Julia <jklein@cityofsanmateo.org>
Subject: 401-445 B St. (PA-2022-023)

I'm writing regarding the application for the Talbot's/Tomatina block of downtown San Mateo. I'd like to echo the sentiments of Keith Weber, in that while I completely support the construction of especially affordable housing on this site, this particular site sits right near the core of our crown jewel - our historic downtown. Unfortunately this project is just another bland, generic building that does a disservice to our unique historic district. I'm asking you as a resident of Central who spends a lot of time downtown and who moved here specifically for it along with my family, to take this opportunity to make a statement with this project. Create something bold, but one that scales down and back to meet the downtown buildings towards the corner of 4th and B, and with a design that people 100 years from now will stop and admire. No more square ice cubes, please - not here! Mr. Weber's thoughtful response provides many excellent examples of stunning architecture - go back to the drawing board and come up with something you and San Mateo will both be proud of for generations.

Thanks - Michael Weinbauer

From: Maurine Killough <[REDACTED]>

Sent: Thursday, September 1, 2022 6:25 PM

To: poconnell@harvestproperties.com; Julia Klein <jklein@cityofsanmateo.org>

Subject: 401-445 B St. (PA-2022-023)

I am a longtime resident on 4th Avenue near downtown San Mateo. I understand there is an application for development of the Talbot's/Tomatina block of downtown San Mateo. San Mateo has done a lot to add additional housing. We have a lot of construction going on right now and I think we need to be mindful of new projects to ensure it fits in with the small town feel our unique downtown has.

For those of us who live and work here, we use downtown a lot. We bring visitors and guests to this downtown. I do not want it to lose its character. I would think this would be important to the planners and the council members.

Thank you for re-thinking this project and taking into consideration a development that would be an asset to our downtown and community.

--Maurine Killough

[REDACTED]

San Mateo, CA [REDACTED]

From: Lorenzo Freschet <[REDACTED]>
Sent: Thursday, September 1, 2022 8:45 PM
To: dtsm@harvestproperties.com; Julia Klein <jklein@cityofsanmateo.org>
Subject: B St Development

Hello Preston & Julia,

Our family owns the downtown San Mateo property caddy-corner across 4th & B from your development. Our tenants are T-Mobile & Pausa Restaurant. We have deep roots in the area and our family has been part of San Mateo since before 1920.

Thanks very much for the opportunity to hear about the new proposal. This is quite a massive project. While we're not developers ourselves, we certainly appreciate how a well designed property can transform a city. We look forward to hearing how yours progresses.

Please put me on the Interested Parties List for this project. And if the opportunity presents itself, let me know if you can meet for coffee or lunch sometime.

Regards,

Lorenzo Freschet
[REDACTED]

From: Preston O'Connell <poconnell@harvestproperties.com>
Sent: Thursday, September 1, 2022 4:27 PM
To: Keith Weber <[REDACTED]>
Cc: Julia Klein <jklein@cityofsanmateo.org>; Claire Wang <cwang@harvestproperties.com>
Subject: RE: 401-445 B St. (PA-2022-023)

Mr. Weber,

We really appreciated receiving your incredibly thoughtful letter as it shows how much you care about our neighborhood and preserving its architectural character. Your letter clearly articulates the importance of respecting the Downtown area's historic fabric while creating a unique architectural statement that will tie into the established neighborhood context. Thank you for providing the detailed examples of the mixed-use projects that have done this successfully in the past.

We agree with you. It is our top design priority to create an architecture that mediates between the historic vernacular and contemporary demands for the interior space while staying consistent with the City's Downtown Retail Core design guidelines and the General Plan's vision and intent. The extensive use of brick is intended to relate in scale and materiality to the traditional architecture in the neighborhood. The building façade is carefully designed and articulated to better align and compliment some of Downtown's more outstanding buildings as you suggested. The broader expanses of glazing are oriented away from the existing residential area and are meant to showcase the natural beauty and warmth of the timber structure while minimal materials at the glazed facades reduce visual impact. The goal is to make the commercial building construction of mass timber which is not only highly sustainable given the regenerative nature of wood and its associated carbon sequestration but also architecturally significant.

We would very much appreciate the opportunity to sit down with you to discuss our project and learn more about how you think we can better combine contemporary needs and contextual design. I'm including Claire Wang on this email too. Claire works with me on the project and can help provide any additional information. Her email address is cwang@harvestproperties.com.

Thank you again for taking the time to write this letter, and we look forward to hearing back from you. Also please feel free to refer to me as Preston.

Best regards,

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](https://www.harvestproperties.com)

From: Keith Weber <[REDACTED]>
Sent: Monday, August 29, 2022 11:09 AM
To: Preston O'Connell <poconnell@harvestproperties.com>
Cc: Julia Klein <jklein@cityofsanmateo.org>
Subject: 401-445 B St. (PA-2022-023)

Mr. O'Connell,
Please accept the attached letter regarding Harvest Properties proposed project on the 400 block of B St.
Thank you,
Keith Weber

August 29, 2022

Preston O'Connell
Harvest Properties
180 Grand Ave., Suite 1400
Oakland, CA 94612
Via email: poconnell@harvestproperties.com

SUBJECT: 401-445 South B Street Pre-Application (PA-2022-023)

Dear Mr. O'Connell,

I am writing in regards to your proposed development of an entire block in downtown San Mateo. As you know, it is a very prominent site and the project will have a large presence in the downtown. It is also an opportunity to create a distinctive architectural statement that will compliment some of Downtown's more outstanding buildings and add to the sense of place established along B Street and parts of Third Avenue.

I respectfully request that you consider a more traditional design style of architecture for the project. Highlighted below some examples of very successful mixed use projects built recently that combine contemporary needs and contextual design.

Greystar Corporate Headquarters, Charleston, SC

The five-story, 82,000-square-foot building introduces a modern, mixed-use development into a historical urban context. Bob Faith, Chairman and CEO of Greystar said, "the result is an intuitively designed property that thoughtfully integrates architectural relevance with modern, progressive design."

<https://www.greystar.com/about-greystar/newsroom/greystar-building-hq>



The Metropolitan Lofts, Morristown, NJ

A new traditional style mixed use rental and retail expands the design vision of the town's historic Central Business District.

<https://www.mhsarchitects.com/architecture/metropolitan-lofts/>



Kenyon Square, Washington, DC

Mixed use condominium and retail. The architecture of the building reflects the varied styles of Washington, D.C. The southern facade is a deco style with large expanses of glass and wonderful views of the city. The northern portion of the building is designed in an Italianate style, echoing the design of Grand Washington apartment houses.

<https://tortigallas.com/portfolio/kenyon-square>



State Street Village, Redlands, CA

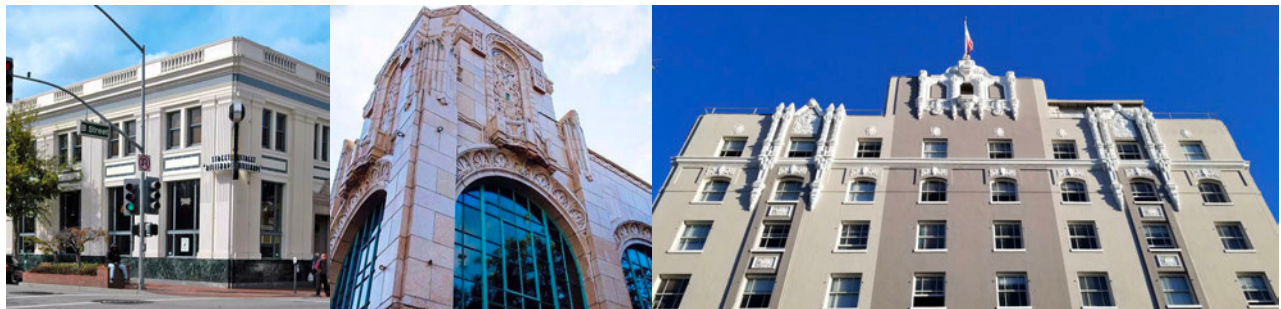
Residential and commercial over retail. Through the use of a variety of exterior finishes and architectural styles, this new block forms a strong relationship to the existing downtown.

<https://tortigallas.com/portfolio/state-street-village>



It is my sincere hope that you take advantage of this development opportunity and create a lasting and memorable work of architecture that will stand the test of time. I would be happy to discuss this in more detail at your convenience.

Sincerely,
Keith Weber
San Mateo



From: Daniel Shefer [REDACTED] >
Sent: Tuesday, September 6, 2022 7:46 AM
To: Julia Klein <jklein@cityofsanmateo.org>
Subject: Feedback on the Talbot lot development project

Julia,

Please confirm receipt of this email and forward it to the commission. If you feel it is appropriate, you can forward it to the developer as long as you remove my contact info.

I will do my best to attend the planning committee in person on the 13th.

Here is my feedback on the design of the project planned on the current Talbot plot.

1. The combination of the large glass panes at street level and exposed brick are very similar to the proposed building on Kelly Moore lot and are out of character for the downtown area. Please change the design to better fit in with the buildings that give downtown its unique character such as the Ben Franklin Hotel, the Medical Arts buildings and the low slung buildings around them. I don't expect an Art Deco building but I'm confident that the design can be improved to better fit in.
2. The design of the residential building on the plot shows a non-descript rectangle with small equidistant windows that makes it look like an ugly office building or possibly a parking structure. We have enough eye sores like the Romel building, Ryan Towers, Union Bank and the Lesley Towers buildings. Please don't add to them.
3. Limiting the number of parking spots available to residents to less than 1 per unit will increase pressure on downtown parking. Please reconsider.

Thank you.

Daniel Shefer

From: Tyler Issadore <tissadore@harvestproperties.com>

Sent: Thursday, September 8, 2022 6:13 PM

To: [REDACTED]

Cc: Preston O'Connell <poconnell@harvestproperties.com>; Julia Klein <jklein@cityofsanmateo.org>

Subject: RE: 401-445 B St. (PA-2022-023)

Hi Maurine – Hope you are doing well. Thank you for the below email. We definitely agree with your statement regarding designing buildings to fit within the context of the downtown. The extensive use of brick is intended to relate in scale and materiality to the traditional architecture in the neighborhood. Additionally, we are currently at our pre-application stage of the project which is used to gather feedback from the community and city and then the next stage will be to incorporate this feedback to create the best possible project for the City and community. Lastly, we are very focused on delivering a project that helps enhance and activate the public realm experience through increased sidewalk widths and a corner plaza condition at 4th and B Street to create places for gathering as well as highly curated retail on the ground-floor.

Please don't hesitate to reach out with any additional feedback.

Thank you,

Tyler

Tyler Issadore | Director

Harvest Properties, Inc.

direct | 510.808.5212

Begin forwarded message:

From: Maurine Killough [REDACTED]

Date: September 2, 2022 at 7:56:06 AM PDT

To: Preston O'Connell <poconnell@harvestproperties.com>, jklein@cityofsanmateo.org

Subject: 401-445 B St. (PA-2022-023)

I am a longtime resident on 4th Avenue near downtown San Mateo. I understand there is an application for development of the Talbot's/Tomatina block of downtown San Mateo. San Mateo has done a lot to add additional housing. We have a lot of construction going on right now and I think we need to be mindful of new projects to ensure it fits in with the small town feel our unique downtown has.

For those of us who live and work here, we use downtown a lot. We bring visitors and guests to this downtown. I do not want it to lose its character. I would think this would be important to the planners and the council members.

Thank you for re-thinking this project and taking into consideration a development that would be an asset to our downtown and community.

--Maurine Killough

[REDACTED]

From: Michael Weinbauer [REDACTED]
Sent: Thursday, September 8, 2022 6:53 PM
To: Tyler Issadore <tissadore@harvestproperties.com>
Cc: Preston O'Connell <poconnell@harvestproperties.com>; Julia Klein <jklein@cityofsanmateo.org>
Subject: Re: 401-445 B St. (PA-2022-023)

Great to hear Tyler - look forward to seeing the changes. Appreciate the update and your support here - it's an important project in a key location so well worth some extra attention and investment up front to get it right. Thanks - Mike

From: Tyler Issadore <tissadore@harvestproperties.com>
Sent: Thursday, September 8, 2022 6:09:23 PM
To: [REDACTED]
Cc: Preston O'Connell <poconnell@harvestproperties.com>; jklein@cityofsanmateo.org <jklein@cityofsanmateo.org>
Subject: RE: 401-445 B St. (PA-2022-023)

Hi Michael – Hope you are doing well. Thank you for the below email. As long-term owner's and stakeholders within the City, we absolutely want to build a project that the community and ourselves can be proud of for a very long time. We greatly appreciate the thoughtful letter Mr. Weber provided as well as the feedback received during the community meeting. We have relayed the feedback to our design team and look forward to incorporating potential design ideas as part of our major application to put forward a project that can be a staple for the downtown while maintaining ties into the established neighborhood.

Please don't hesitate to reach out with any additional feedback.

Thank you,
Tyler

Tyler Issadore | Director
Harvest Properties, Inc.
direct | 510.808.5212

From: Michael [REDACTED]
Date: September 2, 2022 at 7:56:27 AM PDT
To: Preston O'Connell <poconnell@harvestproperties.com>
Cc: "Klein, Julia" <jklein@cityofsanmateo.org>
Subject: 401-445 B St. (PA-2022-023)

I'm writing regarding the application for the Talbot's/Tomatina block of downtown San Mateo. I'd like to echo the sentiments of Keith Weber, in that while I completely support the construction of especially affordable housing on this site, this particular site sits right near the core of our crown jewel - our historic downtown. Unfortunately this project is just another bland, generic building that does a disservice to our unique historic district. I'm asking you as a resident of Central who spends a lot of time downtown and who moved here specifically for it along with my family, to take this opportunity to make a statement with this project. Create something bold, but one that scales down and back to meet the

downtown buildings towards the corner of 4th and B, and with a design that people 100 years from now will stop and admire. No more square ice cubes, please - not here! Mr. Weber's thoughtful response provides many excellent examples of stunning architecture - go back to the drawing board and come up with something you and San Mateo will both be proud of for generations.

Thanks - Michael Weinbauer

From: Michael Nash [REDACTED]
Sent: Wednesday, September 14, 2022 11:56 AM
To: Zachary Dahl <zdahl@cityofsanmateo.org>
Subject: Fwd: Harvest Properties Proposed Projects

There has been substantial agreement among my contacts that this is a great letter that expresses the views of many San Mateans. I wanted to pass it on to be sure you are aware of this concern.

Thanks

Michael Nash
[REDACTED]

Begin forwarded message:

From: Keith Weber [REDACTED]
Subject: Fwd: Harvest Properties Proposed Projects
Date: September 13, 2022 at 2:33:51 PM PDT
To: Mike Nash [REDACTED], Lisa Vande Voorde [REDACTED], Dianne Whitaker [REDACTED], Keith Weber [REDACTED], Laurie Watanuki [REDACTED], Ruthmary Cradler [REDACTED], Laurie Hietter [REDACTED], Maxine Turner [REDACTED], Dino Antoniazzi [REDACTED]

----- Forwarded message -----

From: Keith Weber [REDACTED]
Date: Tue, Sep 13, 2022 at 2:30 PM
Subject: Harvest Properties Proposed Projects
To: <poconnell@harvestproperties.com>
Cc: Claire Wang <cwang@harvestproperties.com>, Julia Klein <jklein@cityofsanmateo.org>

Hi Preston,

Thank you for your 9/1/22 response to my letter regarding your project on the Talbot's site. My comments express the sincere concerns of most San Mateans who care about downtown and are equally applicable to your "Donut Delight" project and the flurry of other similarly designed projects by other developers. Currently there are at least eight projects either built, under construction or proposed in the downtown that, except for a subtle rearrangement of materials, all look the same. Why is that?

There was a time, not too long ago, that new buildings were built in the spirit of downtown, complementing the historic architecture, using traditional architectural vocabularies while serving contemporary demands, and all with individually distinct architectural personalities. Here are a few current examples from San Carlos, Redwood City, San Bruno and San Jose that continue this tradition.





Now, for whatever reason, downtown San Mateo has been presented with an overabundance of sameness, buildings that look more like brick and glass massing diagrams than distinguished or creative architecture.



445 S. B Street (Talbots)
Aug. 2022



405 E. 4th Ave.



222 E. 4th Ave (Draegers)
2021



Block 21, 500 E. 3rd Ave
Spring 2022



31-57 S. B Street
Spring 2022



3rd & Claremont
2020



400 S. El Camino Real

24 Hour Fitness 2022
Westlake

I attended the virtual Neighborhood Meeting and noticed that there were many people expressing the same concern about the architecture. And there are many more who did not attend who also feel that the architecture we are getting in San Mateo is not of the quality it could or should be.

I sincerely hope that you will be willing to take your two downtown San Mateo projects back to the drawing board and come up with different designs that are more compatible with the diverse architectural styles, detailing and craftsmanship we have in downtown - Art Deco, Spanish Colonial Revival, Greek Revival, Italian Renaissance. This is all we ask. It is not a request to "mimic" older styles, but to be inspired by them, to converse with them, and to respect them and the greater San Mateo community through the language of architecture.

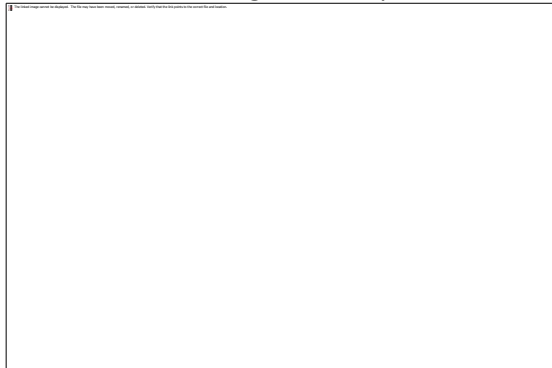
Thank you,
Keith Weber

From: Laurie Hietter [REDACTED]
Sent: Thursday, September 15, 2022 10:28 AM
To: poconnell@harvestproperties.com; Julia Klein <jklein@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: Fwd: Harvest Properties Proposed Projects

Good morning,

The city is adding high-rise buildings at a rapid pace, which is changing the look of our downtown and decimating small businesses. Please review the thoughtful email below regarding concerns about the architectural style of the buildings. I completely agree with Mr. Weber that the architecture does not reflect the quality of our downtown buildings and that our city deserves better.

101 S. Ellsworth is a good example of architecture that better fits in with the downtown buildings.



101 S. Ellsworth

Please reconsider the architecture of the downtown buildings to include more traditional architectural elements and include ground-floor retail.

Thank you,
Laurie Hietter

----- Forwarded message -----

From: Keith Weber [REDACTED]
Date: Tue, Sep 13, 2022 at 2:34 PM
Subject: Fwd: Harvest Properties Proposed Projects
To: Mike Nash [REDACTED], Lisa Vande Voorde [REDACTED], Dianne Whitaker [REDACTED], Keith Weber [REDACTED], Laurie Watanuki [REDACTED], Ruthmary Cradler [REDACTED], Laurie Hietter [REDACTED], Maxine Turner [REDACTED], Dino Antoniazzi [REDACTED]

From: [REDACTED]
Sent: Thursday, September 15, 2022 7:34 PM
To: Julia Klein <jklein@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Downtown Development

Dear Julie Klein,

I am seriously concerned about the rapid and what I think is reckless development of downtown San Mateo and the lack of your public outreach on its future. It's all about building location, quality, aesthetics, size, setbacks, and blending of old with the new style of architecture that is being proposed. Classic and contemporary transitions need to be seamless. For example, I think the proposal for the Talbots block is cold, unpleasant to look at, just walls, no setbacks and a bad attempt at being some sort of Spanish style.

Several years ago, when doing volunteer work for the city, I helped put together a really nice foldout "Historic Walking Guide tour of Downtown San Mateo" complete with color pictures. The classic buildings and architecture in it date from 1893 -1940. I don't think we want to lose that heritage and destroy it for the sake of progress. Shouldn't we consider taking a step back to look at the whole picture. Do we want a historic district and a new district? Or can we blend buildings together so that the transitions are pleasing to the eye and not an eyesore. Once built it will be too late. What about a conceptual mapping of the future of downtown with different, creative and beautiful architecture style possibilities, heights and density.

I hope to hear from you on this subject

Best
Gary Isoardi
San Mateo

PS - if you would like a copy of the Historical walking guide I would be happy to provide it.