

From: Mia Maddalena [REDACTED]  
Sent: Thursday, September 1, 2022 8:38 AM  
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
Subject: Draegers store and site.

Dear City council members,

I understand the need for more housing downtown but with all the people moving into the downtown area, where Do you think all these people will get their groceries if there is no large grocery store downtown?

Not everyone will eat out all the time and with the prices of restaurants these days who can afford to eat in them regularly. The cost of living is so high we need another affordable grocery store downtown to shop at. You want to promote shopping locally but the variety of stores downtown are dwindling and our town is becoming sad and un-interesting .

The traffic will be a nightmare All those living downtown have to drive to a grocery store in another town. The logical solution is to place a grocery store back into the site where Draegers was!

I'm loosing faith in this town

-Mia Alioto

Sent from my iPad

**From:** Caroline Caufield [REDACTED]  
**Sent:** Wednesday, October 26, 2022 7:50 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** Draeger Redevelopment Project

I would like to voice my concern that the space allocated for a grocery store is inadequate for a full service store. Downtown SM needs a grocery store that offers the full spectrum of food choices, not a quick shop like 7-11. If the developer has put together a plan that does not allow for that, send them back to the drawing board.

Caroline Caufield  
[REDACTED], San Mateo

Sent from [Mail](#) for Windows

From: cj665 (null) [REDACTED]  
Sent: Wednesday, August 31, 2022 3:22 PM  
To: City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
Subject: Save Draegers Market

I am a supporter of Draegers Market and urge the city council to move to save it. It's the only reason I go to downtown San Mateo. There's nothing else there.

I'd rather go to Burlingame Avenue or Laurel in San Carlos. They offer more of a variety of shops and restaurants than San Mateo.

Sent from my iPad

From: DDiz [REDACTED]  
Sent: Thursday, September 1, 2022 9:20 AM  
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
Subject: Please keep Grocery Downtown

Dear San Mateo City Council,

As a "retired" finance and commercial real estate professional, I am always interested in enhancing our communities. I'm well aware of the benefits of development, particularly the beauty of gentrification, efficiencies of modern construction/space and the income both property and sales tax adds to the City. I'm a capitalist at heart but I'm also practical and someone very invested in the daily efficiencies of our community/town. To that point, I very much respect Prometheus and Harvest Properties and their general interest in preserving the needs of community while enhancing urban neighborhoods. What concerns me, however, that many of these developers are not physically invested in these communities - i.e. dropping kids at school, running a quick errand at a nearby full service grocery with efficient parking and running back to school for a parent meeting.

We needed Trags and must keep Draegers. We have a very strong presence of seniors who used Trags and continue to use Draegers. Many of these seniors walk to these grocers and don't have the ability to hop in a car to drive to Borel. As a local parent with kids in school downtown, I frequently stopped in Trags to buy goodies for teachers or a forgotten lunch. With Trags gone I use Draegers in the same way. It is my understanding that the new development where Draegers currently stands is considering amending the ground floor grocery because of loading dock logistics. Figure it out, whether there or nearby. We need multiple grocery options or you will be losing considerable business and tax dollars to Burlingame.

San Mateo needs support for kids, seniors, and grocery stores and unique shopping options. Downtown has an exorbitant amount of restaurants and vacancies. We need to think outside the box but not just big business. Finding a balance is critical. It is no surprise that we need housing, affordable and other. With housing comes hungry mouths but not everyone can afford take out or restaurants every night. Please keep a full service grocer downtown.

Thank you,

Dawn Desautels

My kids are in school downtown

Sent from my iPhone

From: Amanda Alvarado Ford [REDACTED]  
Sent: Thursday, September 1, 2022 9:36 AM  
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
Subject: Grocery store in downtown San Mateo

Dear San Mateo City Council,  
Good morning. I wrote to urge you to maintain a full service grocery store in downtown San Mateo, preferably operated by Draegers. The community needs access to healthy foods. Thank you

Kind Regards,  
Amanda Alvarado Ford

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**From:** Marcus Gilmour [REDACTED]  
**Sent:** Thursday, September 1, 2022 11:13 AM  
**To:** City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>  
**Cc:** Drew Corbett <dcorbett@cityofsanmateo.org>; Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>  
**Subject:** Draeger's Project Update

Dear Council Members and Planning Commissioners,

It was brought to my attention that a community member posted a false update on our Draeger's project on the Nextdoor website yesterday. Here is a link to the post: [Draeger's Project Post](#) (also pasted below in case you can't access nextdoor)

In the post he claims that the project will no longer be providing space for a future grocery store "due to city concerns about the loading dock required for such a store." The purpose of my email here is to assure you all that this is not true. Our plan, which has remained consistent from the outset, is to design the ground floor retail space to accommodate a future grocery store tenant as we recognize how critical it is to the downtown community to have access to a walkable/bikeable grocery store, not to mention the community at large which will benefit from fewer cars on the road. In fact, the goal is to bring Draeger's back into the new project and we are currently discussing this scenario with them now. I'm confident that if I can provide Richard Draeger with some predictability around project approvals/construction timing, etc. that we can come to an agreement on a new lease.

I'm meeting with the individual that posted the nextdoor update today and I will walk him through our plans for the project. In addition, our team continues to engage the community on this project including the Gramercy residents and other key stakeholders. In fact, if you are able to forward any emails or messages you've received on this issue I will reach out to each person individually and offer to meet for coffee to talk about the project.

Finally, I'd encourage folks to visit our project website here: <https://courbanize.com/projects/222-east-4th-ave/information>

Through this site we post project updates and provide a platform for community feedback. To date, we have over 380 comments from community members.

Should you have any questions about the project please don't hesitate to reach out to me directly via email or on my cell [REDACTED]

(We are finally breaking ground on our 180 3<sup>rd</sup> Ave project [formerly Aaron Brothers] on the corner of 3<sup>rd</sup> and Ellsworth later this month and wanted to make you all aware as well)

Regards,

*PLEASE URGENTLY SUPPORT A DOWNTOWN FULL-LINE GROCERY AT DRAEGER REDEVELOPMENT! For more than a year the premise has been that a larger building there would still feature a full-line grocery, albeit at reduced footprint. Other floors would include offices with a floor or two of housing. At a public meeting held earlier this year by the Planning Commission there was every indication that the developer was fashioning the ground floor to include a grocery, and working specifically with Draeger's to return once built. Now however there are indications that the position of a loading dock is causing conflict with the apartment building to the south and with planned bike lanes to the east along B Street. The whole premise of downtown housing is that it reduces car trips when people can walk to retail, restaurants, parks and entertainment. The loss of a full line general grocery after the demise of Trag's would reverse this entire concept for a livable, walkable downtown and is extremely short sighted. I just completed an online poll that hints that what I heard earlier is true—the grocery store may be scrapped from the project, due to city concerns about the loading dock required for such a store. Building much more housing and offices downtown but stripping it of retail and especially a full grocery store is completely illogical. I'm all for bike lanes and strongly and tirelessly supported the bike lanes in North Central on my street. We cannot lose our last general grocery and have people driving to groceries miles away from all the downtown housing. Please, contact the Planning Commission and especially every City Council member and let them know this cannot go forward without a solution that retains a full line general grocer downtown, walkable and Nimes Le ti thr downtown housing and nearby neighborhoods. Thanks!*



MARCUS J. GILMOUR | Principal



[LANE-PARTNERS.COM](http://LANE-PARTNERS.COM)

From: Juliet Hooker [REDACTED]  
Sent: Thursday, September 1, 2022 10:03 AM  
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
Subject: Grocery store needed

Members

We need a grocery store in San Mateo that is large and middle class and easy to access.

Julie Hooker.

Sent from my iPhone



From: Ed Kahl [REDACTED]  
Sent: Thursday, September 1, 2022 10:40 AM  
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
Subject: Support Draeger grocery store

Dear Council members:

Please support a downtown Draeger development with a complete grocery store. Why should people have to waste gas and time driving to multiple store to buy their groceries.

Ed Kahl

From: Edward Keith [REDACTED]  
Sent: Friday, September 2, 2022 3:23 AM  
To: City Council (San Mateo)  
<CityCouncil@cityofsanmateo.org> Subject: Grocery store in  
downtown San Mateo

Dear Council Members:

>> I urge you to make sure we have a full service grocery store in downtown San Mateo. I have heard rumors that they are taking out Draeger's in the new building project.

>> After removing Trags and now Safeway on 17th and soon Trader Joe's, the residents of San Mateo will be left with no major shopping area for groceries, and other essentials. This will be a great hardship for the elderly and the handicapped, and will only add unwanted automobile traffic.

>> Please do not take Draeger's too. It needs a large space to provide for the needs of all the residents. A truncated version of the existing Draeger's will not solve the problem. Please review this situation and make changes that will benefit our community and its residents.

>> Sincerely,  
Edward J Keith

[REDACTED]

From Ed Keith

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**From:** Planning <planning@cityofsanmateo.org>  
**Sent:** Thursday, September 1, 2022 3:50 PM  
**To:** Ashley Snodgrass <asnodgrass@cityofsanmateo.org>  
**Subject:** FW: B Street South Proposed Project -- Keep a full size grocery store as a requirement

Hi Ashely,

The following email was received. Can you please forward to the appropriate staff members.

Thank you,



**Laura Aguirre**

Senior Development Review Technician, Community Development Department  
330 W. 20th Ave., San Mateo, CA 94403  
650-522-7187 | [laguirre@cityofsanmateo.org](mailto:laguirre@cityofsanmateo.org)



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**From:** Suzanne Kennedy [REDACTED]  
**Sent:** Thursday, September 1, 2022 2:41 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>; Planning <[planning@cityofsanmateo.org](mailto:planning@cityofsanmateo.org)>  
**Subject:** B Street South Proposed Project -- Keep a full size grocery store as a requirement

Dear San Mateo City Council Members and San Mateo City Planning Department,

I urge you to support the inclusion of a full size grocery store in this proposed project. The loss of the current Draegers market will be a tragedy for downtown San Mateo, its residents, and visitors if it is not replaced with a full size grocery store, preferably one as service oriented and unique as Draegers. Draegers is a destination for my family and a reason we will go downtown and then go to other stores or businesses. But other families and individuals that live or will live (after more housing is added), having a

full size grocery store is an integral part of a vibrant place to live. There is little value in adding housing near transportation when residents must drive out of the area to go food shopping. Please make sure that this project is not a loss of a community resource by keeping a full size grocery store required for its realization.

Sincerely,  
Suzanne Kennedy

[REDACTED]

San Mateo

From: Jeannine K [REDACTED]  
Sent: Thursday, September 1, 2022 12:38 AM  
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
Subject: Support of a Full-line Grocery Store in downtown San Mateo

To whom this may concern,

I fully support the continuation of a full-line grocery store at the Draeger location. This is one of the wonderful features of living in the downtown area. Walking instead of driving a vehicle to the store. What is left in the downtown area? Restaurants, offices, and banks. Part of affordable housing is to be able to support our area and walk to and from our homes. I support bike lanes however losing our last general grocery store and being forced to rely on an automobile will lose the appeal of downtown affordable housing.

Respectfully,

Jeannine Klopocki  
[REDACTED]  
San Mateo, CA. 94402

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**From:** Jean Kovacs [REDACTED]  
**Sent:** Wednesday, August 31, 2022 5:53 PM  
**To:** City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
**Subject:** Draegers Replacement

Please include a Draegers replacement in the same location. San Mateo needs a downtown full-service grocery store.

Jean Kovacs  
Partner

**HILLSVEN**

From: Laura Krawec [REDACTED]  
Sent: Monday, September 5, 2022 2:53 PM  
To: Planning Commission <PlanningCommission@cityofsanmateo.org>  
Subject: Regarding Draegers in SM

Someone posted on NextDoor that you are considering not having Draegers in the new bldg in San Mateo.

I'm emailing to say I 100 percent want Draegers to remain with a location in San Mateo and it's essential downtown San Mateo has a grocery store that downtown residents can walk to.

Laura Krawec  
[REDACTED]

San Mateo  
[REDACTED]

Sent from my mobile

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**From:** Levaggi, Scott [REDACTED]  
**Sent:** Thursday, September 1, 2022 10:12 AM  
**To:** City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
**Cc:** Scott and Anna Levaggi [REDACTED]  
**Subject:** grocery store

To whom it may concern,

I have lived closed to downtown SM for 25 years plus and have worked downtown for 15 plus years.  
Downtown needs and must have a sufficient Grocery Store.

Scott Levaggi  
[REDACTED]  
San Mateo, Ca 94402

[REDACTED]

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**From:** Michal Lim [REDACTED]  
**Sent:** Friday, September 2, 2022 7:08 PM  
**To:** City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
**Subject:** Fw: Grocery Store Needed Downtown

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**From:** Michal Lim  
**Sent:** Friday, September 2, 2022 7:03 PM  
**To:** [citycouncil@cityofsanmateo.gov](mailto:citycouncil@cityofsanmateo.gov) <[citycouncil@cityofsanmateo.gov](mailto:citycouncil@cityofsanmateo.gov)>  
**Subject:** Grocery Store Needed Downtown

Dear Council Members,

Please, please, please make sure that San Mateo keeps a grocery store downtown. All the people who will be moving into the new housing units being constructed shouldn't have to drive to a grocery store. I now have 3 friends who are older and have bought condos around downtown. Many reasons were cited for their decision to move out of single-family houses—proximity to stores, restaurants, bus stops, the train, Central Park, the library, and access to groceries. They all shop at Dean's, as do I when I need to go to the bank or do other shopping. We need to keep a full grocery store as well as other small stores. There are so many restaurants which is great but a variety of retailers would be good, too.

I have emailed, taken surveys, and asked questions before without anyone listening or so it seems. One issue I've talked about a lot is the need for parking at the new Trader Joe's that will be constructed by 92. The new location will also be less convenient because it will be on a busier road. I'm only hoping that shopping early in the morning on weekdays will make it easier for us retirees!

Candidly yours,

Michal Lim

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**From:** Mimi Maslan [REDACTED]  
**Sent:** Thursday, September 1, 2022 5:21 PM  
**To:** City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
**Subject:** URGENT - Grocery store need in downtown

To those planning the future of downtown -

**Please, please, please make sure that downtown San Mateo has a full size grocery store** as you plan for the future. I work on 3rd Ave and my husband works down near 9th Ave. While we are residents of Burlingame, I do at least 50% of our grocery shopping at Draegers. It is super convenient to the business district and to all of the apartments/homes in the area. Please plan to keep a grocery store for our convenience and for our quality of life. In addition, there are many elderly in the area that need an option too.

Thank you for reading this.  
Mimi Maslan  
[REDACTED]

**From:** Bob O'Pezio [REDACTED]  
**Sent:** Thursday, November 10, 2022 9:16 AM  
**To:** planning-commission@smcgov.org  
**Cc:** Wendy Lao <wlao@cityofsanmateo.org>; Rendell Bustos <rbustos@cityofsanmateo.org>  
**Subject:** B Street South project

Planning Commission,

- We are writing to urge you to do everything in your power to ensure B Street South is approved **as proposed with a full service grocery store and no taller than five (5) stories.**

Robert & Sharron O'Pezio

[REDACTED]

San Mateo

**From:** Bob O'Pezio [REDACTED]  
**Sent:** Tuesday, October 25, 2022 9:55 AM  
**To:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>  
**Subject:** Lane B Street south proposal

Mr. Bustos,

As senior citizen residents in San Mateo we rely heavily on Draegers market so we strongly urge the Planning Commission to require that a full service grocery store remain at Draeger's location.

We also urge you to require any structure to be a maximum of five stories and preferably less.

Since our previous objections to the proposal (see below) have had no impact please support the current design and not the Planning Commission design which calls for another story on top.  
Thank you,

Robert & Sharron O'Pezio

[REDACTED]  
San Mateo

[REDACTED]  
[REDACTED]

*We vehemently oppose the project and urge you to disapprove Lane's proposal. The project will adversely affect our lives and the lives of all existing residents for the following reasons:*

- 1. Environmental degradation caused by the demolition*
- 2. Noise pollution and inconvenience to surrounding residents and businesses*
- 3. Loss of Draegers a valued retail/grocery store that is within walking distance and critical to nearby residents.*
- 4. Increased traffic congestion with the resulting pollution and inconvenience*
- 5. Negative impact on local restaurants and retailers.*

From: Bob O'Pezio [REDACTED]  
Sent: Saturday, July 9, 2022 6:05 AM  
To: Planning Commission <PlanningCommission@cityofsanmateo.org>  
Subject: Lane B Street south proposal

We vehemently oppose the project and urge you to disapprove Lane's proposal. The project will adversely affect our lives and the lives of all existing residents for the following reasons:

1. Environmental degradation caused by the demolition
2. Noise pollution and inconvenience to surrounding residents and businesses
3. Loss of Draegers a valued retail/grocery store that is within walking distance and critical to nearby residents.
4. Increased traffic congestion with the resulting pollution and inconvenience
5. Negative impact on local restaurants and retailers.

Thank you for your consideration

Robert O'Pezio  
Sharron O'Pezio  
[REDACTED]  
San Mateo, CA  
[REDACTED]

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

From: Judith Paton [REDACTED]

Sent: Tuesday, October 11, 2022 8:44 AM

To: Planning Commission <PlanningCommission@cityofsanmateo.org>

Subject: New high rises downtown

Please take this opportunity to establish design standards for our downtown that add to the historic look, rather than allowing developers to build utilitarian façades that clash with it. In the long run it's good for business because people are drawn to neighborhoods that are attractive. You have already received several pictures of attractive buildings, of which the 101 Ellsworth project is one example. With this many new proposals in the works, this is the time to choose to make our downtown beautiful.

Thank you

Judith Paton

Sent from my iPhone

**From:** Janet Periat [REDACTED]  
**Sent:** Sunday, April 24, 2022 9:28 AM  
**To:** Diane Papan <[dpapan@cityofsanmateo.org](mailto:dpapan@cityofsanmateo.org)>  
**Subject:** Re: Closure of 17th Avenue Safeway

Addendum to my earlier letter:

One of the main reasons for my emotional response regarding the possibility of losing Safeway (along with the logical points I presented):

In October 2020, I woke up from a seizure having lost 30 plus years of memories. I had no idea who my husband of 30 years was. All I knew was that I went to bed at 27 years old in Pescadero and woke up in my grandmother's house here in San Mateo at 61 years old. I lost my ability to drive, I was deeply confused, fatigued and distraught. I lost my ability to use my computer or phone. Caring for myself was like scaling Everest. But I could get to Safeway. I couldn't get to downtown because I'd forgotten how to get there, plus it was too far, but I knew where Safeway was, and I could get there on foot. It became a lifeline for me.

I have since mostly healed. I'm on anti-seizure meds, I can drive, I'm obviously back on the computer, and I can write my humor columns once more, and my novels.

But that experience of losing my cognitive abilities, my through-line, experiencing that extreme disorientation of not recognizing my own husband, losing my past and present, gave me a window into my potential 90s. How hard it would be if I lost my ability to use a computer again, if I didn't have a husband to care for me, if I faced that kind of confusion again. I'm childless and estranged from my family. I have to be able to depend on myself. I want to stay in San Mateo. I know if I lose my mind once more, I'll probably still recognize my grandmother's house. Part of my plan to stay here and care for myself in my later years was the ability to walk to that Safeway.

My adage has always been "Well, at least I'll be able to walk to Safeway to get my food." And now you people are going to take that anchor of safety from me.

So be it. Things change. I keep hearing Bruce Lee's quote in my head: "Be like water, my friend, be like water."

So maybe my river now needs to flow elsewhere. I just was never expecting to lose that Safeway.

However, I'm glad I'm finding out now rather than having Safeway taken away from me at ninety. Like my neighbors. Some of whom are autistic, disabled, in their mid-nineties, dependent on that grocery store for survival. I know how scared they'll be when they find out. How will they care for themselves? they'll ask. Answer? Who knows?

Thanks for listening. I know you're trying your best. I wouldn't want your job because no choice you make can possibly satisfy everyone.

I'm just worried about losing precious resources, like the ability to walk to a reasonably-priced grocery store. We lost Lucky years back, but gained so many more people.

It's just making it so challenging for your disabled and elderly residents to survive here.

Thanks again,

Janet Periat

> On Apr 24, 2022, at 7:28 AM, Janet Periat <[REDACTED]> wrote:

>

> Dear Ms. Papan:

>

> I was greatly alarmed by the decision of the City Council on April 18th to close the grocery store and redevelop the Safeway property at 17th Avenue. Also by the response of a City Council member who said that the residents could "all shop at Draeger's." Which you have already approved for closure. And as of a week ago, Draeger's has no firm plans to stay, and hasn't found an alternative grocery space.

>

> So there won't be any grocery stores within walking distance of my neighborhood.

>

> I'm actually getting tears here just thinking about what you folks are planning to take from me.

>

> Beyond that, even if Draeger's stayed, it's out of the price range of the majority of residents in my area of Homestead. It's like comparing Maseratis to Hondas. "They can all buy Maseratis now that we don't offer Hondas."

>

> I have many friends in their seventies, eighties and nineties who walk to that Safeway twice a day to get their meals. Twice a day. They walk. Where will they go for food? They don't have computers, they don't have kids caring for them, they are dependent on that Safeway for survival.

>

> And the flippancy with the response "They can all shop at Draeger's" to me means that no one on the council is tracking the grocery-stores-per-resident ratio. It also says to me that the council doesn't care at all about the elderly who depend on a neighborhood grocery store for survival.

>

> I understand you folks are under pressure to provide more housing, but a mixed use building there with offices, we don't need. We need a grocery store there.

>

> I planned on retiring here in my family home of 100 years, which is three blocks from the Safeway. My mother shopped there when I was a kid, my earliest memories of grocery shopping are from that store. But my emotional response is beside the point.

>

> The point is, the quality of life for your residents is getting worse. You aren't thinking of the neighbors living in the redeveloped areas, you aren't tracking grocery store per resident ratios, the callousness of "they can shop at Draeger's" and then quickly moving on from the subject of cutting off the lifeline for hundreds if not thousands of residents was beyond cruel. And also alarming that no one on the Council bothered to bring up the fact that Draeger's is closing.

>

> And also shows that no one is looking at the whole picture. No one is thinking of the elderly. You're just concentrating on helping developers, not your residents.

>

> We need that Safeway. We need it to stay. I don't care if you put some huge building there, just make sure Safeway is the first floor.



>

> Think of your elderly residents who depend on that Safeway for survival. Think of your residents. Think of someone other than developers and the state requirements to build.

>

> I am beyond upset by this. That store is/was part of my retirement plan. I knew if all else failed, I could get over there to feed myself. Now you're taking that option away from me.

>

> But I guess I can move elsewhere. Because I'm beginning to see that I can't depend on the City Council watching out for me or my elderly friends who are trying to survive here.

>

> Which is sad. I was born at Mills Hospital downtown. I grew up here. My great-grandmother started an auto business here in the 1920s that lasted fifty years. I'm the last Periat living in San Mateo. And I'm starting to see that it may be time for the last Periat to sell and move away.

>

> Breaks my heart.

>

> With respect,

>

> Janet Periat

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**From:** Susie Reeves [REDACTED]  
**Sent:** Friday, September 2, 2022 9:58 AM  
**To:** City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
**Subject:** Downtown San Mateo and Draegers

To whom it may concern,

Why are you destroying downtown San Mateo? Isn't it bad enough that you are getting rid of the ethnic mon and pop businesses and restaurants - for what? More expensive housing. I loved our downtown because of all the eclectic stores and restaurants. Isn't it bad enough that Traggs was replaced with housing — and now soon Draegers-- our last local grocery store downtown. Having no full grocery store downtown is not acceptable!!

How much more housing do we need downtown? You are turning downtown into nothing more than housing and restaurants. It was so nice to have a downtown that I could do all my shopping or just pick up a few needed groceries on my daily walk.

Please think this through beyond the \$\$\$\$. No more housing in downtown San Mateo and please leave Draegers alone!!!

Susie Reeves  
[REDACTED]

"I would rather stand with God and be judged by the world, than stand with the world and be judged by God."

From: Marianne Riegg [REDACTED]  
Sent: Thursday, September 1, 2022 4:33 PM  
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; citycouncil@cityofsanmateo.gov  
Subject: regarding grocery store at 5th and Ellsworth/B street

I am writing, as a resident of [REDACTED]. Please put me on the list of locals who need and will support a full service grocery store at the Draegers location.

Thank you,

Marianne Riegg  
[REDACTED]  
San Mateo, CA 94401

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**From:** Janice [REDACTED]  
**Sent:** Thursday, September 1, 2022 1:16 PM  
**To:** City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>  
**Subject:** downtown grocery store needed

To City council and city redevelopment planners,

I am writing with regard to redevelopment plans for downtown San Mateo, specifically the Draeger's site at 4th and B street, and downtown SM generally (eg former Trag's site).

I believe it is essential to retain a reasonable and usable site for a full-service grocery in the downtown area, and was under the impression that Draeger's would likely continue to operate in the new building. I am now hearing that this is unlikely and/or the size of proposed allocation will make it unlikely for other grocers as well.

The necessity of a full service grocer is consistent with the building of increased transit oriented development. If we want people to walk and not use cars, we need to have essential services within walking distance. I have been a consistent patron of Draeger's since it was built, more often than not accessing the store by foot from Sunnybrae rather than driving. As an able-bodied walker, I am fortunate to have 3 choices of walkable grocery stores, but many in the downtown and north of downtown area will specifically need a downtown grocer.

Please keep the original intention of creating a suitable and economically viable space for a full-service grocer in downtown San Mateo development.

Respectfully,  
Janice Schreckengost and Steve Greenblatt  
[REDACTED]  
San Mateo, CA 94402

From: Francie [REDACTED]  
Sent: Thursday, September 1, 2022 8:09 AM  
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
Subject: Development

Greetings -

We are residents of San Mateo and one of the main the reasons we moved here is because of our walkable city. Since my husband doesn't drive, having Draeger's nearby was extremely attractive, as well as other local businesses and beautiful Central Park. We are saddened that another new development is taking over the Draeger's spot with talks of no full-line grocery taking its place because of loading dock issues. Now wouldn't this have been determined as the project was approved? Why don't you leave the perfectly good building there which has underground parking, loading abilities and other business space on top of the grocery store?

I realize it's too late to stop this project, but please understand you are not acting on behalf of your citizens to keep building large projects, which detract from city architecture and remove affordable places for small business owners to offer their services. Please, please stop and consider your resident tax payers who rely on local businesses and need to have a full line grocery store (and other services) within our downtown area.

Tom & Frances Souza

Sent from my iPhone

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**From:** Candace De Souza [REDACTED]  
**Sent:** Friday, September 2, 2022 8:21 AM  
**To:** City Council (San Mateo) <CityCouncil@cityofsanmateo.org>  
**Subject:** San Mateo Deveopment

**Subject: Grocery store in downtown San Mateo**

Dear Council members:

I urge you to make sure we have a full service grocery store in downtown San Mateo. I have heard rumors that they are taking out Draeger's in the new building project. After removing Trags and now Safeway on 17th and soon Trader Joe's, we are left with nothing. Please do not take Draeger's too. It needs a large space and we have heard only a small area has been allocated. Changes need to be made now!!

Respectfully,  
Candace De Souza

[REDACTED]  
San Mateo, CA. 94401

Sent from my iPhone