

THE FOLLOWING PUBLIC
COMMENTS WERE SUBMITTED
FOLLOWING THE PUBLICATION
OF THE AGENDA PACKET

From: [diana.pettit](#)
To: [Clerk](#)
Subject: PA-2021-071 222 E. 4th Avenue(Draegers Market)-New Five Story Retail/Residential Mixed-Use Building
Date: Wednesday, November 30, 2022 5:44:32 PM

The original Grocery Store building was erected for the purpose to celebrate owners' longevity of the grocery business in San Mateo since 1927, Frank and Mary Draeger and Family proprietors. It's address is 222 E. 4th Avenue, downtown San Mateo.

I worked in this grocery store from 2002 to 2009. In 2008, I bought my condo at Gateway Commons at 221 S. Fremont St in San Mateo. I am now retired from the grocery industry for 11 years. Many of the grocery clerks working at Draegers' today have their retirements vested with United Commerical Food Works, Local 5.

As per this PA-2021-071, the building permit to be finalized and approved tonight, the hard working Employees at the Draegers' Supermarket would be out of work for 2+ years. These individuals whom many reside in the City of San Mateo would have to find other jobs.

Even though, there is a letter of intent to rebuild the building into another grocery store, will it be another unionized UFCW Local 5 shop?

Please remember that we lost Trags Grocery Store almost 2 years ago to another development on Baldwin and B streets. This building, almost completed will have Retail along the sidewalks and residential complexes. It is located across the interesction from the Cal Train Station on "B" Street.

PA-2021-017, 222 E. 4th Avenue will be a building with a grocery store, office space, and residential complexes.

The front of the store will be basically of a glass exterior, especially where the office complex 2nd level will be located.

At the property on 3rd Avenues and 4th Street,between S. Claremont and Railroad Avenues the property recently build and Occupied has an Office Complex on the second floor with residential on the top floors. This is known as the Windy Hill Building.

The Office Complex at night, has lighting "Glearing" through the glass being visible for 3 blocks away. Recently, at a Planning meeting to build "Block 21", residents complained about the "glaring" light and the developer had tenants of Office complex place drapes halfway over the glass windows. The drapes are not hung correctly.

The other half of this Office floor Complex has different light fixtures but still glares at night. In fact, when the new residents of Kiku Crossing are living in their new apartments they will be effected by this lighting.

Now, we are tonight discussing the rebuilding of a new building at 222 East 4th Avenue with the Office Complex located on the middle floor of the building. Is this Office building be constantly "glaring" at night from the light fixtures?

Please be clear about the contractors' specifics about the buildings glass facade and the "glaring" to the buildings around.

Thank You.

Diana Pettit



From: [REDACTED]

Sent: Tuesday, November 29, 2022 7:55 PM

To: Eric Rodriguez <erodriguez@cityofsanmateo.org>; Diane Papan <dpapan@cityofsanmateo.org>; Joe Goethals <jgoethals@cityofsanmateo.org>; Rick Bonilla <RBonilla@cityofsanmateo.org>; Amourence Lee <alee@cityofsanmateo.org>

Cc: Patrice Olds <polds@cityofsanmateo.org>

Subject: Draeger's Project

Mayor and Council Members:

It was my intent to deliver my comments to the Planning Commission on November 17, however given the 1276-page package was only available 72 hours prior to the meeting and the City website was down on the 17th, I was unable to review the package. Following are my comments:

AFFORDABLE HOUSING

The project applicant states the project is providing “affordable workforce” housing, which is a broad definition, however detail of rental prices was lacking for the ten low-income (80%AMI) units. Based on San Mateo County AMI table below the 2022 Maximum Affordable Rent Payments and Incomes Limits for this project are:

(2) Studio	460sf	\$2,610/mo	\$104,400 (1-person)
(6) 1-bdrm	590sf	\$2,797/mo	\$111,850 (1.5-person)
(2) 1-bdrm	630sf	\$2,797/mo	\$111,850 (1.5-person)

Based on the above rent payments the project will generate approximately \$330,000 of income annually for the developer (unless the developer forgoes the proceeds) whereas a revenue stream to an affordable housing entity can be reinvested in creating more housing opportunities.

The project applicant proposes two more units than the eight required by the commercial linkage fee however, this proposed unit mix also maximizes the rental income. A different mix of eight units shown below generates approximately \$280,000 of annual income:

(6) 1-bdrm	590sf	\$2,797/mo	\$111,850 (1.5-person)
(2) 2-bdrm	1000sf	\$3,356/mo	\$134,200 (3-person)

The project applicant claims that the cost of providing ten housing units is \$7 million. The total square footage of the ten units is 5,960 resulting in a cost of nearly \$1,200/sf. Interesting.

2022 San Mateo County Income Limits									
as determined by HUD, State of CA HCD, and County of San Mateo									
Income limits effective 04/18/2022.									
Please verify the income and rent figures in use for specific programs.									
HUD-defined Area Median Income \$166,000 (based on household of 4). State defined median \$166,000 (household of 4) due to hold harmless policy.									
Income Limits by Family Size (\$)									NOTES
Income Category	1	2	3	4	5	6	7	8	
Acutely Low (15% AMI)	\$ 17,450	\$ 19,900	\$ 22,400	\$ 24,900	\$ 26,900	\$ 28,900	\$ 30,900	\$ 32,850	
Extremely Low (30% AMI) *	\$ 39,150	\$ 44,750	\$ 50,350	\$ 55,900	\$ 60,400	\$ 64,850	\$ 69,350	\$ 73,800	
Very Low (50% AMI) *	\$ 65,250	\$ 74,600	\$ 83,900	\$ 93,200	\$ 100,700	\$ 108,150	\$ 115,600	\$ 123,050	
HOME Limit (60% AMI) *	\$ 78,300	\$ 89,520	\$ 100,680	\$ 111,840	\$ 120,840	\$ 129,780	\$ 138,720	\$ 147,660	
HERA Special VLI (50% AMI) ***	\$ 69,700	\$ 79,650	\$ 89,600	\$ 99,550	\$ 107,550	\$ 115,500	\$ 123,450	\$ 131,450	See Note regarding HERA for FY2022***
HERA Special Limit (60% AMI) ***	\$ 83,640	\$ 95,580	\$ 107,520	\$ 119,460	\$ 129,060	\$ 138,600	\$ 148,140	\$ 157,740	See Note regarding HERA for FY2022***
Low (80% AMI) *	\$ 104,400	\$ 119,300	\$ 134,200	\$ 149,100	\$ 161,050	\$ 173,000	\$ 184,900	\$ 196,850	
State Median (100% AMI)	\$ 116,200	\$ 132,800	\$ 149,400	\$ 166,000	\$ 179,300	\$ 192,550	\$ 205,850	\$ 219,100	

Maximum Affordable Rent Payment (\$)					
Income Category	SRO **	Studio	1-BR	2-BR	3-BR
Extremely Low *		\$ 978	\$ 1,048	\$ 1,258	\$ 1,454
Very Low *		\$ 1,631	\$ 1,748	\$ 2,097	\$ 2,423
Low HOME Limit*		\$ 1,631	\$ 1,748	\$ 2,097	\$ 2,423
High HOME Limit (65%)*		\$ 2,101	\$ 2,253	\$ 2,704	\$ 3,116
HERA Special VLI (50% AMI) ***		\$ 1,742	\$ 1,866	\$ 2,240	\$ 2,588
HERA Special Limit (60% AMI) ***		\$ 2,091	\$ 2,240	\$ 2,688	\$ 3,106
Low**		\$ 2,610	\$ 2,797	\$ 3,356	\$ 3,878
HUD Fair Market Rent (FMR)		\$ 2,115	\$ 2,631	\$ 3,198	\$ 4,111
Median **		\$ 3,262	\$ 3,496	\$ 4,194	\$ 4,846

NOTES

* Income figures provided by HUD for following San Mateo County federal entitlement programs: CDBG, HOME, ESG.

** CA Tax Credit Rent Limits for Low and Median Income Group

*** For San Mateo County, the Housing & Economic Recovery Act of 2008 (HERA) & the HUD 2010 HOME hold-harmless provision permit multifamily

TRAFFIC

The project claims that there will be a reduction in traffic trips with the addition of 104,554sf of office space and ten residential units to full-service grocery store. Draeger's is currently about 60,000sf, the proposed grocery store is about 17,000sf; but does that equate to a 70% reduction in traffic trips? Common sense says a reduced grocery store footprint will not result in a meaningful reduction of traffic trips, especially since this will be the only full-service grocery store downtown. The traffic generated by Trader Joe's, roughly 10,000sf, is a better representation. Logically, the addition of the office space and residential units and to a full- service grocery store will increase traffic trips.

Under the assumption traffic trips will decrease, the downstream intersections analyses would show no improvements are needed. However, if more traffic trips are generated by this project and intersection improvements are needed, the City will be footing the bill.

OFF-STREET LOADING ZONE

The project applicant maintains they should not have to comply with the Zoning Code that requires off-street loading in part because they "do not believe that this standard has been imposed on any other recent projects in the City, and it is clear that imposing this requirement on this project would physically preclude the project as proposed". Has there been other recent *commercial* developments in the CBD that have not required off-street loading zones? It appears that the offices of Snowflake along Delaware have off-street loading zones.

Accepting this provision could end up setting a costly precedent and leaving the City vulnerable to continuously relinquishing valuable public real estate. The applicant designed the project contrary to zoning codes that are put in place to protect the safety and health of the public. Appears more like the taking of public property for private purposes.

GENERAL

There appears to be a real imbalance of benefits, to the detriment of the City, when applying the density bonus law to this predominantly commercial project. The residential component is less than 5% of the project yet the concessions and waivers yield substantial developer benefits but do not result in additional housing units above that required by the commercial linkage fee. As stated above the developer is proposing ten smaller units rather than eight of a different mix. Although the

Government Code states, "When an applicant seeks a density bonus for a *housing development*" here the developer is realizing benefits for a commercial project.

Sincerely,
Lisa Maley

From: I watanuki [REDACTED]
Sent: Thursday, December 1, 2022 1:01 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: [REDACTED] Michael Weinbauer [REDACTED]; Maurine Killough [REDACTED]; Benjamin Portusach [REDACTED]
Subject: Redevelopment at Draeger's - PA21-071 / 222 E. 4th Avenue

December 1, 2022

Dear Members of the City Council,

These are comments for the Draeger's project this evening.

SAFETY

1. We need **strong traffic calming measures for 5th Avenue** a 2 lane narrow local street, class III Bike Route, and Bike Boulevard to reduce the commercial cut-through traffic. The current signage and street markings are inadequate and we have large 16 wheel trucks and the construction trucks cutting through. We are not designed for commercial traffic, truck traffic, or as a construction route. We need safer streets for our Seniors, children, and bicyclists. There are 19 new projects in the Downtown and 2 have been completed. Many future projects will be developed concurrently and the list is included at the bottom. **Traffic calming measures for 5th Avenue needs to be included in the Conditions of Approvals for Draegers Market for protections from the construction impacts from all surrounding projects.***
2. Truck traffic route - we need the commercial traffic to take 101 to 92 to ECR the state highways to 4th Avenue and B Street to Draegers and back out via 9th Avenue (Truck Route in Downtown) to ECR through State Highways - ECR, 92 and 101 and not residential streets.

*Draegers' Traffic Impact Analysis - Local Transportation Analysis Page 12 - **Class III** (Bike Route/Bicycle Boulevard) – Bike route provide signage and permanent markings on low-stress roadways to increase driver awareness of people biking. No exclusive right of way is provided. Bicycle boulevards prioritize bicycle through-travel and **use traffic calming to slow vehicle traffic and maintain low motor vehicle volumes**. These routes are often applied on quiet streets and through residential neighborhoods

DESIGN

3. This project will use the new contemporary Mass Timber materials in the structure with large glass windows and we want to insure the interior illumination of 3 stories of office at night will not impact the residents at the Gramercy, Stratford, Stradbally, and BeSpoke. The Mass Timber was not covered in the EIR.

4. Replace the clear glass guard railings with solid material on the 2nd and 4th levels. This was recommended by Margaret Williams Planning Chair. Otherwise, there will be too much glass in this structure and we want the building to blend in better with the historic downtown with more traditional elements versus more contemporary box on box with angular lines.

TOO MUCH OFFICE SPACE

5. We will have 13 new large office projects and not enough workforce housing in the Downtown. We will have empty office buildings at night, and the Downtown needs more vitality and pedestrian traffic in the evenings.

INADEQUATE CUMULATIVE IMPACT ANALYSIS

6. We need to know the cumulative construction impacts between Draegers and these other projects below. We do not know the list of projects used in these various reports by the different consultants. These are the Downtown Projects by completion, under construction, approved, under review, and in pre-app. There are many under construction now and more under review. Many projects will be built concurrently. This would add to the cumulative impacts of air quality, noise, traffic, parking, and vibrations. Emergency access may be a concern. All the projects on 3rd, 4th, 5th could cause delays along with the grade crossing back-ups. The analysis of construction traffic was not conducted, so we don't know if it would cause a significant impact. The reports use - 1000 per square ft to count employees which is high. Tech uses 150-200 employees sf of office space per person. The number of employees may be undercounted in the cumulative impact analysis. Therefore the impacts may be underestimated in the CEQA Addendum.

Laurie Watanuki

List of Downtown San Mateo Development Projects

Completed:

1. Windy Hill 405 E 4th
2. Windy Hill 406 E 3rd.

Under Construction:

3. Kiku Crossing - 480 4th Ave
4. Kiku Crossing Garage - 400 E 5th Ave
5. Arron Bros - 180 East 3rd Ave
6. Trag's - 303 Baldwin
7. 200 S. Fremont - residential

Approved:

8. Windy Hill Block 21- 500 E 4th
9. 1 Hayward - residential

Under Review:

- 10. Windy Hill 435 East 3rd Ave
- 11. TAP - 616 S. B St
- 11. 477 - 9th Ave
- 13. Windy Hill 435 - 3rd Ave
- 14. Draegers - 222 E 4th
- 15. Tomatina & Talbots - 445 S St
- 16. 222 Fremont - residential

Pre-App:

- 17. Windy Hill Block 20 - 500 E 4th Ave
- 18. Donut Delite - 31-57 S B St.
- 19. 500 S El Camino Real

Thursday, December 1, 2022

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To whom it may concern,

I am writing to urge you to do everything in your power to ensure B Street South is approved.

The B Street South project will provide much needed mixed-use housing in close proximity to transit, including 100% affordable housing units.

The project will add convenient amenities to downtown, including a full service grocery. The community has voiced their excitement about having a grocery store in the area and we are committed to providing this benefit to the community.

The project utilizes an intricate palate of articulated brick tying its architecture to that of the historic downtown area. The project also adds a public plaza and wide sidewalks, making the site pedestrian friendly.

This is an opportunity to improve the neighborhood and address the area's need for housing and we cannot afford to reject it. Please approve B Street South.

Name

Cameron Palmer

Email

[REDACTED]

Zip Code

California, 94402

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Name

CHRIS GIOTINIS

Email

[REDACTED]

Zip Code

California, 94402-2417

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Name Dorothy Giotinis

Email

[REDACTED]

Zip Code 94401

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Name Dan Matteucci

Email 

Zip Code California, 94402

Wednesday, November 30, 2022

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Name Josh Rowell

Email 

Zip Code California, 94070

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Name Erica Wood

Email 

Zip Code 94402

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Name John Carnes

Email 

Zip Code California, 94401

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Name Jon Mackey

Email 

Zip Code 94403

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Name Rob Conlon

Email 

Zip Code California, 94025

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Name

John Kraft

Email

[REDACTED]

Zip Code

94061

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Name Nick Lazzarini

Email 

Zip Code 95128

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Name Steve Sirianni

Email 

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Name Roy Nickolai

Email

[REDACTED]

Zip Code 94401

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Name

Graham Woodall

Email

[REDACTED]

Zip Code

California, 94025

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Name	Lance Miller
Email	<div></div>
Zip Code	94402

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Name Kevin Phillips

Email

[REDACTED]

Zip Code 94401

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Name

Todd Frye

Email

[REDACTED]

Zip Code

California, 94025

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Name Adam Lasoff

Email 

Zip Code California, 94925

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Name Ben Stern

Email 

Zip Code 94024

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I am writing to urge you to do everything in your power to ensure B Street South is approved.

The B Street South project will provide much needed mixed-use housing in close proximity to transit, including 100% affordable housing units.

The project will add convenient amenities to downtown, including a full service grocery. The community has voiced their excitement about having a grocery store in the area and we are committed to providing this benefit to the community.

The project utilizes an intricate palate of articulated brick tying its architecture to that of the historic downtown area. The project also adds a public plaza and wide sidewalks, making the site pedestrian friendly.

This is an opportunity to improve the neighborhood and address the area's need for housing and we cannot afford to reject it. Please approve B Street South.

Name

WILLIAM CONNORS

Email

[REDACTED]

Zip Code

California, 94025

From: Stone, Jonathan [REDACTED]
Sent: Thursday, December 1, 2022 3:26 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Marcus Gilmour [REDACTED]; Wendy Lao <wlao@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>
Subject: FW: [EXT] Draegers Site / B Street South

Dear City Council Members,

Please find the below letter/E-mail of support for the B Street South (Draeger's) project.

Thanks,

Jonathan Stone | Senior Director of Development
PROMETHEUS REAL ESTATE GROUP, INC. | Est. 1965 | Certified B Corporation™
1900 South Norfolk Street | Suite 150, San Mateo, CA 94403
p: 650.931.3448 | prometheusreg.com | [REDACTED]

From: Reisman, Richard [REDACTED]
Sent: Thursday, December 1, 2022 2:27 PM
To: Stone, Jonathan [REDACTED]
Subject: RE: [EXT] Draegers Site / B Street South

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This message came from outside your organization.

Jonathan,

I wish you luck tonight that the City of San Mateo will approve your project on the “Draeger’s” site. Please forward this email to the City, noting these particular reasons that I support the project, both as a land-for-development broker and as a San Mateo resident.

- It is noteworthy that amongst your multiple projects in San Mateo you have done so many things to work with the citizens and bring fresh diversity to town. This certainly includes your response to the community to change this project to include housing.
- The existing store has never done very well and yet Draegar’s is great, high-quality downtown amenity. Perpetuating them forward in the same location in a smaller (more feasibly sized) store is fantastic for San Mateo. And they will have some new customers right there upstairs.
- The building is nicely designed and like your project on the old Trag’s site, the site abuts multiple streets, greatly improving the separation of entrances for the different components within the project. It is fortunate when different uses do not have to share the street exposure, as it improves the quality of each and improves functionality such as loading and unloading.

Good luck, please let me know how it comes out.

Richard

Richard C Reisman

*Director National Land & Redevelopment Division
First Vice President Investments*

2626 Hanover Street, Palo Alto, CA 94304

O: [REDACTED] | E: [REDACTED]

M: [REDACTED] | Home Office: [REDACTED]

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