

## Rendell Bustos

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**From:** Arion [REDACTED]  
**Sent:** Sunday, July 2, 2023 4:34 PM  
**To:** Rendell Bustos  
**Cc:** Eri Gentry; Binh Thai  
**Subject:** PA-2023-015 block 21 extension

Hi Rendell,

I'm a neighbor near this project who would rather not see the block undeveloped for two extra years. What would happen if the developer's request for an extension is denied?

Thanks,  
— Arion

## Rendell Bustos

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**From:** Laurie Hietter [REDACTED]  
**Sent:** Monday, May 22, 2023 4:25 PM  
**To:** Rendell Bustos  
**Cc:** City Council (San Mateo); Manira Sandhir  
**Subject:** Block 21 Extension

Dear Rendell,

The San Mateo Daily Journal reported on May 16th that Windy Hill requested a 2-year extension on their Block 21 project. Weeding, hydroseeding, and garbage removal are not enough to mitigate the effects or compensate the City for having an entire gateway block sit empty for an indefinite amount of time. City staff expended substantial effort to process the application very quickly.

The Daily Journal reported today that the need for the delay is to ensure the project is entitled during the current loan term. Has the City asked what happens after 2 years? Has Windy Hill secured a construction loan?

Please consider Kevin Simpson's suggestion that Windy Hill fund B Street improvements in exchange for the permit extension.

Thank you for your consideration,

Laurie Hietter

## Rendell Bustos

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**From:** Connie Weiss [REDACTED]  
**Sent:** Sunday, May 21, 2023 10:35 AM  
**To:** Rendell Bustos; City Council (San Mateo); Patrice Olds  
**Subject:** Block 21 Delay in Building

Hello City Council, Mr. Bustos, and Ms. Olds,

As a resident, it's hard enough to see plans approved for cookie-cutter buildings that have no personality or respect to the historic architecture of our beautiful city. It's hard to see our comments and concerns ignored in favor of big developers and builders. With Block 21, you have an opportunity to push back, to let Windy Hill know a 2-year-delay on development of the block that is part of our gateway to the city cannot be left untouched without serious repercussions.

Fellow resident Kevin Simpson suggests allowing Windy Hill to keep Block 21 empty for 2 years if they fully fund the B Street Mall improvements. We need to push back on these developers and send a clear message that their prior behavior and carte blanche for doing whatever they wish is no longer welcome or tolerated in our city.

Thank you,

Connie Weiss  
San Mateo Resident

## Rendell Bustos

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**From:** Rendell Bustos  
**Sent:** Tuesday, May 23, 2023 3:45 PM  
**To:** Jan Dollard  
**Cc:** Manira Sandhir  
**Subject:** RE: Windy Hill 2 yr. extension/ 5 story building height limit

Good afternoon Jan and John,

Thank you for your email – I will review the comments with the Zoning Administrator and will forward you a copy of the Zoning Administrator's Decision letter once a decision is reached.

I have also moved the City Councilmembers' emails to the BCC line. Staff's response is still visible to them.

Thanks,

Rendell Bustos  
Senior Planner | Community Development Department  
330 W. 20th Ave., San Mateo, CA 94403  
650-522-7211 | rbustos@cityofsanmateo.org

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

From: Jan Dollard [REDACTED]  
Sent: Monday, May 22, 2023 4:43 PM  
To: Rob Newsom <rnewsom@cityofsanmateo.org>; Alorine@cityofsanmateo.org; Rhedges@cityofsaanmteo.org  
Cc: Rendell Bustos <rbustos@cityofsanmateo.org>; Msandir@cityofsanmateo.org; Amourence Lee <alee@cityofsanmateo.org>; Ldiaznash@cityofsanmteo.org  
Subject: Windy Hill 2 yr. extension/ 5 story building height limit

Dear City Council Members,

Please make all building contractors, including Windy Hill, accountable for following the voter approved 5 story height limits in Sn Mateo, and close the loopholes (elements of SB 330) builders are taking advantage of, to increase the height limits to 8 + stories. Our quality of life has already been negatively impacted by overbuilding high-rise offices and housing, increasing traffic congestion. Thoughtful architecture in low rise housing, adds to residents overall comfort, safety, and better mental health.

Block 21 extension is unwarranted; we agree, if a short extension is granted to WindyHill, make them comply with the 5 story height limit, and fund attractive parklet construction, with planter boxes for every food business on B Street.

Sincerely,

Jan and John Dollard

## Rendell Bustos

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**From:** Rendell Bustos  
**Sent:** Tuesday, May 23, 2023 3:46 PM  
**To:** juan dollard-ruiz  
**Cc:** Manira Sandhir  
**Subject:** RE: Subject: Windy Hill 2 yr. extension/ 5 story building height limit

Good afternoon Jan and John,

Thank you for your email – I will review the comments with the Zoning Administrator and will forward you a copy of the Zoning Administrator's Decision letter once a decision is reached.

I have also moved the City Councilmembers' emails to the BCC line. Staff's response is still visible to them.

Thanks,  
Rendell



### Rendell Bustos

Senior Planner | Community Development Department  
330 W. 20th Ave., San Mateo, CA 94403  
650-522-7211 | [rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)



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**From:** juan dollard-ruiz [REDACTED]  
**Sent:** Monday, May 22, 2023 5:13 PM  
**To:** Alorine@cityofsanmateo.org; Msandir@cityofsanmateo.org; Amourence Lee <alee@cityofsanmateo.org>; Rendell Bustos <rbustos@cityofsanmateo.org>; Ldiaznash@cityofsanmateo.org  
**Subject:** Subject: Windy Hill 2 yr. extension/ 5 story building height limit

**Date:** May 22, 2023 at 4:43:00 PM PDT

Dear City Council Members,

Please make all building contractors, including Windy Hill, accountable for following the voter approved 5 story height limits in Sn Mateo, and close the loopholes (elements of SB 330) builders are taking advantage of, to increase the height limits to 8 + stories. Our quality of life has already been negatively impacted by overbuilding high-rise offices and housing, increasing traffic congestion. Thoughtful architecture in low rise housing, adds to residents overall comfort, safety, and better mental health. Block 21 extension is unwarranted; we agree, if a short extension is granted to WindyHill, make them comply with the 5 story height limit, and fund attractive parklet construction, with planter boxes for every food business on B Street.

Sincerely,  
Jan and John Dollard

## Rendell Bustos

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**From:** Rendell Bustos  
**Sent:** Tuesday, May 23, 2023 3:38 PM  
**To:** Martha Park  
**Cc:** Manira Sandhir  
**Subject:** RE: Downtown Development in San Mateo

Good afternoon Martha,

Thank you for your email – I will review the comments with the Zoning Administrator and will forward you a copy of the Zoning Administrator's Decision letter once a decision is reached. I have also moved the City Councilmembers' emails to the BCC line. Staff's response is still visible to them.

-Rendell



### Rendell Bustos

Senior Planner | Community Development Department  
330 W. 20th Ave., San Mateo, CA 94403  
650-522-7211 | [rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)



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**From:** Martha Park [REDACTED]  
**Sent:** Monday, May 22, 2023 1:48 PM  
**To:** Rendell Bustos <[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)>; Manira Sandhir <[msandhir@cityofsanmateo.org](mailto:msandhir@cityofsanmateo.org)>; Amourence Lee <[alee@cityofsanmateo.org](mailto:alee@cityofsanmateo.org)>; Lisa Diaz Nash <[ldiaznash@cityofsanmateo.org](mailto:ldiaznash@cityofsanmateo.org)>; Rob Newsom <[rnewsom@cityofsanmateo.org](mailto:rnewsom@cityofsanmateo.org)>; Adam Loraine <[aloraine@cityofsanmateo.org](mailto:aloraine@cityofsanmateo.org)>; Richard Hedges <[rhedges@cityofsanmateo.org](mailto:rhedges@cityofsanmateo.org)>  
**Subject:** Downtown Development in San Mateo

Dear Rendell Bustos, Manira Sandhir, and San Mateo City Councilmembers,

I am writing in support of my neighbors who are requesting a more thoughtful approach to downtown development in San Mateo - and specifically Windy Hill's request for an extension of time for Block 21 development. An extension for Windy Hill should be negotiated as long as there is some positive outcome for downtown San Mateo in return.

It would be great if there could be some improvements to the B Street Mall in return - as Kevin Simpson has suggested on Next Door.

Thanks for your consideration,  
Martha Park

## Rendell Bustos

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**From:** Adam Loraine  
**Sent:** Monday, May 22, 2023 8:39 AM  
**To:** Stephen Weller  
**Cc:** Rendell Bustos  
**Subject:** RE: City of San Mateo Development

Good morning, Dr. Weller:

Thank you for your email. I'm copying Rendell Bustos, staff contact and Deputy Zoning Administrator, to ensure your public comment is recorded as part of the city's review of the application.

I recently met with city staff (including Rendell, the City Manager and Zoning Administrator) to better understand this situation and what could be done about it. My takeaways were:

\*this application does not necessarily mean that the developer intends to delay the project (and it does not allow for other changes to the project). Rather, it appears to be requesting a deadline extension in the event that more time may be required to complete the project, as a result of changes in project logistics. During my meeting, city staff hypothesized that these changes may be on the financing side, and indeed, Windy Hill appears to confirm this in an article in today's San Mateo Daily Journal: [https://www.smdailyjournal.com/news/local/developer-explains-san-mateo-s-block-21-application-extension/article\\_f33d6ddc-f874-11ed-abb4-676eef3dae66.html](https://www.smdailyjournal.com/news/local/developer-explains-san-mateo-s-block-21-application-extension/article_f33d6ddc-f874-11ed-abb4-676eef3dae66.html)

\*extension applications are not uncommon, usually happen without much fanfare and are fairly cut-and-dry: they should generally be approved any time they meet city standards. The decision on this application will come after 5 p.m. today, but a successful appeal would need to argue against those specific findings (i.e. that they in fact do not meet city standards in some way).

I will continue to monitor this.

Sincerely,

Adam Loraine (he/him/his)  
Council Member, District 5  
330 W. 20th Ave., San Mateo, CA 94403  
650-522-7522 ext. 6263 | [aloraine@cityofsanmateo.org](mailto:aloraine@cityofsanmateo.org)

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

From: Stephen Weller [REDACTED]  
Sent: Saturday, May 20, 2023 9:07 PM  
To: Amourence Lee <[alee@cityofsanmateo.org](mailto:alee@cityofsanmateo.org)>  
Cc: Lisa Diaz Nash <[ldiaznash@cityofsanmateo.org](mailto:ldiaznash@cityofsanmateo.org)>; Rob Newsom <[rnewsom@cityofsanmateo.org](mailto:rnewsom@cityofsanmateo.org)>; Richard Hedges <[rhedges@cityofsanmateo.org](mailto:rhedges@cityofsanmateo.org)>; Adam Loraine <[aloraine@cityofsanmateo.org](mailto:aloraine@cityofsanmateo.org)>  
Subject: City of San Mateo Development

Council Members:

Who is running the City of San Mateo?  
Developers?

Contractors?  
Labor Unions?

The San Mateo Dirt Council members are elected to develop a structure for future development.  
San Mateo has suddenly become a Business Center, with buildings under construction and buildings in the “planning stage” that are purported to solve the “need” for housing for the lower income segment of our City.  
How many “low income” units have we produced?

The latest indication of “development” that is out of control is the empty square block #21, suddenly a vacant lot with no approved plan for development.  
How does this happen?  
Do we allow total destruction of buildings (businesses) on the “promise” that a developer will follow up with an acceptable plan for appropriate growth?  
Is this “development” that enhances San Mateo which the majority of our population endorses?

How did the leveling of a city block with no definite plan for development transpire?  
If the permit for destruction preceeds a permit for development, is the City held hostage by the developer? I believe this is the fact.

The City Council must follow a common sense approach for “future development”.  
The rush to build appears to be out of our control.

Please take control of “growth” in San Mateo.  
I believe that we will regret the current trend of development for the benefit of the “Developers” must revert to development for the benefit of the people who have chosen to live here.

Stephen A. Weller, MD



## Rendell Bustos

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**From:** Mark Rau [REDACTED]  
**Sent:** Sunday, May 21, 2023 12:03 PM  
**To:** Rendell Bustos  
**Subject:** Re: Block 21

The very least we should require they make improvements to our downtown project as suggested by a few of our neighbors.

I believe SM required Passages developers to replace the fence in the 19th avenue park area.

Mark

Sent From iPhone

On May 19, 2023, at 7:27 PM, Mark Rau [REDACTED] wrote:

Hi Rendell - I hope all is well. Please do not allow any extension on block 21. I am a forever SM and like some of the changes but if we start allowing developers to stall projects our city will be ruined. Vacant city blocks will create numerous issues that I am sure you are aware of and I should not need to detail.

Sincerely,

Mark

Sent From iPhone

## Rendell Bustos

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**From:** Rendell Bustos  
**Sent:** Tuesday, May 23, 2023 3:39 PM  
**To:** [REDACTED]  
**Cc:** Manira Sandhir  
**Subject:** RE: Block 21 extension

Good afternoon Jean,

Thank you for your email – I will review the comments with the Zoning Administrator and will forward you a copy of the Zoning Administrator's Decision letter once a decision is reached. I do want to bring to your attention that the applicant provided the City a letter, which is posted [online](#). The applicant is requesting the extension to satisfy their lender requirements. This extension does not impact the applicant's construction timeline.

I have also moved the City Councilmembers' emails to the BCC line. Staff's response is still visible to them.

-Rendell



### Rendell Bustos

Senior Planner | Community Development Department  
330 W. 20th Ave., San Mateo, CA 94403  
650-522-7211 | [rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)



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**From:** Jean Garcia [REDACTED]  
**Sent:** Monday, May 22, 2023 2:38 PM  
**To:** City Council (San Mateo) <[CityCouncil@cityofsanmateo.org](mailto:CityCouncil@cityofsanmateo.org)>  
**Subject:** Block 21 extension

Dear Council Members,  
Please deny this extension. We do not need empty lots sitting around. It is supposed to be housing. Make them build it or penalize them.  
Thank you,  
Jean Garcia

## Rendell Bustos

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**From:** Rendell Bustos  
**Sent:** Tuesday, May 23, 2023 3:41 PM  
**To:** Michael Weinbauer  
**Cc:** Manira Sandhir  
**Subject:** RE: Block 21 Extension

Good afternoon Mike,

Thank you for your email, and I apologize I missed your call yesterday. I will review the comments with the Zoning Administrator and will forward you a copy of the Zoning Administrator's Decision letter once a decision is reached. I do want to bring to your attention that the applicant provided the City a letter, which is posted [online](#). The applicant is requesting the extension to satisfy their lender requirements. This extension does not impact the applicant's construction timeline.

I have also moved the City Council's and Planning Commission's emails to the BCC line. Staff's response is still visible to them.

Thanks,  
Rendell



### Rendell Bustos

Senior Planner | Community Development Department  
330 W. 20th Ave., San Mateo, CA 94403  
650-522-7211 | [rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)



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**From:** Michael Weinbauer [REDACTED]  
**Sent:** Monday, May 22, 2023 3:04 PM  
**To:** City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Rendell Bustos <rbustos@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>  
**Subject:** Block 21 Extension

Afternoon All - I'm writing to request that the city do whatever it can do require Windy Hill to mitigate the impacts of leaving us with a huge treeless dirt lot while they get their finances together. While the project was supported by most, no one signed up for this unforeseen issue. I've heard several creative ideas, including landscaping/beautification of the lot boundaries, to using the space for events, to having a dog park installed. Another really intriguing idea is getting the developer to help our downtown businesses with things like parklet design and materials, leveraging their relationships w contractors and suppliers. Whatever is done, the site should have at a minimum dust and dirt mitigation during the dry summer months, and some form of aesthetic treatment on the boundaries.

I think it would also be a great idea to revisit the entitlement process and augment it to account for this type of possibility and stipulate mitigation in advance, and to, for example, not cut down 50 year old shade trees until ready to break ground.

Thanks - Mike Weinbauer

## Rendell Bustos

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**From:** Rendell Bustos  
**Sent:** Tuesday, May 23, 2023 3:50 PM  
**To:** Julia Klein; Somer Smith; Linda Ly  
**Cc:** Manira Sandhir  
**Subject:** FW: Construction in Downtown San Mateo

Julia, Somer, and Linda,

Please see the public comment below addressed to Downtown projects. Please include a copy of this letter in your respective Downtown project files.

-Rendell



### Rendell Bustos

Senior Planner | Community Development Department  
330 W. 20th Ave., San Mateo, CA 94403  
650-522-7211 | [rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)



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**From:** Erin White [REDACTED]  
**Sent:** Monday, May 22, 2023 6:54 PM  
**To:** City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Rendell Bustos <rbustos@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>  
**Subject:** Construction in Downtown San Mateo

Dear City Council, Mr. Bustos, and Ms. Olds,

San Mateo used to be a wonderful, family-friendly place to live with amenities nearby. We had all the elements: a quaint downtown, amazing views of the hills and bay, a smaller more connected community, beautiful old architecture, etc. This should be the perfect time and opportunity to keep and enhance what makes San Mateo a truly special and unique place to live. However, I am exceedingly frustrated and saddened by what has been happening over the past several years. The City of San Mateo is being destroyed faster than I ever imagined was possible.

Against the residents wishes and concerns, the City Council keeps approving and shoving more huge developments down the pipeline. Our precious city is being overrun by greedy developers building the most ugly, generic, blocky, cheap looking, monstrosities which go right up to the sidewalk with no greenery. The downtown area is getting crowded, claustrophobic, looks unattractive, and gets worse with each new development. The once beautiful views are starting to get blocked off by tall buildings. Don't make it worse by repealing Measure Y. Residents need to be able to stay connected to the nature around them. It's an important part of why people live here. It is beneficial and necessary for our health and well-being.

It is clear that the city does not need any more office space, as there are lots of vacancies. I don't understand why the city is tearing down block after block, and jamming in more and more people, when our infrastructure is failing and can't even support the current community. The roads and sidewalks are in complete disrepair; it's honestly an

embarrassment. Traffic has gotten so bad that it's near impossible to get across town, especially during commute hours. That will only continue to get worse with all the new construction going on and potential future projects.

The city needs to stop construction projects like Block 20 and 21 so these issues can be addressed and fixed. Demolition permits should be tied directly to building permits, so we don't end up with an eyesore of empty lots with dirt mounds and tree stumps for years to come. The city should be focusing on quality of life issues and environmental stewardship. Buildings should be built farther back from the sidewalk to allow for landscaping and mature trees to provide shade for pedestrians. We should incorporate new green methods, taking advantage of vertical space to have living walls, have underground parking garages with a park on top, etc.

The City Council needs to push back against the developers, construction companies, and the state to take our city back. Don't let them cheat us out of the future of our home. They need to be respectful and responsive to residents and contribute to our community. If there are delays, they should make that up to the residents by investing in our downtown. Listen to the residents who voted you in and follow their lead. We need to support small businesses, have a wide variety of services, and more green space. We are calling for action. Please restore the heart and soul of San Mateo.

Sincerely,

Erin White  
San Mateo Resident

## Rendell Bustos

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**From:** Michal Lim [REDACTED]  
**Sent:** Sunday, May 21, 2023 10:08 PM  
**To:** Rendell Bustos; Manira Sandhir; Amourence Lee; Lisa Diaz Nash; Rob Newsom; Adam Loraine; Richard Hedges  
**Subject:** Block 21

Dear City Officials,

Block 21 with its lack of trees, copious dirt, and chainlink fence makes San Mateo look awful. Now Windy City wants a two year extension?! So we all must look at this blight of an empty lot for two, maybe four, maybe six years (if Windy Hill asks for more extensions while waiting for better financing).

Either deny the extension or have Windy Hill create a nice looking park complete with playground equipment. How about a beautified food truck park with trees? How about a community garden? Anything would be better than that awful naked block which, come the winter rains, will become a whole city block of WEEDS!!!!!!!!!!

Incidentally, San Mateo is a city that wants trees. Homeowners must ask for a permit in order to take down a tree in Shoreview.. The City allowed Windy Hill to cut down all the trees on Block 21.

Any new construction should include trees to shade pedestrians. Our downtown streets are becoming denuded and unappealing concrete monstrosities.

Michal Lim

## Rendell Bustos

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**From:** [REDACTED]  
**Sent:** Wednesday, May 17, 2023 2:59 PM  
**To:** Christina Horrisberger; Rendell Bustos; Amourence Lee; Lisa Diaz Nash; Rob Newsom; Richard Hedges; Adam Loraine  
**Cc:** DA; Robert A. Peccolo  
**Subject:** Block 21 Project Landscaping  
**Attachments:** Landscaping with Native Plants.jpg; Wrapped Tree Stumps.jpg

We are unsure of who to address this note to. We called the City of San Mateo and asked for the name of the Zoning Administrator for this project, and the reply was that there was no specific administrator at this time. Hence, we are addressing this note to multiple recipients. We ask that among you, you forward it to the proper department and/or individual to service our request.

\*\*\*\*\*

Dear Administrator,

As property owners of property neighboring the Block 21 project, we are disappointed that the project is not moving forward as planned. Since the applicant has asked for an extension (for reasons unknown), and since it seems likely that the City of San Mateo (City) will be granting this extension, and further, as it likely that this extension will be for two years, we would want the City, as a Condition of Approval (COA) for the granting of this extension, to enforce Chapter 7.48 (Vacant Lot Maintenance) of the City of San Mateo Municipal Code. We would like this to be activated immediately upon approval (not within the 180 days as this longer timeframe would take us into the November rainy season). Since this area presents so poorly now, the beautification should commence immediately; this would also ensure that the landscaping could take hold prior to the fall/winter season.

The vacant lot is an eyesore, to say the least, but particularly as it is one of the first things people see at this "gateway" to our City. If you have not already seen it, please see the enclosed photographs. As you can see, the tree stumps are wrapped in caution tape. We would like to see these removed and have the sidewalk filled in. This is not only unsightly, but on the Delaware side, the sidewalk is not even ADA compliant (not wide enough in various places), causing a potential hazard.

Regarding the landscaping, the applicant also has an adjacent lot where the landscaping, in our opinion, does not meet the intent of the City code. In the five-foot buffer area, there are only small plants planted near the fence itself, with tanbark covering the dirt. This is hardly "landscaped with native plants".

Thank you in advance for your consideration. We have spoken to other business owners and San Mateo citizens who also share the same sentiments.

- Carla Peccolo Woodworth, Robert Peccolo, and Dino Antoniazzi (on behalf of the Antoniazzi Family)

## Rendell Bustos

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**From:** Kevin Simpson [REDACTED]  
**Sent:** Wednesday, May 17, 2023 3:50 PM  
**To:** Rendell Bustos; Manira Sandhir; Illein Quesada  
**Cc:** Amourance Lee; Lisa Diaz Nash; Rob Newsom; Richard Hedges; Adam Loraine  
**Subject:** Block 21 Planning Extension: Please DO NOT Approve

News media have reported that Windy Hill Properties has requested an extension to their planning process of up to 2 years for the Block 21 development. I am writing to urge you to deny this request. The developer should proceed with all due speed to complete the project as approved within the timeframes approved. I appreciate that there are delicate legal and regulatory issues at play here but I think the city likely has discretion, and I strongly urge you to ensure this project is completed apace, or some mitigation of our forbearance be forthcoming.

This is an enormous project and today residents and visitors are greeted with a gigantic hole in our city, surrounded by an ugly chain link fence and sawed off tree trunks. The developer displaced or eliminated 13 small businesses which served nearby residents, including the oldest Chinese restaurant in the city, a venerated antique slot machine business, and a number of businesses serving lower income residents, as well as one of the remaining two reasonably priced gas stations in the downtown core. Immediately after razing the block and sawing off the trees, they applied for an extension that will delay the project by as many as two years, maintaining this hole in the city fabric and extending the time residents must endure another gigantic project with noise, dust, traffic disruptions and so many other impacts, not the least of which is loss of those jobs and businesses.

Windy Hill has also recently floated a massive change to their other nearly total block redevelopment next door, the Block 20 project, which is also displacing small businesses and a community center. Their current project is much like the Block 21, might be replaced by a taller Builder's remedy project of all housing and one small retail facility on the exact wrong place for retail—the fifth street side.

Together with other huge projects already underway or soon to start, such as the Draeger's replacement, the project over the Trag's site, the project for the Talbot's site, the project at 3rd and Ellsworth, and the project just announced for the 7-Eleven site across Delaware from Block 21, residents are in for years of disruption.

I also note that we all think about the year long open pit situation at Fremont and 2nd with its lovely two story pile of dirt at 3rd and Fremont. We are all sick of these delays.

Now, if Windy Hill wants to make a positive gesture to the city, why don't they partner with the trades unions and perhaps other entities and offer to pitch in to solve the parklet problem for the downtown pedestrian mall? Windy Hill could fund design activities for a uniform platform style to offer to the food businesses, provide materials, and perhaps the Carpenter's Unions who are getting much work from our construction could have a festive day downtown on the pedestrian mall building the platforms. Interested citizens could pitch in.

I think it's time for us to expect much more from developers who are prevailing upon our city as they build out what is essentially an office park in our downtown. I am willing to do what it takes to help spear head something like this.

But in lieu of that kind of spirit from Windy Hill, I would ask that we deny this request and keep up the pressure to proceed with their project and get the thing done so we can get our town back.



## Rendell Bustos

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**From:** Francie Souza [REDACTED]  
**Sent:** Sunday, May 21, 2023 2:13 PM  
**To:** City Council (San Mateo); Rendell Bustos; Manira Sandhir; Amourence Lee; Planning Commission  
**Subject:** Block 21 extension

As a resident of Central San Mateo who sees the impact of 'development' in our central city everyday, I am urging you to immediately require some type of maintenance and landscaping of Block 21 if the requested extension is granted. The area is one of the first visions of San Mateo as you enter the city and presents very poorly to our residents and visitors, with a huge dirt lot surrounded by a chain link fence and wrapped tree stumps - a reminder of the full grown trees that used to line the street. This dirt will soon be dry and dusty, affecting nearby homes. This could go on for years. Another idea is to impose an "extension fee" to fund some minimal improvements on S B Street pedestrian mall, to actually help businesses that are in our community, doing business with no support from the city to improve that area. Perhaps an "extension fee" would help that project while Windy Hill determines their next move for Block 20.

Please consider the residents of San Mateo and business owners surrounding the area of Block 21 when you make your decisions. Let's try to make some benefit to the community while Windy Hill considers their next move during this "extension" period.

Frances Souza

## Rendell Bustos

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**From:** Paul Phu [REDACTED]  
**Sent:** Saturday, May 20, 2023 4:40 PM  
**To:** Rendell Bustos; Manira Sandhir  
**Subject:** Block 21 extension opinion from Resident

Hello,

I am a home owner currently living in 3rd and S Grant. Block 21 development is only a few blocks away from my home.

If you're considering extending Block 21, please ask Windy Hills to contribute to the closed B Street and make temporary improvements to the current Block 21 in a gesture of goodwill for residents of San Mateo. Having a large empty dirt lot for 2 more years at a minimum is a terrible prospect. I walk by Block 21 nearly every day of the week.

Some ideas for Block 21 if extended: making it a large parking lot to host food trucks, events, and art work. Create a temporary park.

Some ideas for Windy Hills to help contribute to B Street: build or fund parklets for business. Create a grant fund for businesses to apply for parklets.

Please do not let Windy Hills have an extension without accounting for the impact an empty lot has on Downtown. They should contribute to downtown as a gesture of goodwill. I do not want an unutilized block in Downtown sitting around for 2 years.

Thank you for your time,  
Paul Phu