

Neighborhood Meeting

2090 S. Delaware Street

February 1, 2012

Comment Sheet

If you don't have an opportunity to speak tonight, or have subsequent issues, comments or questions of importance to you, please fill out this comment sheet. Please leave it on the table at the entrance to tonight's meeting or return it to the Planning Division, City Hall, 330 W. 20th Avenue, San Mateo, 94403, Attn: Lisa Ring.

Comments, questions, issues:

Thank you for presenting the project. As a resident of Ironwood, my concerns about this project is that the amenities buildings (2) of the project are far too close to the existing Ironwood Complex, and greatly impacts more than half the units due to shadows and noise. Furthermore, the project has a great deal of open space, but none of it is near or beneficial to the existing residents of Ironwood Complex. The setback of a large portion of the 2090 Delaware Street project is simply insufficient to allow the existing community to not be impacted by the noise and intrusion of space. I do not support the current proposed plan. - Pallavi Rao, 2072 South Delaware Street, San Mateo, CA 94403

Lisa Ring

From: Bob Diamond |
Sent: Tuesday, February 07, 2012 11:06 AM
To: Lisa Ring
Subject: re: 2090 Delaware Apartments PA11-087

Hi Lisa,

I looked through the project plans for this on the San Mateo site, but can't find any Shade and Shadow studies?

Two things:

- 1) Can we download them?
- 2) We need shadow studies of the original building currently on the property so we can compare the current shade to the future apartment complex shade.

What was shown at the Feb 1st meeting was a comparison of the Toll shade to the proposed Appt complex shade. We need to compare the actual shade now to the shade from the proposed Appt complex.

Thanks,
Bob Diamond

To: The planning commission:

I am a current resident owner at Ironwood. I am writing this letter in the hopes that our concerns about the proposed development at 2090 S. Delaware Street (PA 11-087) will be taken into consideration.

I attended the neighborhood meeting and had many concerns over this proposed project.

1. Setback from the property line: Is it really necessary to build just 5 feet from our property line? To be one of the owners of the unit that have the three story building five feet from their backyard is cruel. The very limited shadow study the developer had basically had units 2082-2088 in complete darkness. It was almost surreal that the developer explained that the majority of the cottages are not affected and that they could have easily designed their project to be 5 feet across our whole property line. Units 2072-2076 and 2064-2068 have this nice two story amenity room just five feet from their property line. Any noise or privacy concerns from the use of the gym or rec room didn't seem to be much concern for the developer. Why would we mind having a public amenity room just five feet from our property line and our bedrooms facing it. Is it too much to ask to just give Ironwood its space, again is it really necessary to build so close to our property line?
2. Traffic: Another concern is the traffic on Delaware street and how it would affect us at Ironwood when we try to get in and out of our complex. Currently we have to deal with traffic coming north from El Camino, Ticonderoga St and Bay Meadows, but also south from 92, Delaware street, Station Park Green, the Hines project, Arco station, Delaware street housing and now Delaware apartments! To get out of our complex is becoming increasingly dangerous. With these proposed builds is the planning commission or city staff looking into how we can safely get in and out of complex and how the increased congestion on Delaware street affects Ironwood? The planning commission and city need to take into consideration how these developments affect a community like ours.
3. Density: I understand this falls within the TOD development, but is it necessary to be at a density of 47 dwellings units per acre when the range is 35 to 50? Bringing it down will alleviate a lot of the issues, shadows, setback, traffic congestion etc. Will there be a maximum occupancy for these units and who will enforce it?
4. Parking: This project will have 198 parking spaces for 111 units. Delaware street housing will have 180 parking spaces for 120 units. I understand this is within TOD guidelines, but where does the inevitable overflow in parking going to go? The two existing apartment complex's on Delaware street already overflow onto 19th ave...Fiesta Gardens now? Will there be any car occupancy restriction on units?
5. Hayward Park Station: What is the city's plan in the event Hayward Park Station closes?

Thx
RS

To The Planning Commission

February 14th, 2012

In the Community Report from 2009-2010 the City Council's goals include planning for the future by continuing implementing the TOD plan which will make San Mateo a community of choice for both current and future generations.

City Manager Loftus states that it is gratifying to see residents rising to the occasion in this challenging economy and that the city council is working to preserve the great qualities of San Mateo – from beautiful neighborhoods to engaged citizens.....

Reading the City of San Mateo Housing Element it delineates the values of our city. There are many valid protections for vulnerable groups who often do not have a voice. There are many housing and monetary incentives to groups who have a difficult time affording to rent or buy in this relatively expensive area

“As a leader in the provision of housing, the City of San Mateo is well suited to continue implementing and expanding the housing and community development programs identified in this report. The City's housing programs have the support of the City Council and management staff, as well as the experience to carry out housing plans. Expertise in ongoing programs such as housing rehabilitation and working with community nonprofits will result in continuing success for these programs. Staff also has experience in the intricacies of housing development, from negotiating purchases and selecting and working with a developer, to securing short and long term financing. The City is well versed in taking steps necessary to alleviate neighborhood concerns with development, and in winning support from the community for its projects. Some limitations the City faces include the restrictive nature of the uses of federal funds and City budget constraints which impact the City's ability to meet the identified needs”

The Element also states about private developers;

“The city attempts to provide the gap in financing that is needed to make the project feasible” “The city sees good opportunity to work with the private sector in the area of new housing construction over the next five years.”

Summary of the above unfortunately leaves residents of Ironwood translating TOD to a **Terrible OrDeal**.

The proposed plans to build next to us at 2090 Delaware Street presented by the third applicant warrant concerns, the main one is still shade and shadow:

The Neighbors across the street from the proposed project are protected from shade and shadow effects in various plans and policies. However, the “anomalous townhouse development” to the North as Ironwood is described as in the TOD plan in Chapter 2 gets *plenty* of shade and shadow. We are not enjoying the same protection as our neighbors across the street.

The original plan from 2007 had a setback of 15', Olson's was 10' and now the third applicant is proposing 5'.

The Multi Family Design Guidelines from 1994 still governing new construction in San Mateo states that buildings over 2 stories must have a setback of ½ the height up to 25' as stated in appendices section h. This document was to govern and insure that future development added to the cityscape and to protect the existing landscape.

12 of the 14 Ironwood IW backyards facing south are **seriously** affected by the new proposed project. The 4 (IW) properties closest to Delaware Street will have a 3 story building 5' from the fence, which will render them in shade and shadow blocking out sun light on the first floor a majority of the time. The Province Group provided overheads of 3 seasons' shade & shadow study (spring was missing). They had information comparing to the last proposal, it does not clearly delineate their project alone. Despite community members request for including a clear study with their plans on the city's web site, they have not provided the community with this prior to the planning commission meeting. 6 IW properties in the middle will have two 2 story amenity buildings 5' away from the property line. 4 IW properties built 6' away from fence will then have 2090 structures 11' away from the south facing windows allowing no direct sun light.

The 2090 project proposed to be build 5' from our property line will create adverse *shade & shadow* and does not address nor meet many of the stated requirements in the TOD plan, i.e.

“Included within the element are goals intended to maintain the quality of existing neighborhoods, and to provide a variety of housing types meeting the needs of many different residents. In order to achieve these goals the element establishes policies specifically intended to protect existing neighborhoods and to encourage and guide new housing development.” 2-5

Ironwood fits the description of an *isolated neighborhood* right in the middle of the Civic section of the TOD as we are the only housing development in this area. We are in an “area where change in use is likely and there is the need to ensure their protection from possible impacts from new development”. 2-13

“Careful attention to appropriate transitions between new and existing development will be important”. 2-20

The goals developed by the Community Advisory Council which is to guide the TOD state: “Create opportunities for land use change that are compatible with and add value to surrounding neighborhoods: protect and improve neighborhood quality of life.” 1-8

Objective (R): Respect Community Character with New Development

Encourage design of new buildings to be pedestrian-friendly and compatible with local styles.

Objective (S): Control Height and Massing of New Development

Provide a buffer in scale between new development and adjacent residential areas by stepping down building intensities and heights.

The amendments to the General Plan clearly delineate that the TOD will be implemented “while maintaining and improving the quality of life for those who already live and work in the area”

Section iv:

“Increased building heights are made compatible with surrounding land uses, and will NOT create adverse SHADOW or visual impacts on surrounding residential uses.”

The quotes I just shared with you all speak to the 3 key elements of the Transit Oriented Development, namely:

Density

Directness

Design

The current proposal’s density is at 47 and the TOD range is 35-50. Adverse impact could be greatly reduced by decreasing the apartment units. The 3 “points of 5’ contact” could be solved by eliminating the 6 units by the IW fence at Delaware Street and the 12 units behind the amenities. This would decrease density to 39.

Decrease of units in increments would look like this according to my calculations (I did not calculate the FAR):

	UNITS	DENSITY	PARKING RATIO
Current Plan:	111	47	1.78
-6 Units:	105	44	1.88
-12 Units:	99	42	2
-18 Units:	93	39	2.39

Allowing for proper setback can also be accomplished by reallocating the 18 above mentioned 2 bedroom units to 1 bedroom units. This solution would also help with parking issues.

Parking: This issue is a hot topic. We virtually live in a red zone. The vicinity map for this project has 45 street parking spaces as counted by me at 11:10 PM on 2/10/12. When 2000+2090 projects are added as proposed there will be 304 family dwellings sharing 45 spaces on the street. That parking ratio is **.15** The adjacent Expo Center "attracts" many for free parking also. Thanksgiving will not be Happy around here!! Use of transit here is STILL not very realistic for most commuters.

The traffic trip study by Nelson/Nygaard for 2000 Delaware illuminates really well what can be done by the Province group to manage parking, etc. The developer for this project has the TDA implantation well delineated. However, the 2000 project consists of lower income housing assuming lower ownership of cars which will not be the case with 2090. The developer stated at the community meeting that 1 br. Apartments would rent for \$1,600. Even if 15% would have rent reductions, most renters would have the means to have cars. Renters on the first floor on Pacific Ave. could very easily use street parking as it would allow them much easier access than parking in the garage. The 22 guest parking spaces are located in the northwest corner meaning that those guests would have to walk all the way around the complex to enter. Those guests who need to enter the east building would be much better and more practically served by parking on the street. The planning commission would be urged to pay very close attention to reality of the impact on this neighborhood and the developer's ability to participate in the TMA.

Open Space: We understand and appreciate that the project must include open space. The 2009 Housing Element states:

"The provision of adequate open space is insured by the implementation of the City's multi family dwelling design guidelines which include a guideline calling for the provision of open space to *"...accommodate the needs of the residents."* This allows flexibility of the designer to provide open space while at the same time meeting other project goals, such as the provision of housing units."

We urge the applicant and the planning commission to accommodate the IW residents as well as the 2090 residents there is more open space between the

developments, landscaping not act as a light barrier (trees not much higher than the “Good Neighbor Fence”) and vegetation close to IW not be high pollen producers and deposit debris in IW yards.

The Ironwood community has been here since 1993. The 28 unit complex has held its resale value higher than the general market of San Mateo during this downturn economy. The main reason is that this community can be described as an *anomalous* development.

Anomalous – atypical, special, exceeding, extraordinary, rare, uncommon, unique, unusual, incredible, outstanding, prominent, remarkable, salient and striking. Synonyms which I still think describe Ironwood very well.

It is an OASIS in the cityscape with a beautifully landscaped wide walkway with artist like lofts on one side and cottages with yards on the other side creating the feeling of a small village. The architecture is bold yet whimsical with lots of detail and a feeling of unity in design between iron and wood.

If the 2090 project is allowed to go up as planned with the current design and density - the home owners will suffer a permanent shade/shadow effect which will reduce property value **permanently**.

The plan as proposed does NOT follow the city’s own plans or the spirit of the guiding principles of San Mateo City.

We are residents and tax payers of San Mateo and are looking to preserve the great qualities of our community and the city. We are counting on the Planning Commission to serve and protect the existing community of Ironwood within the confines of the TOD as stated above.

We do not want to be legal adversaries - We want to enjoy our property, keep our property value (pay our respective taxes) and share the great qualities of San Mateo with our neighbors. We want the TOD to stand for **TERRIFIC OPPORTUNITY for DEVELOPMENT** for everyone.

BE OUR VALENTINE!!

Respectfully submitted,

Pernille Gutschick

Board Member of Ironwood HOA

2034 South Delaware Street

San Mateo, Ca. 94403

(650) 572-2808

Lisa Ring

From: Roberta Drake [raddrake@sbcglobal.net]
Sent: Monday, February 13, 2012 9:50 AM
To: Lisa Ring
Subject: Proposed construction at 2090 Delaware Street

Dear Ms. Ring,

It states in the Intent-Purpose section of the General Provisions for San Mateo Zoning Code 27.02.010 Title that these are two of the purposes:

- (3) To provide adequate light, air, privacy, and convenience of access to property;
- (4) To lessen or avoid congestion in the public streets and highways

The proposed construction has amenity buildings right on our property line. If those buildings could be kept to 1 story, we would not suffer a great loss of beautiful views and sun. We are a garden community with beautiful landscaping throughout our complex, all of the vegetation near the property line would be in shadow three quarters of the year, likely to cause a negative impact on all living things. Sun is essential. We haven't yet seen the shadow study for the proposed construction at 2090 Delaware, but please keep in mind that lack of sun will severely affect our lives here at Ironwood. This will in turn lower our property value, as this will not be the attractive lush place it is today.

The purpose of TODs is to implement the train, but no one uses the Hayward Park Station now, and what guarantee do any of us have that increasing the density of people on Delaware Street will accomplish this goal? I moved here in 1999 to get away from the congestion of San Francisco, and I don't want to see unnecessary congestion bringing down the quality of life for those of us who have lived and paid taxes for years in San Mateo. Please consider all of these elements and plan responsibly for all of us!

Thanks for your time and consideration,

Roberta Drake
2036 South Delaware
San Mateo, CA 94403
605.573.6109

Feb. 12, 2012

San Mateo Planning Commission
c/o Lisa Ring
330 West 20th Avenue
San Mateo, CA 94403

To the members of the San Mateo Planning Commission:

I am writing today to you today about the current proposed 2090 South Delaware Street Project by Newport Equities, LLC, which you will be reviewing on Feb. 14, 2012. I have been a resident of the adjacent Ironwood Townhomes Complex for over 6.5 years now, and have diligently attended the project proposal meetings for that space that have been presented to your group. This includes the Toll Brothers Proposal (2006-2007), as well as the Olson Company Proposal (2010-2011).

San Mateo is a wonderful place to live, and I have relayed this to many people that I know who are considering moving within the Bay Area or into California. Please know that I applaud the city's efforts to bring affordable, green-friendly, and transit-oriented development (TOD) housing into San Mateo. Given the importance of these initiatives, I ask that you continue to carefully consider any new housing proposals that are drawn up. It is possible to have the 2090 South Delaware Street Project incorporate all of these aspects, as long as the developers and you take the needs of the existing residents into consideration as well.

I attended the preliminary meeting for this project on Feb. 1, 2012. Overall, I thought the 2090 South Delaware Street Project was beautifully designed, and incorporated great ideas (underground parking, green space, courtyards, amenities). However, I was troubled by many of the design aspects of the project in relation to the existing community. My fellow residents and I are worried about how this project will fit into the current community, and not overshadow it (literally and figuratively). While I am pleased to see that the developers did modify the original plans that were proposed back in 2007 for the space to take into consideration their Ironwood and surrounding neighbors, there are many revisions and existing designs that cannot be considered improvements. I will address those items below.

Specifically, I was concerned about the short set back between the Ironwood Units and the developers' proposal, as the five-foot distance is a very short span. The previous plans had set backs of 15 feet and 10 feet, which were still uncomfortably close and restricting. Simply put, a setback of five feet is far too little space between the two properties, and will be bothersome for residents on the proposed project side as well as Ironwood for reasons of privacy and noise. Additionally, any landscaping that is developed on either side, whether it is trees, shrubs, bushes, etc. will have very confining space to grow. Regardless of what sort of foliage is planted on either side of the properties, the leaves, flowers, twigs, and so on are likely to fall beyond their respective property lines and create more gardening work for both sets of residents. Additionally, many people have allergies to pollen and other plant materials, and having such a close proximity will surely aggravate that. Please consider requesting more information on landscaping options and the longest possible spans for the setback between 2090 South Delaware Street, as it will be vital for everyone.

My other concern was about the amount of shading that would fall onto the Ironwood Units, regardless of location. The 2090 Delaware Street Project is much taller than the existing Ironwood Townhomes. The developers did not present a shade study between their proposed project against Ironwood Townhomes, which I hope will be done at the Feb. 14th Meeting. Previous plans were much grander scale, of course, but even the current proposal is mostly three stories and the two large amenities are two stories directly facing Ironwood. As a resident who will directly be impacted by one of the two amenities in her backyard, I am

Feb. 12, 2012
(letter cont.)

certain that any residents on the 2090 South Delaware Street Side as well as I would prefer to have more distance between our properties, so that we can continue our daily activities without seeing or hearing each other so distinctly. I am confident that a compromise that works for both sides can be reached to avoid any downturn in privacy.

Finally, my remaining concern with the overall project is the increase in residents and competition for parking that will be created. I appreciate that the 2090 South Delaware Street Project developers are building an underground parking structure for the use of their residents, but this does not entirely address the problem that has and will continue to exist in San Mateo. There is simply not enough parking in the surrounding area due to the neighborhood needs, both in terms of the current residents and their visitors, as well as the events that are continually taking place at the adjacent Expo Center. Traffic has and will be a problem in the area as a result of all that is around the neighborhood, and parking is increasingly a challenge for any visitors. I did not see how the current project proposal will address the needs of the 2090 South Delaware Street residents, who will all have people dropping by. The proposed 22 visitor parking spaces within the developers' plans are not enough for the size of the proposed complex, and those visitors will spill out onto all side streets and adjacent buildings. The residents at 2090 South Delaware Street will end up being very aggravated by the lack of available parking for their friends and relatives, and you will undoubtedly see an increase in complaints from all neighborhood residents about this as time goes on. A parking management plan for the 2090 South Delaware Street Project similar to the one that the Station Park Green Project developed is very much needed to ensure that parking and traffic flow are being handled efficiently.

Let me summarize by saying that I have enjoyed living in San Mateo for many years, both in terms of what exists within this great city and its proximity to everywhere I need to go. Truthfully, I have loved being in San Mateo more so than any other place that I have lived thus far. I would wish the same wonderful quality of life and satisfaction that I have had for anyone who will be moving here, whether it is as a result of the housing projects that you have approved or will be in the future. With that in mind, please remember that what attracts people to San Mateo needs to be maintained, so that the city can provide all of its residents with the things that make this such a fantastic place to live!

Thank you for your consideration into this matter.

Regards,
Ms. Pallavi Rao
2072 South Delaware Street
San Mateo, CA 94403

cc: Pernille Gutschick, Ironwood HOA

Lisa Ring

From: Kristin G [kgansheimer@gmail.com]
Sent: Wednesday, February 15, 2012 8:36 AM
To: Planning Commission; Lisa Ring
Subject: Ironwood

Commissioners,

I appreciate your concern with the 2090 Delaware project.

I bought my cottage in Ironwood last July. I bought in Ironwood because it's a unique property and it's quiet. From outside, it doesn't look like much, it reflects the industrial area it was built in. I urge you to take Pernille up on her offer to use the gate code and enter our paradise. The walkways are lined with ferns and star jasmine, it's warm, quiet and welcoming inside.

I own the cottage next to Maya, who was our first speaker last night. Our homes are very close to the property line. I would love for any or all of you to come see where I live. From my bedroom window, if I look past the dilapidated building, I have beautiful views of the San Mateo hills.

I'm recently divorced and after living in north central (on East Santa Inez Avenue) Ironwood is truly a paradise.

I understand something must be built there, but please before you make a decision come over to my house for tea during the day so you can understand how much natural light I get. My dog loves to sunbathe on both floors of my house because of my floor to ceiling windows downstairs, and on my back deck.

I think if they could make the rec and fitness centers shorter, not plant 12 foot bushes on my fence line and have a bigger setback we could all live with this. That said, I feel compelled to tell you when I have gatherings, it is really difficult for my friends to find safe well lit parking in the area.

I love San Mateo, I live and work in the city and have for years.

I look forward to you taking me up on the invitation to visit.

Kristin Gansheimer
2066 S. Delaware Street
650-430-0664