

POST + BEAM NEIGHBORHOOD MEETING NOTES

Monday, June 26, 2023, 7:00 PM – 8:00 PM

Public Attendees (~20 total): David Light, Bob, George, Arion Paylo, NC, Lindy Hewitt, Laurie, BC, Olya, Brian Shields, Amy, Mia, Binh

Applicant Attendees: Preston O’Connell, Kevin Choy, Jonathan Stone, Don Peterson, Eddie Piatt, Kylo Filomeo, Chris Jew

City Staff Attendees: Julia Klein, Linda Ly

- David Light:
 - Topic: Parking
 - Comment: Curious whether cars will be utilized just for residents or also commercial office users. Currently lives on Fremont Street – concerned about greater traffic loads on Fremont.
 - Preston: We’re still early on and haven’t quite figured out all the mechanics. We will be developing a traffic demand management plan and completing a traffic analysis to better understand what impacts, if any, will need to be mitigated.
- Bob:
 - Topic: Neighborhood Retail
 - Comment: Lives a couple blocks from the site and is concerned about groceries, 7-11 is where he shops, and also goes to Draeger’s. Doesn’t drive and takes public transportation.
 - Preston: We will evaluate the potential inclusion of retail.
- George:
 - Topic: Neighborhood Retail
 - Comment: Complete disregard for the neighborhood by eliminating local neighborhood retail. Coordinate with Samtrans to put a bus stop in front of the building.
 - Preston: We will evaluate the potential inclusion of Retail and a potential bus stop shift.
- Arion Paylo:
 - Topic: Neighborhood Retail
 - Comment: Concerned about losing the affordable, great-quality restaurant. Plans that were submitted didn’t mention retail, but the presentation did mention retail. On the El Dorado side, the reality is that the unemployed laborers loiter in the area. Losing family-owned restaurants is a large issue. There is currently no crosswalk to access the parking at Metropolitan.
 - Response (Preston): There is no retail on this project. Right now, it seems like there is a lot of retail vacancy, so there will be an analysis of where retail will be most effective.
 - Response (Kevin): The project will include a proposal for a mid-block crossing to access the Metropolitan apartments parking.
- NC:
 - Topic: Building architecture and design
 - Comment: What is the building height? Given the building is 6 stories high. Would that exceed the building exceeds the height limit and surrounding buildings?
 - Response (Kevin): Residential: 75 ft height, Commercial 85 ft height.
 - Response (Preston): It is an attempt to max out the residency for market rate and affordable housing units.

- Response (Linda): There is a building height limitation of 55ft. Their application is still preliminary and is under review.
- NC:
 - Topic: Parking
 - Comment: This question is for Linda Ly and the city planning - With the speed and number of developments in this 'Gateway' neighborhood, does the city have any plan to install city parking structures like in Downtown area?
 - Julia: The City has installed the new 5th garage east of the railroad tracks. No additional parking structures are planned.
- Lindy Hewitt:
 - Topic: Building design and architecture
 - Comment: Generally disturbed by all the city blocks being leveled, changing the character of the city drastically. With the new height it is 50% higher than current. Transforming the city into not a pretty city in my opinion.
 - Preston: Thank you for the comments.
- Laurie:
 - Topic: Architecture and Traffic
 - Comment: The project should utilize architecture that blends in better – potentially contemporary Mediterranean. A traffic study needs to be completed. There are larger moving vans that need to be accommodated in the project so that another lane is not blocked. Amazon, UPS, Uber, may there needs to be a temporary parking zone. The lighting impacts at night for the residents that live in the surrounding area, they had to install drapes to block out more light.
 - Preston: Thank you for the comments. We will include a lighting study as part of the entitlement process.
- BC: The city seems to be turning the city into Syria or Turkey (high density). Can the city complete due diligence to justify the safety of neighbors? Can it show that the ground is stable enough to hold the tall building?
 - Linda: The city building division requires technical studies to make sure that the applicant's plans are up to the building code.
- Olya:
 - Topic: Building height, neighborhood retail, acquire gas station
 - Comment: Please respect Measure Y. Include neighborhood retail within the project plan and acquire the gas station as part of the project.
 - Preston: Thank you for the comments. We had conversations with the owner of the gas station and they were not interested in selling. We cannot force a private entity to sell their property.
- Brian Shields - Nor Cal Carpenters Union
 - Topic: Construction
 - Comment: Thank you for building mass timber. The carpenter's union has a certification to install the mass timber and use the appropriate rigging to install. Thank you.
- Amy, Mia, Binh
 - Topic: Building height, neighborhood retail, traffic, and amount of projects
 - Comment: Real concerns about traffic studies. Right now, during rush hour it is backed up on 3rd and 4th going in and out of the downtown area. This is a very working-class immigrant neighborhood, and they keep losing retail and eating options that the residents can afford and it's leading to food trucks all over the neighborhood that increases litter all over the area.
 - Preston: Thank you for your comment.