

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>
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>
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

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 3rd Ave project [formerly Aaron Brothers] on the corner of 3rd 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

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

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



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From: Suzanne Kennedy [REDACTED]
Sent: Thursday, September 1, 2022 2:41 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Planning <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

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

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

From: Michal Lim
Sent: Friday, September 2, 2022 7:03 PM
To: citycouncil@cityofsanmateo.gov <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

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>
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>
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

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

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

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

From: Richard Draeger [REDACTED]
Sent: Monday, November 14, 2022 4:51 PM
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: Lane Project at 222 E. Fourth Ave

Dear City Council and Planning Commission Members,

The purpose of this letter is to provide support for Lane Partners' proposed mixed-use project on our existing Draeger's Market site in the Downtown. We have been working on the design and operational details of the retail area alongside the project team for the past 2 years. The layout will be able to accommodate a full-service grocer and is similar in size to our Los Altos location. It will be able to provide the quality offerings that the San Mateo community desires. In addition, we believe the community plaza area on the corner of 4th and Ellsworth will create an enjoyable experience and natural community gathering spot for customers, Downtown residents and visitors. While I recognize the concern expressed by some residents at the downsizing of the existing store, the size of the retail space within the proposed project is large enough to accommodate a practical grocery store and the design has been tailored specifically to achieve this outcome.

In conclusion, I fully support the proposed project and look forward to seeing it approved after all these years.

Regards,

Richard A. Draeger

Draeger's Super Markets, Inc.

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t [REDACTED]

From: Eric Sundstrom [REDACTED]
Sent: Tuesday, November 15, 2022 4:00 PM
To: Wendy Lao <wlao@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>; Marcus Gilmour <marcus@lane-partners.com>
Subject: Re: Draeger's redevelopment public comment

Regarding restrictive covenants, here is an article describing a similar situation in Palo Alto:

<https://www.paloaltoonline.com/news/2020/11/09/family-owned-grocery-store-seeks-to-set-up-shop-at-college-terrace-centre>

In this case the JJ&F Market on El Camino Real was redeveloped, with the covenant ensuring a grocery store remains in the space despite multiple changes in tenancy. For the Draeger's development the location is already a prime location for a grocer with ample parking and foot traffic, so there should be minimal risk to the developer in adopting such a covenant.

Regards,

Eric

On Tue, Nov 15, 2022 at 3:44 PM Eric Sundstrom [REDACTED] wrote:
To the San Mateo Planning Commission,

I am writing in regards to the proposed redevelopment of the Draeger's Market at 222 E. 4th Avenue.

This project will reduce retail square footage from 59k to 17k square feet for a site at the heart of the downtown retail core. In addition, the applicant is requesting a variance to reduce required retail frontage from 75% to 47% on B Street, 4th Avenue, and Ellsworth. As a result, the B Street frontage - San Mateo's signature shopping street - consists primarily of a blank wall fronting the parking garage. The continual elimination of retail space across downtown will only serve to drive up retail rents on balance, driving out the independent small businesses we cherish.

In exchange, the applicant offers a public plaza and 10 units of affordable housing. These 10 units are a drop in the bucket for a project that will likely employ 300-500 people in 100k square feet of office space. Directly across the street, the developers of 445 South B Street are proposing full retail frontage along B, alongside 60 units of affordable housing. Overall, the benefits provided here do not match the impact on our jobs / housing imbalance, alongside the impacts of 3 years of construction during which downtown will have no full service grocery store.

While not every project can balance jobs and housing, this project should only be approved if the developer provides a meaningful contribution to the vibrancy of our downtown retail core. This could potentially include contributions towards the B Street pedestrian mall conversion, an enhanced retail environment on the B Street frontage, and/or a restrictive covenant to ensure the grocery space remains a full-service grocery in perpetuity.

Regards,

Eric Sundstrom

San Mateo, CA

From: Lisa Taner [REDACTED]
Sent: Wednesday, November 16, 2022 11:12 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>
Cc: Laurie Hietter [REDACTED]; Drew Corbett <dcorbett@cityofsanmateo.org>; Prasanna Rasiah <prasiah@cityofsanmateo.org>
Subject: Re: Please Postpone Draeger's Meeting

Hi Christina,

I concur with Ms. Hietter that the Thursday special meeting should be postponed. Aside from having access to a second San Mateo grocery store removed (possibly forever or a very long while - placing MORE residents in vehicles to obtain foodstuffs, which should be discussed in great detail with residents, there is the matter of Planning Commissioner Nugent presiding over *anything* at the moment due to the current investigation of his misdemeanor case by the District Attorney's office.

Thank you,

Lisa Taner

On Wed, Nov 16, 2022 at 8:36 AM Laurie Hietter [REDACTED] wrote:
Dear Ms. Horrisberger,

The staff report for the Draeger's project was posted at 7 pm on Monday, exactly 72 hours before the Thursday special Planning Commission meeting. I was dismayed to see that the packet contains 1,204 pages, including the CEQA document for the project.

My concern is that the Planning Commission will not have time to read and absorb all of the documents prior to making a decision to approve the subject documents. It is also an unreasonable burden on the public to have so little time to review and formulate comments on the documents.

I request that you postpone the meeting.

I am also concerned about Adam Nugent sitting on the Planning Commission when he has displayed such appalling bad judgment by removing Rob Newsom campaign signs, remaining silent about it for a week, and then making a series of excuses for his illegal behavior. We, and many other city residents, have requested that the City Council remove Adam Nugent from the Planning Commission.

I respectfully request your response.

Sincerely,

Laurie Hietter

From: Laurie Hietter [REDACTED]
Sent: Thursday, November 17, 2022 3:38 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: Comments on the 222 E. 4th Ave. Draeger's Market Project

Hi,

Please see my comments on the proposed project at 222E. 4th Ave. (Draeger's Market). I have also enclosed my summary of the cumulative projects gleaned from the city's website, upon which I base many of my comments. Please do revise it if I have numbers in error (I know some have changed a little bit).

Please forward these comments to your planner. The city website seems to be stuck so I can't look it up.

Also, I hope that the Planning Commission will follow the City Council's approach of asking for Zoom participants to raise their hands at the beginning so we don't have the last-minute out-of-town callers trying to even out the numbers.

Thank you.

Best,

Laurie

COMMENTS ON 222 E. 4TH AVENUE (DRAEGER'S MARKET)

Key comments on the proposed project:

1. **Jobs/Housing Imbalance.** The project adds to a jobs/housing imbalance and should include more housing.
2. **Loss of Downtown Grocery.** The loss of Draeger's Market would be a substantial hardship to seniors and others who rely on the only downtown market. Even the loss of Draeger's for the ~2 year construction period would be a hardship for downtown.
3. **Too Much Office Space.** There is over 132,000 square feet of available office space downtown, not counting the 260,000 square feet of approved office space for the Trag's site, 180 E. 3rd, and 500 E. 3rd. There is another about 600,000 square feet pending.
4. **Inadequate Cumulative Impact Analysis.** The CEQA Addendum and supporting documents do not adequately identify the cumulative impact scenarios and compare them to the General Plan and the Downtown Plan.
5. **Design.** The design of the project is not compatible.
6. **The CEQA Addendum is Inadequate.** The assumptions for population are overstated given the 10 units are studio and one bedroom. The estimate of employees per 1,000 square feet of office space is high. Most tech firms now use 150-200 square feet, which means the number of employees, traffic trips and parking needs are undercounted. The Addendum does not provide assumptions for cumulative projects, which underestimates the impacts related to Air Quality, Noise, Traffic and Parking.
7. **The Short Review Period is Inadequate.** Three days to review the staff report of over 1,200 pages is inadequate for the public. Please provide the environmental document links on the "What's Happening in Development" page.

OFFICE VS. HOUSING

This project has a substantial jobs/housing imbalance. The building should include additional housing.

In 2021, the planning commissioners were quoted in the Daily Journal (September 17, 2021):

"I don't want to necessarily say no to office development per se, but again the jobs-housing imbalance is the elephant in the room when we are looking at this proposal," Commissioner Adam Nugent said at a Sept. 14 meeting to discuss the proposed development.

"We did not get into this housing crisis from one developer building 10 million square feet of office space. We got into this crisis by a thousand paper cuts. Repeated decisions to approve office projects without a plan for how we were going to provide the full amount of accompanied residential space that would be needed to serve those workers," Patel said.

Commissioner John Ebner suggested more units in the proposal to address growing housing needs in San Mateo and to meet the city's downtown plan calling for higher density.

Vice Chair Margaret Williams appreciated Draeger's filling the needs for San Mateo residents and wanted to see it stay. She also was concerned about the job to housing imbalance and wanted to see about another floor of housing.

What happened? Did the applicant revise the project to reflect the comments of the Planning Commission?

The addition of 10 below market rate housing units is a benefit to downtown San Mateo. The project would include 104,550 square feet of office space and 17,000 square feet of retail, with 9,000 square feet of housing. The proposed project, however, would add to the jobs/housing imbalance in downtown San Mateo. This project is one of nine downtown projects with a significant jobs/housing imbalance. There are 13 proposed and approved downtown projects with over 850,000 square feet of office space proposed and only 737 housing units. The parking imbalance is significant.

The project should provide more housing and less office space because there is substantial unleased office space downtown.

Unleased Existing Office Space Downtown as of November 2022

| | |
|--|--------------------|
| 520 S. El Camino Real | 34,705 square feet |
| 16 E. 3 rd Ave | 7,204 |
| 60 E. 3 rd Ave. | 46,524 |
| 180 E. 3 rd /300 S. Ellsworth | 26,495 |
| 401-403 E. 3 rd Ave. | 11,968 |
| 195 E. 4 th Ave. | 9,532 |
| 343-345 S. B Street | 29,402 |
| <u>201 S. B St.</u> | <u>12,320</u> |
| 132,483 square feet available | |

The city is tasked with meeting our Regional Housing Needs Allocation. Adding excess office space does not help San Mateo meet the RHNA requirements.

The project will greatly exacerbate the parking problem downtown. It is disappointing that Ellsworth and B Street will not have any retail.

LOSS OF DRAEGER'S

The loss of Draeger's would be huge. Is this the right place for a project?

The project means that the city will be without a full grocery store, after losing Trag's, for the 20+ month construction period. Who knows how long the construction will last in this economic environment? This is a hardship for local residents and the entire community who rely on Draeger's.

Draeger's is also a tourist attraction with busloads of visitors. Has the city considered the loss of this attraction?

Please consider providing a temporary location for the aspects of Draeger's that are not available downtown, such as the meat and fish, bakery, hot food, wine department, cookware and gifts, etc.

NEED FOR CUMULATIVE IMPACT ANALYSIS OF DOWNTOWN PROJECTS

The City has approved seven substantial projects downtown, with nine additional projects that are coming up. Please provide the community with an estimated timeline for the construction of all of these projects and prepare an accompanying cumulative impact analysis, especially related to traffic, air quality, noise, and parking.

Downtown will be a construction nightmare of noise, traffic, dust, and toxic air contaminants.

COMMENTS ON DESIGN

We agree with the comments of the Cannon Design Group and request that their recommendations be followed. The building style and articulation does not blend well with existing buildings. The box on box style is not compatible with downtown.

Did Cannon have access to and/or review the other approved and proposed downtown projects. We suggest that they review and comment on those projects as well.

COMMENTS ON EIR ADDENDUM

Project Description

p. 10, para. 1: What will the diesel generator supply? Is it for the retail, office or residential uses, or all of the uses? Will diesel be stored on site? Where and how much? How often will the unit be tested and have emissions? How will the emissions be vented from the garage?

Site Access and Parking

p. 10, para. 3: The parking is inadequate and the removal of 22 on-street parking spaces further compounds the downtown parking problem. The office uses alone will bring 600 people to the site, not counting retail employees and residents, and provide only 226 parking spaces. There is no parking allocated for residents. The project should provide more parking.

p. 10, para. 4: The 38 bicycle spaces are inadequate for the 700 office workers and 10 residential units, especially with the inadequate parking.

Construction

p. 20, last para.: The Addendum says construction will last 20 months but the ECORP greenhouse gas emissions analysis states that construction will take place over 3 years. Please clarify and resolve. Revised affected analyses if the construction would last more than 20 months.

p. 29, **Impact AES-3**: Please reference that the height of 75 feet allowed by AB1763 is not consistent with the community supported Measure Y, which limits mixed-use building height to 55 feet.

Air Quality

p. 47-49, Cumulative Community Health Risk Impacts: The cumulative health risk analysis should include the construction of the multiple other downtown buildings approved and proposed office and mixed-use projects, such as Block 21, Block 20, 435 E. 3rd Ave., 445 S. B Street, and 616 S. B Street.

The City has approved seven projects that are in or nearing construction downtown with nine more under review. This is unprecedented development occurring in a very small area downtown. The cumulative impacts must be thoroughly addressed for air quality, traffic, and noise. Only when there is a complete picture of what is construction is occurring downtown in the next few years can we really understand the cumulative impacts. Please conduct this analysis.

AIR QUALITY, bullet 1: *All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.*

This measure is specified by the BAAQMD but may not be appropriate in this case. The measure is general and should be tied to the moisture conditions and wind speeds at the site. It may not be necessary to water two times per day if there has been a recent rain event. Please revise to be more instructive (e.g., water if the soil is dry and there is a visible dust plume).

Cultural Resources

p. 61, para. 1, last sentence: Cultural resources include resources listed in, or determined to be eligible for listing in, the National Register

Energy

p. 70 and 71: It seem odd that Draeger's uses 2.4 million kilowatt-hours (kWh) of electricity per year and 2.4 million kilo-Btu of natural gas per year. Are these numbers correct?

p. 73, para 1: The project will increase electric use by 143 billion net new kilowatt-hours of electricity per year. That seems like a significant use of energy. Is it really billion?

Will there be cooking facilities at the new grocery store or restaurant? Will natural gas stoves be allowed? If not, will this building then preclude a restaurant at the ground floor because natural gas is not available for cooking?

The ECORP greenhouse gas analysis state that there would be a net reduction in GHGs, yet says that the energy use will increase by 143 billion new kilowatt hours. Please reconcile this apparent discrepancy.

Noise

Condition of Approval NOI-4.13.3-1 should adequately reduce the noise in the proposed units.

The cumulative noise during construction does not seem to be adequately addressed. Please provide assumptions for the cumulative noise analysis.

Population and Housing

p. 140, last para.: The estimate of 2.59 persons per household may not be appropriate for the 20 units that are studio and one bedroom. Similarly, 300 square feet per employee or job is high for technology jobs and therefore understate the number of people, traffic trips, and necessary parking.

Public Services

p. 143, City of San Mateo Parkland Dedication/Fees: Please provide the appropriate information from the cited Chapter 26.64. In Section 13.05.070 of the Municipal Code.

The City is once again "kicking the can down the road" by allowing the developer to pay a park impact fee (SMMC Section 13.05.070) or a fee in lieu of dedication of lands for park and recreation purposes (park in-lieu fee) (SMMC Chapter 26.64). This practice is now amounting to illegal deferred mitigation because the city is deficient in park and open space and has allowed multiple downtown buildings to pay the in-lieu fee.

What is the city's plan for increasing the park land to meet the city goal?

Traffic

Thank you for including LOS as a non-CEQA topic.

General Plan Policy C 2.1 says:

Maintain a Level of Service no worse than mid LOS D, average delay of 45.0 seconds, as the acceptable Level of Service for all intersections within the City.

p. 158:

“New developments within the boundaries of the Downtown Specific Planning Area are recommended to prepare a TDM plan that encourages a 25 percent trip reduction below project trip generation numbers for the site proposed for development. Additionally, proposed developments in the Downtown Area would be recommended to participate in the Transportation Management Association (TMA) for the Downtown Area if established in the future, as well as submitting a trip reduction and parking management plan, and preparing an annual monitoring plan.”

This discussion of the Traffic Demand Management Plan seems to be all hypothetical. This Plan should be included in the environmental document to understand the actual impacts of the project.

Did the General Plan and Downtown IS/MND actually consider nine projects under construction at once?

The Traffic section and the Transportation Impact Analysis do not provide the assumptions used for considering the traffic impacts. How many additional downtown projects were considered for the different scenarios. It is hard to believe that will an additional 5,000+ people downtown (assuming all projects are built and not including all new residents), the traffic analysis truly represents the cumulative scenario (see attached spreadsheet for downtown development, based on the city's What's Happening in Development webpage.

Please provide the assumptions for the number of people and the number of cars the new projects will generate, and then revise the traffic and parking analyses.

Mandatory Findings of Significance

2. Cumulative Impacts

The cumulative impacts analyses are not adequate because they do not include the proposed and approved projects that could occur at the same time as the proposed Draeger's project. Please provide an analysis of the projects likely to occur at the same time, the cumulative impacts related to air quality, traffic, public services, noise, and other appropriate sections.

Did the General Plan EIR and the Downtown Specific Plan consider the simultaneous construction of nine or more downtown projects? The impact is not the same as the approved project.

| DOWNTOWN SAN MATEO DEVELOPMENT | | | | | | | | | | | | | | | | | |
|--|--------------------------|---------|---|-----------|---------------|---------|---------------|---------------|-------|--------|---------|------------|-------------|--------------|------------------------|--|------------------------|
| Hietter 11.17.22 | | | | | | | | | | | | | | | | | |
| | Picture | Borders | Full Block? | Developer | Retail | Office | Office People | Housing Units | | | Stories | Parking* | | Site (sq ft) | Style | | |
| Built | | | | | | | | Total | sq ft | BMR | | Commercial | Residential | | | | |
| 1 | 405 E. 4th Ave. | V | 4th Ave. Caltrain, Claremont | Partial | Windy Hill | | 63,000 | 352 | | | 4 | 80 | | 22,216 | Modern Glass Brick Box | | |
| 2 | 406 E. 3rd Ave.* | | 3rd Ave. Caltrain, Claremont | Partial | Windy Hill | | | | | | 4 | | | | | | |
| Under Construction | | | | | | | | | | | | | | | | | |
| 3 | 303 Baldwin--Trag's | V | Baldwin, S. Ellsworth, B St. | Y | Prometheus | 19,952 | 60,664 | 347 | 64 | | 4 to 5 | 286 | | 40,946 | Modern Glass Box | | |
| 4 | 480 E. 4th Kiku Crossing | V | 4th, 5th, Claremont, RR | Y | MidPen Hous | 0 | | 0 | 225 | | 225 | 7 | | 50,587 | | | |
| 5 | 400 E. 5th 5th Ave Gara | V | 5th, RR | N | City | 0 | | 0 | | | 5 | 526 | 164 | 54,471 | | | |
| 6 | 200 Fremont* | | Fremont, 2nd, El Dorado | Partial | ? | 0 | | | | | | | | | Mediterranean | | |
| 8 | 180 E. 3rd Ave. Aaron B | V | 3rd, Ellsworth | N | Lane Partners | 3,380 | 19,608 | 112 | | | 3 | 0 | | | Nod to history | | |
| Approved | | | | | | | | | | | | | | | | | |
| 7 | 500 E. 3rd Ave. Block 2 | V | E. 3rd Avenue, S. Delaware Street, E. 4th Avenue, and S. Claremont Street | Y | Windy Hill | | 179,560 | 1026 | 111 | | 12 | 6 | 402 | | Modern Glass Box | | |
| 9 | 1 Hayward | V | Hayward, El Camino | N | One Hayward | 0 | 5,453 | 31 | 18 | | 2 | 4 | 22 | 12,632 | Modern Glass Box | | |
| Under Review | | | | | | | | | | | | | | | | | |
| 10 | 616 S. B St. TAP | V | B St, 6th, 7th | Partial | Nazareth | | 6,919 | 40 | 48 | | 5 | 6 | 34 | 57 | Modern Glass Concrete | | |
| 11 | 477 9th/Claremont | V | S. Claremont, 9th | Partial | Martin Group | | 28,100 | 161 | 120 | | 12 | 5 | 48 | 120 | Modern Brick Glass | | |
| 12 | 435 E. 3rd Ave. | V | 3rd S. Claremont | Partial | Windy Hill | | 33,529 | 192 | 5 | | 1 | 5 | 0 | 0 | 11,035 | Modern Glass Box | |
| 13 | 222 E. 4th Ave. Draeger | V | 4th, 5th, B St, Ellsworth | Y | Lane Partners | 17,660 | 104,550 | 597 | | 9000 | 10 | 5 | 75 f | 221 | 0 | 49,478 | Modern Brick Glass Box |
| 14 | 445 S. B St. Talbots Ton | V | 4th, 5th, B St, RR | Y | Bespoke | | 156,000 | 891 | 60 | | 60 | 7 and 5 | 138 | 0 | | Modern Glass Box | |
| 15 | 222 Fremont* | | Fremont, 3rd, Eldorado | Partial | Wall St. Prop | | | | 40 | 52,514 | | 5 | | | 25,327 | Mediterranean | |
| Pre-Application | | | | | | | | | | | | | | | | | |
| 16 | 500 E. 4th Ave. Block 2 | V | E. 4th Avenue, S. Claremont Street, E. 5th Avenue, and S. Delaware Street | Y | Windy Hill | 0 | 142,046 | 812 | 86 | | 9 | 6 | 226 | 43 | 50,530 | Contemporary traditional (arches, trim, eaves) | |
| 17 | 31-57 S. B St. Donut De | V | B St., 1st Ave. | Y | Harvest | 7,185 | 29,662 | 169 | 0 | | 0 | 4 | 0 | | 16,117 | Modern Glass Concrete | |
| 18 | 500 S. El Camino Real | V | El Camino at 5th | N | Westlake | 0 | 27,241 | 156 | 0 | | 0 | 3 | | | | | |
| Totals | | | | | | | | | | | | | | | | | |
| | | | | | 48,177 | 856,332 | 4,885 | 777 | | 336 | | | 1,983 | 384 | | | |
| | | | | | | | | | | | | | 2,367 | total | | | |
| | | Borders | Full Block | Developer | Retail | Office | People | Housing | sq ft | Units | Stories | Parking | | Site (sq ft) | Style | | |
| | | | | | | | | | | BMR | | Commercial | Residential | | | | |
| *Parking shown under commercial if not specified | | | | | | | | | | | | | | | | | |
| **IS/MND says 111 employees | | | | | | | | | | | | | | | | | |
| ***https://news.theregistrysf.com/commercial-office-building-totaling-nearly-41800-sqft-planned-for-downtown-san-mateo-%EF%BF%BC/ | | | | | | | | | | | | | | | | | |
| According to the California Department of Finance, the City of San Mateo had approximately 42,034 residential dwelling units as of January 1, 2021, the most recent data available.1 | | | | | | | | | | | | | | | | | |

From: Francie [REDACTED]
Sent: Thursday, November 17, 2022 8:44 PM
To: Wendy Lao <wlao@cityofsanmateo.org>
Subject: Comments re: Nov 17 Planning Commission Public Hearing, Draegers

Ms Lao -

I was unable to make a comment at tonight's meeting re Draeger's. Please note my comment about the loading zone being planned for B Street. I believe this will have a negative impact to traffic flow especially considering the project taking shape across the street at Talbot's site.

I also hope that the city will take a broad look at the amount of office space that is being planned.

Thank you,
Francie Souza
Central San Mateo resident

Sent from my iPhone

From: I watanuki [REDACTED]
Sent: Sunday, November 20, 2022 8:14 PM
To: Manira Sandhir <msandhir@cityofsanmateo.org>
Cc: [REDACTED]; Michael Weinbauer [REDACTED]; Laurie Hietter [REDACTED]; Michael Nash [REDACTED]
Subject: Questions at Planning Commission for the Draeger's Project.

Hello Ms. Sandhir,

I asked 2 questions at the Planning Commission meeting for Draegers and would like to get a response before this goes to the City Council on Thursday, December 1, 2022. As stated by Laurie Hietter in her comments on the Draeger's Market, there is inadequate cumulative impact analysis and underestimates the impacts related to air quality, noise, traffic, and parking.

1. We requested mitigation for 5th Avenue between Delaware and S Amphlett, a narrow local street with a class III bike route, and a new bike boulevard for the safety of residents and bicyclists. 5th Avenue is not an Arterial between Delaware and Amphlett as described on page 351. 5th Avenue is not designed to serve shorter through traffic needs for commercial traffic, truck traffic, or a construction route. On page 1161, 5th Avenue is classified as a local street and local streets qualify for traffic calming. **We need physical devices for traffic calming on 5th Avenue between Delaware to Amphlett to reduce the cut-through traffic and this needs to be included in the Conditions of Approvals.**

Addendum to the EIR:

Page 351 of 1204

5. The report states 5th Avenue is an east-west, two to three-lane arterial roadway extending from Virginia Avenue on the west and transitioning into Amphlett Boulevard to the east. Arterial roads link residential and commercial districts and serve shorter through traffic needs. In the vicinity of the project site, 5th Avenue has two lanes. The road is directly adjacent to the project site and is proposed to provide direct access.

Page 1161 of 1204

6. This chart shows that 5th Avenue is a local street from Delaware to S Amphlett and mentions a Class III Bike Route in the report but leaves out it will be a bike boulevard from Delaware to S Amphlett. It should not be used as a cut-through route for commercial traffic, truck traffic, or used as a construction route for trucks. This has been a problem with the new Kiku Crossing construction.

2. We need a better understanding of what percent of traffic and trucks will be coming from 101 and what percent of traffic and trucks will come from El Camino Real. Grocery stores require many deliveries by large trucks through a commercial area and wider streets when they make their turns.

Thanks.

Laurie Watanuki

From: William Williams [REDACTED]
Sent: Monday, November 21, 2022 3:03 PM
To: Planning <planning@cityofsanmateo.org>
Subject: Draegers 4th Avenue Proposal

Why should residents bother to comment?

We are constantly told we need new housing due to the jobs/housing imbalance. This proposal provides 10 housing units while adding 400-500 jobs and bringing 200 cars to downtown. Such hypocrisy.

x Bill Williams, San Mateo

Sent from [Outlook](#)

From: Samantha Weigel

Sent: Thursday, November 17, 2022 5:22 PM

To: Planning <planning@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>; Martin McTaggart <mmctaggart@cityofsanmateo.org>

Subject: Comment re Tonight's Planning Commission Meeting

Hi all,

Normally I tell people not to submit formal comments via social media, but sharing this on the resident's behalf. This was a comment in response to the Nextdoor post about how to access tonight's meeting



Donna Y. • Central

...

In case I'm bedridden before mtg starts, these are questions/concerns I hope are addressed:

1. No loading dock so a very long yellow zone for truck deliveries is a must to service grocery store & offices. Cannot have trucks double parked. Public safety issue since 3 of 4 streets are one lane in each direction. Also, next year it's legal to jaywalk when "it's safe". Accident waiting to happen because cars will go around double parked vehicle..
2. Are there going to be white zones for passenger drop offs? Again, public safety issue for reasons stated above.
3. Will underground parking have designated parking for residents? While there aren't that many units in this bldg, the combined number of new housing developments nearby w/ little or no parking will all be competing for limited street parking.
4. Will underground parking have adequate number of designated parking for grocery store customers?
5. Will there be pedestrian pathways during construction? Talbot's is going to be developed too so that's (2) blocks on E5th, B St and E40th that pedestrians will be zig zagging to go downtown or Central Park.

Think that's it. My apologies for typos, grammatical errors. I'm really not feeling well. Hope it's just the flu (I got the senior dose)...

5 min ago Like Reply Share



Communications Manager Samantha Weigel Author • City of San Mateo ...

Donna Y. Hi Donna, I'm sorry to hear you're not feeling well. Instructions on how to submit formal comments are in the meeting agenda or can be sent to: planning@cityofsanmateo.org I'll share this with the planning email, but normally we don't use social media as a formal public hearing feedback method. Thanks and hope you feel better soon!



Samantha Weigel

Communications Manager

330 W. 20th Ave., San Mateo, CA 94403

O: 650-522-7005 C: 650-387-4747

sweigel@cityofsanmateo.org



November 17, 2022

Planning Commission comments for Draeger's - 222 East 4th Avenue PA- 2021-071

Design Issues:

Larry Cannon the City's Design Consultant gave some excellent recommendations and they should be followed.

1. Improve the office and residential entries of the building, the 4th Ave facade is not friendly to other small businesses, the 5th Avenue facade is not friendly to the multi-family building across the street, the corner of building at 4th/B can be improved, the facades are flat on each side, and the building needs more depth and articulation like the current building.
2. The windows on upper levels can be recessed, the awnings on the drawings were missing, and the residential portion needs more design work. There is no private open space for the residents on the upper level.
3. It needs more elements of architectural scale on 2 floors of the building base.

Addendum to EIR:

Traffic

4. What percent of the trips will be coming from 101 and from El Camino Real on this project?

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5. The report states 5th Avenue is an east-west, two to three-lane arterial roadway extending from Virginia Avenue on the west and transitioning into Amphlett Boulevard to the east. Arterial roads link residential and commercial districts and serve shorter through traffic needs. In the vicinity of the project site, 5th Avenue has two lanes. The road is directly adjacent to the project site and is proposed to provide direct access. This is a very broad statement and could present a safety issue for 5th Avenue residents from Delaware to Amphlett.

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6. This small chart shows that 5th Avenue is a local street from Delaware to S Amphlett and mentions a Class III Bike Route in the report but leaves out it will be a bike boulevard from Delaware to S Amphlett. It should not be used as a cut-through route for commercial traffic, truck traffic, or used as a construction route for trucks. This has been a problem with the new Kiku Crossing construction.

7. There are many mixed feelings about this new project. A 105,000 sf office project with only 10 residential units with an unidentified grocery store does not help address the housing imbalance or the need for a full-service grocery store in walking distance. Draeger's is a very big draw for Downtown San Mateo, and it serves as an anchor for our Downtown.

8. Thursday is not a regular Planning Commission day, and too many large projects are being scheduled before the end of the year. We need more time to review the documents and this Draegers project should be continued and not rushed through.

Laurie Watanuki