

**From:** Lily Jow [mailto:jowpartyofsix@sbcglobal.net]  
**Sent:** Tuesday, September 18, 2012 9:05 AM  
**To:** City Mgr; Brandt Grotte; David Lim  
**Subject:** Re: 7-Eleven

Dear City Manager Loftus, Mayor Grotte, and Deputy Mayor Lim,

We are writing you this letter on the behalf of our entire family, to express concern and voice opposition over the possible placement of a 7-Eleven store at 501 N. San Mateo Drive.

Our Family has lived in this neighborhood since 1996. We purchased our small home at 355 E. Bellevue Avenue with great excitement as we moved into our new home. Since then, we have invested greatly into this neighborhood. Our family has grown from 2 members to 6, our four children have all attended the local elementary school, our house has been improved, and we have made wonderful connections with many of our neighbors beyond our 300 block. One of the attributes about this neighborhood that we enjoy is the community that has grown by building relationships with our neighbors. We have more families on the 300 block of East Bellevue with school-aged children than there has been in the last 25 years. We believe that the placement of a 7-Eleven type store in this neighborhood would bring new issues to this neighborhood that would be in direct conflict with the sense of community that has been developed in recent years.

Our main concern is over the safety for pedestrians at the intersection of East Bellevue and San Mateo drive. At this intersection, East Bellevue Avenue, with two lanes of traffic, crosses San Mateo Drive, with four lanes of traffic. This busy intersection has just a stop sign to prompt drivers to stop at the intersection. We have personally seen, on several occasions vehicles on San Mateo Drive pass through the intersection, traveling at the speed limit of 40mph without stopping or even slowing down. We see San Mateo Police cars and motorcycles staked out at this corner weekly, waiting to catch these very drivers, which allows us to believe that this is not new information to any of you. Since, hazards at this intersection already exist, allowing a 7-Eleven store at this intersection will only make it worse. The store will bring more traffic to the intersection, present a distraction to drivers wondering if they have enough time to make a purchase, and increase the number of pedestrians using the intersection (distracted by their purchases). High School kids walk through this intersection to San Mateo High on the East end. Bayside middle school kids walk through, headed to the bus stop on E. Poplar and N. Eldorado. Elementary School children (and many of them without a guardian) walk through this intersection Westward to San Mateo Park Elementary. The 7-Eleven will serve as a magnet during morning rush hour, drawing pedestrians and vehicles to a common location, increasing the danger at an already hazardous location.

Another concern we wish to convey, is the presence of a 7-Eleven store will take away from the neighborhood community we have developed in this area. The store will not serve as a gathering place for locals to frequent and meet each other. We see no sustainable benefit to the neighborhood. This store will attract customers who are not from the neighborhood and a high transient cliental will develop. This is of particular concern at night, since a 7-Eleven will be the only place open late, it will definitely be a gathering place for nighttime activity, potentially increasing crime in our very neighborhood. This will detract from the quiet community we have in our neighborhood.

It is for these reasons that we voice our opposition to the consent given the owners of the property to place a 7-Eleven store at this location. Furthermore, we ask that you join my family and my neighbors in this opposition.

We are aware that there has been some consideration given to the owners of this property based on the previous use as a grocery store and therefore, no basis for the city to reject a permit or a business license or require review by the city council. There has been some explanation given, citing municipal codes and a long standing variance from the city. However, we expect the leaders of our city not to behave just as executors, reading and citing code. We expect that leaders will seek to hear and act in the best interest of the community and challenge existing conventions, bringing what the community desires and needs. It is this same activity, which granted the variance in the 1920's to allow a grocery store in the neighborhood, that we are now asking each of you to exercise in joining with the neighborhood in opposition to allowing a 7-Eleven store at 501 N. San Mateo Drive.

Respectfully,  
Kevin and Lily Jow  
Residence  
355 E. Bellevue Avenue,  
San Mateo, CA

**From:** Roy Nickolai [mailto:roy.nickolai@gmail.com] **On Behalf Of** Roy Nickolai  
**Sent:** Tuesday, September 18, 2012 10:05 PM  
**To:** bgrotte@cityofsanmateo.org; dljm@cityofsanmateo.org; citymanager@cityofsanmateo.org  
**Subject:** Opposition to plans to open 7Eleven store at 501 North San Mateo Drive

Dear Mayor Grotte,

Please consider with great thought how all the neighboring residents will be impacted if a 7Eleven is permitted to be built in our small, tight-knit neighborhood. Would you want to have a 7Eleven in your neighborhood?

We have all seen the stereotypical convenient store depicted in film as a place that attracts crime. Stereotypes become stereotypes for a reason; most of the time they are true. After I learned there were plans in place for a 7Eleven in our neighborhood, I drove over to the 7Eleven in quaint Burlingame to take a look at the operation.

I was not surprised to see oil stained pavement with skid marks decorating the parking lot and litter in the nearby street and gutters. The garbage container was stained with spilled beverages that looked to have been spilled years ago. The windows to the store were dirty. This is exactly the type of scenario I do not want in my neighborhood!

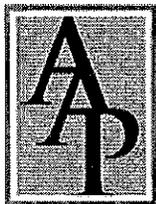
I work hard to have my almost 100 year old home look beautiful. All my neighbors work hard to keep their almost 100 year old homes looking beautiful as well. I feel that since the homeowners keep up their places with pride, so do the renters. I believe in the broken window theory, and I believe that it works both ways. A 7Eleven will bring down the charm of our area, increase the litter, invite transients to buy cheap \$1.00 dinners, and become a new mark for gang graffiti. Enough is enough! We already have a 7Eleven in San Mateo on 3rd street and plenty of liquor stores in our surrounding area. One savvy realtor should not be able to make a quick buck and leave us with a long term eyesore that brings down the charm and value of our historic area.

I have only more questions than answers. Why did I receive notification about other proposed projects on the property, but nothing regarding the 7Eleven? Why doesn't the owner have to go through the planning commission to get the store approved? I was informed the non-conforming use of the property expired because the property was not leased within six months from the date the property became vacant and the use reverted back to a 4r residential property. If that's true, how does the 7Eleven get approved so quickly and without transparency and communication to the residents who live near the property? Is there enough parking for the store? What are the proposed hours of operation? Has there been an evaluation of the ingress/egress to the property?

I am against putting a 7Eleven smack in the middle of a historic San Mateo neighborhood. I hope the City of San Mateo will recognize a 7Eleven will only hurt our property values and decrease our quality of life.

Sincerely,

*Roy Nickolai*



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*"Specializing in first and last impressions"*

**From:** Daren [mailto:redducksoup@gmail.com]  
**Sent:** Wednesday, September 19, 2012 8:01 AM  
**To:** bgrotte@cityofsanmateo.org  
**Subject:** 7-Eleven on San Mateo Dr

Dear Mayor Grotte,

My wife and I just recently purchased a house in the North Central neighborhood in San Mateo (having previously lived nearby). We live on Bellevue Ave and we are really enjoying our neighborhood. But we are concerned about what will happen to the neighborhood once the planned 7-Eleven opening at 501 N San Mateo Dr happens. The neighborhood is residential. So if any new commercial businesses were to open in this residential area we would expect them to serve the neighborhood. 7-Eleven is more of a drive-to-and-park business than a neighborhood shop. We are concerned that increased traffic at this intersection will be a safety hazard (the intersection is already a bit dangerous as many motorists do not realize that there is a 4-way stop there) and the presence of a late-night business may lead to higher crime in the neighborhood. Is there anything that the city can do to find a better commercial alternative for 501 N San Mateo Dr? Thank you for your time.

--

Daren Nicholson and Michelle Lee  
409 E Bellevue Ave

Dear City Manager Loftus, Mayor Grotte, and Deputy Mayor Lim

I am sure that you have received our letters expressing concern and opposition over the placement of a 7-Eleven store at 501 N. San Mateo Drive.

As I stated in our previous letter, my husband and I both believe that the placement of a 7-Eleven type store in this neighborhood would be in direct conflict with the community that has developed in our 17 years of living here. We mentioned our serious concern over traffic safety and the type of transient customers that 7-Eleven attracts.

Today, as I drove past this store, to drive my children to San Mateo Park Elementary, I saw the signage that 7-eleven has placed. What struck me was a deep sense of disgust because the advertisement signs posted are highlighting foods that are notoriously sold at convenience markets. There is the "Big Gulp", the "Slurpee", a hot dog and a donut on their advertising signs. I realize that my frustration level is increasing on so many different fronts.

As a mother of four, I try my best to provide healthy meals for my children. The majority of food items, if not everything sold at a 7-Eleven, is unhealthy. Most of their products have no nutritional value and this goes against our core family value to eat healthy and take care of our bodies. Our children are already inundated with fast foods, sugary cereals and junk food aisles in the supermarkets. I am not saying that I, or the members of my family do not partake of chips, and cookies and the like, but we do this with moderation. However, having a store dedicated with selling only these food items, is in direct conflict with the message we are establishing with our children. As a community, our schools are trying to establish that same important message, by having a school policy to not bring large bags of chips, sodas and candy for lunch and recess. The childhood obesity and Type 2 Diabetes rates are as high as it has ever been. So, why would a 7-Eleven be necessary in a residential neighborhood? Our lower-income residents are the target for the unhealthy, sugary foods because they are cheaply sold and in bulk. Do your research, make some calls to the school surrounding this neighborhood and you will find evidence of children who are overweight, who have poor dental history even at this early stage. You will already find lunches filled with unhealthy snacks. Please help us fight this epidemic and not add to this problem.

The 7-Eleven store was granted city permits because city officials viewed this as a same use as the previous Deli/Market. Based on what I have stated in this letter, can you really say that the foods being sold at a 7-Eleven is in the same category as a Italian deli/market? There is already a 7-Eleven store at the corner of East 3<sup>rd</sup> Avenue, which is one mile away from this corner. We do not need two 7-Eleven stores targeting the people of Central San Mateo.

As a concerned parent, I urge to step in and represent this neighborhood community. Please exercise your authority to save this neighborhood from the horrible food choices sold at 7-Eleven stores, in particular at 501 N. San Mateo Drive.

Respectfully,

Lily Jow  
Residence  
355 E. Bellevue Ave.  
San Mateo, CA

**From:** Espinoza, Gabriela [mailto:GabrielaEspinoza@MergisGroup.com]  
**Sent:** Wednesday, September 19, 2012 11:44 AM  
**To:** City Mgr; Brandt Grotte; David Lim  
**Subject:** Opposition to open a 7-Eleven on N.San Mateo Drive

Hello,

I am writing to express my concern regarding the opening of a 7-Eleven on the corner of N San Mateo Drive. I believe the input of the people who live in this neighborhood should be highly taken into consideration. 7-Eleven should not be located in small residential neighborhoods. They are known to be on busy, open space commercial areas. This will attract more litter, noise and disruption, transient people and potential opportunity for violent crimes impacting the safety of the children and people who live in the neighborhood. As you know, most 7-Eleven's have liquor licenses which in such a small community means more influenced disruptive people.

Please put yourselves in our shoes and think about what this would mean to you if you were a hard working professional with a family trying to enjoy nice walks on weekends in a quiet, safe neighborhood.

Thank you.

**Gabriela Espinoza**  
Sr. Staffing Consultant

**The Mergis Group, a Randstad Company**

475 Sansome Stree, suite 520  
San Francisco, Ca  
T 415-733-7571  
F 415-296-7157  
[gabrielaespinoza@mergisgroup.com](mailto:gabrielaespinoza@mergisgroup.com) | [www.mergisgroup.com](http://www.mergisgroup.com)

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From: Alexis Ercoli <aercoli@earthlink.net<mailto:aercoli@earthlink.net>>  
Date: September 19, 2012 8:10:26 PM PDT  
To: "bgrotte@cityofsanmateo.org<mailto:bgrotte@cityofsanmateo.org>"  
<bgrotte@cityofsanmateo.org<mailto:bgrotte@cityofsanmateo.org>>  
Subject: RE: 501 N. San Mateo Drive

Dear Mayor Grotte,

I am writing to you to express my utter dismay and vehement opposition to the imminent installation of a 7- Eleven convenience store at the corner of San Mateo Drive and Bellevue. I have lived in this neighborhood for ten years, and I have witnessed the steady increase of graffiti, litter, and menacing transients in the area. For you to consent to the construction of a "business" that will serve as a tremendous multiplier of these destructive elements is absolutely unconscionable. This neighborhood is already struggling with blight and ever encroaching crime. If you are truly dedicated to serving the interests of San Mateo and its tax payers you will not allow this establishment to plant itself in our midst.

Sincerely,

Alexis Ercoli  
200 Elm Street, #303  
San Mateo, CA 94401

**From:** CHRISTINE Y Stiles [mailto:cpstiles@sbcglobal.net]

**Sent:** Thursday, September 20, 2012 11:18 AM

**To:** silverfarb@smdailyjournal.com; David Lim; Community Development Distribution; Robert Ross; Brandt Grotte; Maureen Freschet; John "Jack" Matthews; City Mgr; Planning Commission

**Subject:** NO to 7-11 on North San Mateo Drive !

To: Bill Silverfarb/San Mateo Daily Journal, San Mateo City Council, San Mateo Planning Commission, and Susan Loftus San Mateo City Manager

From: Stiles Family, (Nadina Street, 22 year residents of San Mateo, all of us born and raised on the Peninsula)

Thank you Bill Silverfarb for your article in the Wednesday Daily Journal re: the proposed 7-11 on North San Mateo Drive. Thank you too Vice Mayor David Lim for asking that this proposal be reviewed in more detail.

We want to express our MAJOR concern with the proposed 7-11 on North San Mateo Drive. We were shocked to read in the paper yesterday that this was even being considered in that area of our City. **Terrible idea to put a 7-11 in our San Mateo neighborhoods!!!** Please do not allow this to go forward. **This is a completely inappropriate business for that area of our City.**

Just returned from Baltimore in August. In Baltimore you will find a 7-11 and a Dunkin Donuts on every other corner of the downtown area of that city. The City of Baltimore is one of the most crime-ridden, unhealthy cities in our Nation. We do not need a 7-11 in our San Mateo neighborhoods. The 7-11 will NOT improve the quality of life in our city (including the **HEALTH and WELL BEING of our residents, most especially our children - how many "healthy options" have you found in a 7-11??** Ironically, that is an area that is not just residential, but occupied by many medical practices and not far from the Hospital....we should have a **HEALTHY business in that spot, serving healthy food and options to our residents**). In addition, the 7-11 is not attractive to look at, and completely out of place with the area.

You are each hired or elected to maintain and improve the **quality of life of the residents** of our City, and **we are trusting you to do that.** Please do not let the citizens of San Mateo down.

**Please say NO to the 7-11 on North San Mateo Drive!**

Sincerely,  
Stiles Family  
Nadina Street, San Mateo

**From:** Lory Lorimer Lawson [mailto:lorylawson@gmail.com]  
**Sent:** Saturday, September 22, 2012 11:10 AM  
**To:** Ronald "Ron" Munekeawa  
**Cc:** Shawn Mason; Gabrielle Whelan; Stephen Scott; Lisa Grote; Lisa Ring; Susan Loftus  
**Subject:** RE: 501 North San Mateo Drive

Hello Ron,

Can you please help me understand the timeline of this project at 5001 North San Mateo Drive? Lisa kindly sent me a copy of the Neighborhood Meeting Notice dated 2/17/2012 for a meeting held 2/29/2012. This notice referenced to Portfolio Development Partners. Not sure who they are in this issue.

In the file related to this property there are numerous letters from Code Enforcement regarding debris and noncompliance with the City's sign codes. These letters indicate several owners over the years with the most recent Public Nuisance Warning letter being addressed to Mr. Oojin and Ms. Lin of 1265 La Canada Rd in Hillsborough.

These letters are followed by an application for a building permit dated January 21, 2011 followed by the Construction & Demolition Waste Reduction Plan dated February 1, 2011.

These bring up a couple of questions for me:

The Permit application lists an expiration date of 7/31/2011 - is there a open permit currently? When was it issued?

The Permit application shows the Business as Hilltop Market - did they buy the business or just the building?

What steps can be taken to stop further work at the site pending the hearings before the Planning Commission and City Council?

It is our fear that we will be told at the November 19<sup>th</sup> City Council Meeting "since the 7/11 is open there isn't anything to be done."

As a person who is engaged in our community, I am confused by the process that has played out regarding this particular property.

Please understand that I am trying to understand and appreciate your efforts and help.

Sincerely,

Lory

*Lory Lorimer Lawson*  
650.218.7282

**From:** Martin Peter [mailto:petetwin@pacbell.net]  
**Sent:** Saturday, September 22, 2012 2:47 PM  
**To:** Ronald "Ron" Munekawa  
**Cc:** Shawn Mason; Gabrielle Whelan; Stephen Scott; Lisa Grote; Lisa Ring; Susan Loftus  
**Subject:** Re: 501 North San Mateo Drive

Dear Mr. Munekawa,

Thank you for your response (below) regarding the neighborhood concern that we have regarding 7 Eleven and the property at 501 North San Mateo Drive. At a most inopportune time my email and internet service was unavailable for the last week or so just now I am responding to the emails that have received from you and other members of the San Mateo City Council

In the attached letter that you referred to below, is it correct to assume that Isaac Choy and Susan Lin were the most previous owners of that property and that they have since sold it to someone(s) whom you are now trying to contact? I've noticed in the past week that work is continuing to be done inside the building and also that signs have been posted on the property telling of the upcoming arrival of a 7 Eleven.

Can you tell me a date yet when the matter has been scheduled for public hearing before both the Planning Commission and the City Council? In order to prepare for those meetings should those of us who oppose this 7 Eleven be sending you and the City Council members our reasons now (as we may not have enough opportunity at those meetings), or will we only be able to approach you with our reasons at those meetings.

I would appreciate any answers and suggestions that you may have.

Regards,

Peter Martin

From: Carole Nickolai [mailto:cnickolai@siprep.org]  
Sent: Tuesday, September 18, 2012 9:07 PM  
To: City Mgr; Brandt Grotte; David Lim  
Subject: Opposition to 7Eleven store at 501 North San Mateo Drive

Dear Mayor Grotte,

I am writing to express my concern that a 7 Eleven store might open around the corner from my home. Despite having received notice about another proposed market in the area, we never were informed about a 7 Eleven opening. The process for approval seems suspect. I ask that you reconsider allowing this business to open as it will have a detrimental effect upon the community. That business is better suited to a more commercial area and not our residential neighborhood.

Thank you for listening to my concern. I am hopeful that you can represent my neighbors and me in this matter.

Sincerely,

Carole Nickolai  
459 Wisnom Avenue  
San Mateo, CA 94401

**From:** Martin Peter [mailto:petetwin@pacbell.net]

**Sent:** Sunday, September 16, 2012 11:18 PM

**To:** David Lim

**Cc:** Community Development Distribution; Susan Loftus; Shawn Mason; Gabrielle Whelan; Ronald "Ron" Munekawa; Stephen Scott; Stephen Lau; Brandt Grotte; Brandt Grotte Photomask; Robert Ross; David Lim; Maureen Freschet; John "Jack" Matthews; Laurie Strange

**Subject:** Re: 7-11 Store, 501 N. San Mateo Drive, San Mateo, CA

Dear Mr. Lim,

Thank you for your prompt and informative reply to my/our concern. I also received a reply (see below) from Lisa Grote, the Community Development Director, on behalf of the the City Council Members, which sadly, does not appear to have much hopeful language in it.

Without having much significant experience dealing with important legal matters, and having even less desire to study law, I feel that I am at a disadvantage when it comes to this matter regarding 7 Eleven and our neighborhood. It seems that when San Mateo issued a nonconforming permit for commerce for the property at 501 N. San Mateo Drive sometime around 1920, the consideration taken by the City Council back then must have included at least a thread of concern for meeting the neighborhood's need for a local place to purchase products necessary for everyday living. Perhaps it was a Mom and Pop store of some sort that decreased the need for people to travel a significant distance and as it then changed hands a few times over the years, it kept the profile low and fitting for the neighborhood, even up to two years ago. Now, however, here comes a type of business with a significantly different feel that no longer addresses the bigger needs of a neighborhood, but instead invites shoppers (some local, some transient) who conveniently need to purchase things like fast food, cigarettes, beer and alcohol, and other types of similar goods. I am not opposed to a business that desires to provide those needs to people, but am opposed to that type of business setting up in our mostly quiet neighborhood. Do you know if there was any consideration taken by the city staff/City Attorney who approved that project to what the original intent of the nonconforming use was?

Again, I don't have legal expertise, but I wonder if the original voice of approval for the 1920 request for nonconformity could be resurrected and considered before we are dealt a final decision. In reviewing Lisa Grote's response I note that she addresses the minor changes that were made to improve the interior of the building. I am not challenging those improvements and whether or not they met some code to guarantee the continuation of commerce at that property. Instead, I ask that she and the council consider the potentially dramatic change in effect on our neighborhood from such a different type of commerce being given permission to now operate there than was originally intended.

Ms. Grote mentions that all other relevant Municipal Code requirements were met and therefore there was no discretion under which the City could deny the building permit. I trust that they were met from the city's perspective, but our neighborhood was never given mention of what those Municipal Codes are, never mind the chance to look at them more closely than a potentially very busy and distant City Council would. She also mentions that she recognizes that this is a difficult situation for many residents in our neighborhood and that part of that difficulty is the result of there being no advance notification of the process or the decision about the continuation of a legal nonconforming use. What an understatement!

At this point, her condolence is that the Community Development Department is exploring ways in which we neighborhoods can be notified in the future when similar issues like ours come up. In other words, the current leaders and decision makers of San Mateo have already decided to allow one of its neighborhoods to be negatively changed forever and the salve for that neighborhood is to know that in the future the leaders will look into warning neighborhoods in San Mateo that they may have a voice in determining the outcome of how their neighborhood will look and feel. Is there anything that you can do to appeal for us?

I know that I asked you already somewhat rhetorically (and hopefully you do not think it cynically), how you would feel if you lived in our neighborhood. Now, I forward that sentiment to you again, but also to the other people who have a say in this decision as well. Please know that over the years some of the immediate neighbors of mine on the 300 block of E. Bellevue Ave. have grown leery of the various leaders of San Mateo. Approximately ten years ago we were told by the City that we would have our road repaved within two years. Then we were told that we would have to wait another few years due to some issue with the railroad tracks, but an issue that was not related to the bullet train because that had not even been considered yet. So where are we now? No further along (actually worse) than we were a decade ago, with one of the worst paved streets in San Mateo. And, we have faithfully paid our property taxes with diligence (over \$100,000) since moving in to our home in 1992.

Over the years we have encountered disappointment with the City of San Mateo regarding different issues with CalTrain, i.e: all night CalTrain work being done for weeks, installing islands at the crossing which decreased precious parking places, etc. all without warning from either Caltrain or the City of San Mateo. I realize and appreciate that the relationship between a city and an entity such as CalTrain can be difficult to manage, but I hope you can feel the frustration that we've felt in the past and feel presently. I mention these things with an awareness that we chose to move into this neighborhood knowing full well that the train runs nearby. In addition, I recognize that the economy makes for difficult decisions for the leaders of San Mateo and that residents must be patient and understanding. Where I have the hardest time is thinking about the slap in the face that awaits us knowing that the 7- Eleven issue that we were never informed about may be a permanent and done deal.

Again, thanks for your consideration and response. I am grateful for your time and sensitivity to us and our neighbors.

Sincerely,

Peter and Jennifer Martin

**From:** Millie.A.Darville@wellsfargo.com [mailto:Millie.A.Darville@wellsfargo.com]  
**Sent:** Thursday, September 20, 2012 7:38 PM  
**To:** Ronald "Ron" Munekawa; David Lim  
**Cc:** Jeffrey.A.Darville@wellsfargo.com  
**Subject:** Re: 501 North San Mateo Drive

Ron/David,

We anxiously await to hear back on the confirmed hearing date as construction on the site began a few days ago. In fact, 7-11 banners have been posted around the premises indicating soon to come.

As a homeowner, we would like assurance that the construction is not sign of a pre-determined decision. We expect a fair hearing.

Thank you,  
Millie

~Millie

**From:** Erin Kennealy [mailto:ernie\_ken@yahoo.com]  
**Sent:** Wednesday, September 19, 2012 7:59 AM  
**To:** Ronald "Ron" Munekawa  
**Cc:** Lisa Ring; Stephen Scott; Toni Dicapua  
**Subject:** Re: FW: 501 North San Mateo Drive

Mr. Munekawa,

What time are contractors allowed to begin work? At 7:40 this morning I began to hear the construction noise and I live two blocks from the site. Is this in violation of any local ordinances and will this developer and/or owner be required to follow any laws at all during this construction?

Thanks.

Erin

**From:** Debra SANDINO [mailto:thesandinos@sbcglobal.net]  
**Sent:** Thursday, September 20, 2012 7:29 PM  
**To:** Ronald "Ron" MuneKawa  
**Subject:** Re: 501 North San Mateo Drive--help

Hi Ron-

I have received this email as well as mail regarding this property and the "nonconforming use" etc. Not sure what is going on and then when my husband came home tonight he told me there is a "COming soon-7 Eleven' sign at this location. Very,very disturbing since I was one of the few people who were at the last meeting who were even in favor of a neighborhood deli, most were opposed to even that use. Can you please tell me in simple terms what is going on? I already feel so totally steam-rolled over the huge apartment complex on the corner of Peninsula ave-followed this one and thought it wasnt going thru only to find out-here it is. Thank you !

Debbie Sandino

Sept 17-12  
San Mateo, Ca.

City Manager's Office,

Dear Susan, Council Linn

Having property in the area,  
I can't believe that we need  
another liquor store, within 1000 ft  
from our property. We already have two

The neighborhood was not  
asked to give some input at any  
stage.

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The impact on our neighborhood  
with a 24 hour store will be  
devastating, also, being a few blocks  
from our high school is not  
sending the right message.

The lack of city oversight and  
care for any neighborhood is  
not right. We also believe that  
this project was done, and  
approved from the start, by  
saying a market, but keeping in  
the dark, what it really was  
a 7-11.

Very Truly  
John Chiappe

**From:** Len Flaherty [mailto:leonard1068@gmail.com]  
**Sent:** Friday, September 21, 2012 3:43 PM  
**To:** City Mgr  
**Subject:** Proposed 7-Eleven store opposition

Attn: Susan Loftus

Dear Ms. Loftus:

We just returned from vacation to find the attached announcement, missing the 9/18 meeting by a day. The proposed 7-Eleven store (APN: 032-153-140 ) will be only eight house lots from our own. Parking, litter, potential crime, etc. will diminish the quality of our neighborhood.

Please consider this a registration of our opposition to this plan for a 7-Eleven store. We also request your guidance on the most effective action residential neighbors such as ourselves can take to prevent such development? Thank you in advance for your assistance.

Sincerely,

*Len Flaherty*

Deborah and Leonard Flaherty  
459 Turner Terrace  
San Mateo, CA 94401  
APN: 032-177-24

**From:** Nick Rogers [mailto:narogers@att.net]  
**Sent:** Tuesday, September 25, 2012 6:33 PM  
**To:** Susan Loftus; Ronald "Ron" Munekawa  
**Subject:** Re: 501 North San Mateo Drive

Susan

Thank you for your time on the telephone today. I appreciate your input on the concerns that I, and my neighbors, share regarding the 7-11 at Bellevue and San Mateo Drive that was labeled by the owner as a "convenience grocery store." As a volunteer for the city of San Mateo's financial committee, I have San Mateo's (and our small community's) best interest in forefront of my mind. Please feel free to forward this letter to anyone concerned at the city of San Mateo.

I have been in this community since the early 1980's when I attended San Mateo High School, and deepened my roots here when my wife and I bought our house on Grand Blvd in 1998. A 24-hour liquor store (7-11) within a block of our home was not part of our plan when decided to remodel our home and raise our young children in this community. I have never objected to a project in this community, because I understand the revenue side of the equation, but this project is completely out of place in this quiet family neighborhood. I also feel that the owner of this property has been less than forthcoming and honest about their plans for this property.

Please continue to keep me in the loop of communication regarding this project; as I, and my neighbors, will go to great lengths to ensure that this owner remain mindful of the safety and impact of this store upon our San Mateo community, instead of focusing only on profits and greed. We would like strict limitations, and complete transparency, of the proposed hours (which should mirror Stangelini's hours if that is how they obtained their variance), and the items proposed to be sold in this establishment. To allow this owner to either operate this 7-11 during late hours, or to offer for sale inappropriate items for any time frame at all sets a precedence and is completely unacceptable. To say that they may operate 24 hours a day for a year or two is not a valid compromise. The introduction of the unsavory and unsafe activities that accompany 24 hour stores selling questionable merchandise will introduce a criminal element into this community; which, once introduced, will be difficult to remove.

I look forward to your continued input and guidance on this matter.

Sincerely yours, long-time residents, Nick Rogers and family

**From:** Meredith Yeh [mailto:yehmeredith@gmail.com]  
**Sent:** Saturday, September 22, 2012 3:07 PM  
**To:** David Lim  
**Cc:** City Mgr; Brandt Grotte  
**Subject:** 501 N. San Mateo Drive

Vice Mayor David Lim,

First I would like to add my thanks to you for bringing the proposed 7-11 at 501 N. San Mateo Drive to the City Council and allowing input from the residents of San Mateo regarding that proposal.

However, I am greatly concerned at what will come out of the process - I'm wondering how much of a formality it is and if at the end the 7-11 will open as approved by the City without any notice or input from the public. Construction on the project is in full swing, including signs announcing "7-11 coming soon" posted on the site. When one of our neighbors asked the foreman at the site about the construction, he said the plans were to have the store open in 6 weeks. That is before the scheduled City Council meeting and vote on Nov. 19.

Our home is very close to the proposed 7-11 site, and I recall a few months ago receiving a notice from the city announcing a meeting concerning the zoning of the site to allow a "corner market" on the site. Being naïve and believing that the City would not "falsely advertise", I was pleased to hear that something similar to Stangelini's would be returning to that site and I did not attend that meeting. I was completely shocked when I heard that "corner market" was to be a 7-11.

The list of reasons for not wanting a 7-11 around the corner is long – including but not limited to increased traffic, people loitering around the store, crime associated with convenience stores, the sale of alcohol, cigarettes, high sugar, high fat junk food, and the lack of healthy options, the hours the store would be open, and I have not ever been in a 7-11 that was clean or well maintained. I would ask the entire city council, the city manager and city attorney if they would like to have a 7-11 around the corner from their home?

I was quite pleased to read your replies to Mr. John Berdoulay and your requests that this be brought to the City Council for a vote. I was encouraged that perhaps the residents of the affected neighborhood would have a voice in a decision that directly affects them. Then, I attended the City Council meeting last week where folks were allowed 1 minute to comment, and I agreed with all the comments and concerns that were voiced. What made me so very angry is hearing that someone had purchased the property 2 years ago to open a neighborhood restaurant and was told by the city that the possibility of being able to be zoned for that use was next to impossible. And yet, 2 short years later, somehow, without notice to or comment from residents, a large corporation was able to get non-conforming use approved without any problems.

I am hoping that you can help me understand the process that is happening – why the construction and opening of the 7-11 is going forward before residents are having an opportunity to comment and before the city council votes on the approval of the non-conforming use. I am very disheartened by what I am experiencing of the San Mateo City Government. I am trying not to lose my respect for the process or my belief that the city government has the best interests of its' residents as its priority. However, what I have experienced so far is leading me to believe that the City practiced deceit (the flyer mentioning a "corner market" rather than a 24 hour convenience store) and chose a corporation and the money associated with it over the best interests and desires of the residents the City is supposed to be representing.

I will continue to actively participate in this process and hope that the opinions I am forming of my city government are proven wrong. I look forward to your reply.

Regards,  
Meredith Yeh

518 Highland Avenue  
[yehmeredith@gmail.com](mailto:yehmeredith@gmail.com)  
[650.343.8876](tel:650.343.8876)

cc: Mayor Brandt Grotte  
Susan Loftus, City Manager

**From:** Glen Thomson [mailto:glenthomson2000@gmail.com]  
**Sent:** Wednesday, September 19, 2012 8:50 AM  
**To:** Lisa Ring  
**Subject:** New 7-11 store, corner N. San Mateo Dr. and Bellevue

Hi Lisa,

I'm contacting you today because I noticed just last night that there is a 7-11 coming to my neighborhood at the corner of N. San Mateo Dr. & Bellevue. This is shocking to me, and I'm very concerned about what a 7-11 will do to the neighborhood. I'm particularly concerned about the stores hours and signage as well as the usual loitering that occurs around 7-11s, by youth, etc. I've never seen a 7-11 that wasn't somewhat of a blight on a neighborhood. I also don't recall ever seeing one in the center of a neighborhood like this one. Further, I don't recall ever having an opportunity to voice my opinion against a 7-11 in my neighborhood, but then again, maybe I have no voice.

I left you a phone message as well, about 10 minutes ago. My number is 650-401-3619.

I look forward to hearing back from you.

Kind Regards,

Glen Thomson

From: Erin Kennealy [ernie\_ken@yahoo.com]  
Sent: Monday, September 17, 2012 8:57 PM  
To: Ronald "Ron" MuneKawa  
Cc: Brandt Grotte; City Mgr; David Lim; John "Jack" Matthews; Maureen Freschet; Robert Ross  
Subject: 501 No. San Mateo Drive

Mr. MuneKawa,

I am a property owner in San Mateo. I live at 412 Williams Place. I was very concerned to find out recently that there is a 7-Eleven store planned for the intersection of San Mateo Drive and Bellevue at 501 No. San Mateo Drive.

In the past I have received notice regarding tree removal, street paving and sewer work. I am extremely disappointed and alarmed that the City of San Mateo would not give notice to a community when a 24-hour convenience store is planned for a residential neighborhood.

I am particularly concerned with the effects a 24-hour convenience store would have on neighborhood safety. I also believe that concerns regarding crime statistics associated with 24-hour convenience stores would adversely affect property values in the neighborhood.

If there are any hearings (public or legal) regarding this issue, I would like to be given notice so that I or my representative could attend.

Thank you.

Erin Shannon  
412 Williams Place  
San Mateo, CA 94401

**From:** Lane Kashiwahara [mailto:lanekash@sbcglobal.net]  
**Sent:** Tuesday, September 11, 2012 1:10 PM  
**To:** City Mgr; Brandt Grotte; David Lim  
**Subject:** 501 N. San Mateo Drive

From: Mrs. Lane Kashiwahara  
437 W. Ellsworth Court  
San Mateo CA 94401

To: Mayor Brandt Grotte  
[bgrotte@cityofsanmateo.org](mailto:bgrotte@cityofsanmateo.org)  
Deputy Mayor David Lim  
[dlim@cityofsanmateo.org](mailto:dlim@cityofsanmateo.org)  
City Manager Susan Loftus  
[citymanager@cityofsanmateo.org](mailto:citymanager@cityofsanmateo.org)

Dear Mayor Grotte, Deputy Mayor Lim and City Manager Loftus:

I am a San Mateo resident/property owner, writing to you regarding the proposed project at 501 North San Mateo Drive. This site is currently under review and pending approval for a building permit. The current plan is to allow a long-time vacant property (zoned residential) to become a '7-11' Store.

Approval of this project would raise our suspicions regarding the integrity of the building approval process in the City of San Mateo. 501 N. San Mateo Drive is zoned residential and when it was Stangelini's Deli it was considered a "non-conforming use". It has now sat vacant for approximately 2 years. The San Mateo Code states (see section b, specifically)

**27.72.020 DISCONTINUANCE OF USE.** (a) *Whenever any part of a building, structure or land occupied by a nonconforming use is changed to or replaced by a use conforming to the provisions of this title, such premises shall not thereafter be used or occupied by a nonconforming use, even though the building may have been originally designed and constructed for the prior nonconforming use.*

(b) *Whenever a nonconforming use of a building or structure, or part thereof, has been discontinued for a period of six consecutive months, such use shall not after being discontinued or abandoned be reestablished, and the use of the premises thereafter shall be in conformity with the regulations of the district.*

(c) *Where no enclosed building is involved, discontinuance of a nonconforming use for a period of six months constitutes abandonment, and the use of such premises shall thereafter conform with the regulations of the district and shall not thereafter be used in a nonconforming manner.*

(d) *A nonconforming use not authorized by the provisions of this code and amendments thereto in effect at the time this title becomes effective, shall be discontinued and not reestablished unless, pursuant to the provisions of this title, the use is conforming to the district in which it is then located. (Prior code § 144.02).*

Allowing a '7-11' store raises serious concerns for the neighborhood at large, including:

- Increase in crime
- Increase in traffic
- Sacrificing the integrity of the neighborhood and its charm
- Saturation of convenience stores within a 4 block Poplar Avenue area (existing: La Raza Market, Consumer Liquors, Arco Gas Station)

We ask that you deny the proposed Building Permit and deny any pending or prior approval. In addition we ask that you request an immediate meeting with the developers to discuss their proposed project.

DEVELOPERS: Portfolio Development Partners, LLC  
Jeffrey Neustadt, Principal/CEO  
Josh Amoroso, VP  
433 Airport Dr., Ste. 426  
Burlingame, 94010  
650-224-9172  
[amo@portfoliodevco.com](mailto:amo@portfoliodevco.com)

Sincerely,  
Lane Kashiwahara  
Concerned San Mateo Resident

From: Fred Chiappe [mailto:fchiappelock@yahoo.com]  
Sent: Tuesday, September 11, 2012 1:05 PM  
To: City Mgr  
Subject: proposed project for 501 SM dr

Susan Loftus

A letter of concern regarding the proposed 711 store at 501 North San Mateo Dr.

Parking and setbacks according to city ordinance is not my greatest concern regarding this project, It is not a neighborhood friendly store, it is a convenience store, it offers nothing or very little to an area with already gas stations and 2 small markets which locals frequent for fresh produce and other, these markets open and close with the neighborhood. I can assure you operating hours of a 711 are not going to coincide with the residents of this area.

Thank you,

sincerely

Fred L Chiappe  
445 W. Ellsworth Crt

From: sharonmcken [sharonmcken@gmail.com]  
Sent: Sunday, September 09, 2012 5:47 AM  
To: Planning Commission  
Subject: Meeting Agenda for Seven Eleven on N. San Mateo Drive

Hello -

I would like to know if there was a city meeting in regards to the new seven-eleven store that is apparently opening at 501 N. San Mateo Drive in January. I have looked online and have not been able to find any archived documents.

This is disturbing news for the neighborhood in regards to property value, parking, hours of operation, etc.

I would like to know what kind of notices, if any, were sent to home owners in the neighborhood, when meetings were held and what was approved.

Thank you.

Sincerely,

Sharon McKenzie  
413 Williams Place  
San Mateo, CA

**From:** Jeffrey.A.Darville@wellsfargo.com [mailto:Jeffrey.A.Darville@wellsfargo.com]

**Sent:** Thursday, September 13, 2012 3:27 PM

**To:** City Mgr; Brandt Grotte; David Lim

**Subject:** Construction of 7-11 at N San Mateo Drive and Bellevue

**Importance:** High

City Leaders,

My wife and I own the home at 438 N San Mateo Drive in San Mateo, and we would like to express our displeasure at the possibility of the potential placement of a 7-11 store at the corner of N San Mateo Drive and Bellevue. While we understand that much of N San Mateo Drive is mixed use, the area around this location is almost entirely residential. Having a 'round the clock store here would be disruptive and would be a detriment to the residents, due to the increased traffic, noise and possible crime.

We hope that you will take into consideration the opinion of the residents in the area.

Thank you for your attention.

**Jeff and Millie Darville**

**Homeowners**

**438 N San Mateo Dr., San Mateo, CA 94401**

**650-413-4228**

**From:** Cindy Jen [mailto:cjenrun@gmail.com]  
**Sent:** Thursday, September 13, 2012 3:15 PM  
**To:** City Mgr; Brandt Grotte; David Lim  
**Subject:** Construction of 7-11 at N San Mateo Drive and Bellevue

Dear City Leaders,

I own the home at 436 N San Mateo Drive in San Mateo, and I would like to express my displeasure at the possibility of the potential placement of a 7-11 store at the corner of N San Mateo Drive and Bellevue. While I understand that much of N San Mateo Drive is mixed use, the area around this location is almost entirely residential. Having a 'round the clock store here would be disruptive and would be a detriment to the residents, due to the increased traffic, noise and possible crime.

I hope that you will take into consideration the opinion of the residents in the area.

Thank you for your attention.

Regards,  
Cindy Jen  
Homeowner  
436 N San Mateo Dr., San Mateo, CA 94401  
650-400-3403

**From:** Troy Pesutich [mailto:tmvp@hotmail.com]  
**Sent:** Wednesday, September 12, 2012 7:11 PM  
**To:** City Mgr; Brandt Grotte; David Lim  
**Subject:** Proposed 7-11 at 501 N San Mateo Drive

Good evening San Mateo City leaders,

I am writing to you to express my concern for a proposed 7-11 at 501 N San Mateo Drive. I have lived at 430 N San Mateo Drive for nearly 10 years and for the past two years I have been looking forward to whatever might be moving in to the space someday. I never imagined a corporate store would ever be proposed in this type of neighborhood. It is very upsetting to me as 7-11 brings a different kind of crowd that I am not hoping to see in my residential neighborhood. Although San Mateo Drive feels more like a thoroughfare these days, it is by no means a place for a 7-11 market.

I was unable to attend the meeting at King Center awhile back, but from what I understand, the community was all for a market of some type. Now I understand that this permit has slipped through unnoticed by the community which to me sounds quite unnerving. A market of some type would be fantastic, but I understand in this economy, there may not be a host of buyers interested. I was dreading the possibility that more "affordable" housing would be built, but if it came down to a 7-11 or an apartment building, I would be all for the housing.

It is encouraging to me that there is still a sense of community in this corner of San Mateo, as I was notified by a concerned neighbor who I have never met. Funny enough, I was walking my dog this evening and walked by purposefully to see what was posted at the storefront. An hour later came a knock on my door, and thankfully I heard about what process was taking place. It is extremely disappointing that the City of San Mateo failed to alert this community properly. And I can't help but to notice that I was well informed of the community forum earlier this year, but it is clear that somehow the developers were involved in that one.

I am a proud San Mateo resident, and make it a point to shop San Mateo rather than cross the few block border into Burlingame. We all know that this 7-11 would not be happening on the other side of Peninsula Avenue. And it should definitely not happen on this side either. It just doesn't fit. It makes no sense. I will be attending the September 18th meeting to support my neighbors and protect this corner from such a ill proposed project.

Thank you for your time and consideration,

Troy Pesutich  
430 N San Mateo Drive  
650 375 8963

**From:** jackie jones [mailto:grafis@att.net]  
**Sent:** Tuesday, September 11, 2012 2:44 PM  
**To:** City Mgr  
**Cc:** Brandt Grotte; David Lim  
**Subject:** Proposed 7 - eleven building at 501 san mateo drive

Dear Susan:

I am a long time resident of Ellsworth Court (since 1988) and I am joining with other San Mateo residents in opposing the project. I have reviewed the multiple instances of crimes against 7-eleven stores throughout the Bay area and I'm concerned for the safety of residents, and especially the children. I am also mindful of our property values and the degree of gang-related crimes that took place several years ago, including a shooting in the parking lot of an apartment building on N. Ellsworth.

I feel that our high property taxes should have, at the very least, guaranteed some notice from the City as to intent. Instead, we have relied on rumor and, finally, at note dated September 6 on the subject property door.

We look forward to the next meeting regarding this matter this coming Thursday, at which time we hope to alert other residents and have the opportunity to voice our opinions.

Thank you,

Resident: 424 E. Ellsworth Court

jackie jones, Principal  
Grafis Design

(650) 315-2317  
[grafis@att.net](mailto:grafis@att.net)

<http://www.grafisdesign.com>  
<http://www.poochpix.com>



Dear Mayor Grotte and Deputy Mayor Lim:

I am a San Mateo resident/property owner, writing to you regarding the proposed project at 501 North San Mateo Drive. This site is currently under review and pending approval for a building permit. The current plan is to allow a long-time vacant property (zoned residential) to become a '7-11' Store.

Approval of this project would raise our suspicions regarding the integrity of the building approval process in the City of San Mateo.

501 N. San Mateo Drive is zoned residential and when it was Stangelini's Deli it was considered a "non-conforming use". It has now sat vacant for approximately 2 years. The San Mateo Code states (see section b, specifically)

**27.72.020 DISCONTINUANCE OF USE.** (a) Whenever any part of a building, structure or land occupied by a nonconforming use is changed to or replaced by a use conforming to the provisions of this title, such premises shall not thereafter be used or occupied by a nonconforming use, even though the building may have been originally designed and constructed for the prior nonconforming use.

(b) Whenever a nonconforming use of a building or structure, or part thereof, has been discontinued for a period of six consecutive months, such use shall not after being discontinued or abandoned be reestablished, and the use of the premises thereafter shall be in conformity with the regulations of the district.

(c) Where no enclosed building is involved, discontinuance of a nonconforming use for a period of six months constitutes abandonment, and the use of such premises shall thereafter conform with the regulations of the district and shall not thereafter be used in a nonconforming manner.

(d) A nonconforming use not authorized by the provisions of this code and amendments thereto in effect at the time this title becomes effective, shall be discontinued and not reestablished unless, pursuant to the provisions of this title, the use is conforming to the district in which it is then located. (Prior code § 144.02).

Allowing a '7-11' store raises serious concerns for the neighborhood at large, including:

- Increase in crime
- Increase in traffic
- Sacrificing the integrity of the neighborhood and its charm
- Saturation of convenience stores within a 4 block Poplar Avenue area (existing: La Raza Market, Consumer Liquors, Arco Gas Station)

We ask that you deny the proposed Building Permit and deny any pending or prior approval. In addition we ask that you request an immediate meeting with the developers to discuss their proposed project.

DEVELOPERS: Portfolio Development Partners, LLC  
Jeffrey Neustadt, Principal/CEO  
Josh Amoroso, VP  
433 Airport Dr., Ste. 426  
Burlingame, 94010  
650-224-9172  
amo@portfoliodevco.com

Sincerely,  
Claire Mariani  
Concerned San Mateo Resident

To: Mayor Brandt Grotte  
[bgrotte@cityofsanmateo.org](mailto:bgrotte@cityofsanmateo.org)  
Deputy Mayor David Lim  
[dlim@cityofsanmateo.org](mailto:dlim@cityofsanmateo.org)

Dear Mayor Grotte and Deputy Mayor Lim:

I am a San Mateo resident/property owner, writing to you regarding the proposed project at 501 North San Mateo Drive. This site is currently under review and pending approval for a building permit. The current plan is to allow a long-time vacant residential property to become a '7-11' Store.

Approval of this project would raise our suspicions regarding the building approval process in the City of San Mateo.

510 N. San Mateo Drive is zoned residential and is considered a "non-conforming use". It has sat vacant for approximately 2 years. The City Code of San Mateo states (see section b, specifically)

**27.72.020 DISCONTINUANCE OF USE.** (a) Whenever any part of a building, structure or land occupied by a nonconforming use is changed to or replaced by a use conforming to the provisions of this title, such premises shall not thereafter be used or occupied by a nonconforming use, even though the building may have been originally designed and constructed for the prior nonconforming use.

(b) Whenever a nonconforming use of a building or structure, or part thereof, has been discontinued for a period of six consecutive months, such use shall not after being discontinued or abandoned be reestablished, and the use of the premises thereafter shall be in conformity with the regulations of the district.

(c) Where no enclosed building is involved, discontinuance of a nonconforming use for a period of six months constitutes abandonment, and the use of such premises shall thereafter conform with the regulations of the district and shall not thereafter be used in a nonconforming manner.

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Allowing a '7-11' store raises serious concerns for the neighborhood at large, including:

- Increase in crime
- Increase in traffic
- Sacrificing the integrity of the neighborhood and its charm
- Saturation of convenience stores within a 4 block Poplar Avenue area (existing: La Raza Market, Consumer Liquors, Arco Gas Station)

We ask that you deny the proposed Building Permit and deny any pending or prior approval. In addition we ask that you request an immediate meeting with the developers to discuss their proposed project.

Yours truly,

Art Lierman  
401 West Ellsworth Ct.  
San Mateo CA 94401

**From:** mpriv@comcast.net [mailto:mpriv@comcast.net]  
**Sent:** Thursday, September 06, 2012 3:00 PM  
**To:** City Mgr  
**Subject:** 501 N San Mateo Drive

Susan;

I am writing as a concerned homeowner on Ellsworth Court as it relates to the proposed addition of a new business at 501 N SM Drive a 7-11.

What next steps does the neighborhood need to take to combat this concept of introducing this business into our neighborhood?

Per the code below there seems to be a conflict. In addition when one of the local neighbors was interested in purchasing the building they were denied conversion approval from the city. It appears a local small business owner in hopes of opening up a resteraunt was denied due to the fact the building could not convert, rather remain as Residential property seems like the city of San Mateo is not in favor of the small local business owner, or 7-11 is given special disposition over the previous request to convert.

I am in need of direction and next steps for homeowners to voice our concern. I look forward to your response.

Michelle Privitera  
650-759-8116

**From:** Todd Rafalovich [mailto:info@toddrafalovich.com]  
**Sent:** Friday, September 14, 2012 10:45 AM  
**To:** City Mgr  
**Subject:** 7-11

To Susan Loftus,

I agree that we don not need a convenience store at that corner. I am not sure if I will be able to make the City Hall meeting but let me know what else can be done. Thank you.

Todd Rafalovich  
Resident 208 Grand Blvd. San Mateo, 94401 (650.685.8070).

--

**Todd Rafalovich Photography**

[www.toddrafalovich.com](http://www.toddrafalovich.com)

Phone: 650.685.8070

Fax: 650.685.8030

[info@toddrafalovich.com](mailto:info@toddrafalovich.com)

**From:** jackie jones [mailto:GRAFIS@ATT.NET]

**Sent:** Friday, September 14, 2012 12:55 PM

**To:** Congresswoman Jackie Speier

**Cc:** mark smith; Annieme O'rourke; Francis Hollis; kathy artoux; jennifer johnston; jackie jones; mark borella; Jennifer O'brien; margaret price; Dave Privitara; Patrick O'halloran; lane kashiwahara; Art Lierman; richard smith; jerry persons; Paul Mclean; Lori Walth; freddy chiappe; dave moore; ron baker; jeanette oberholster; susan munroe; bill lapcevic; Nancy Hoebelheinrich; David Lim; City Mgr; Brandt Grotte

**Subject:** Proposed 7-Eleven Project

Dear Congresswoman:

I live on a quiet cul de sac on Ellsworth Court, San Mateo. Surrounding residents picked up on a rumor a few weeks ago that a 7-Eleven was to be developed at 501 San Mateo Drive, one block away, currently zoned for residential use. My neighbors on the court and many surrounding the court are strongly opposed to this project. Firstly, the project was approved, not by the City Council, but it bypassed the normal vetting and was approved directly by the City Attorney with no notice given to our neighborhood and secondly we feel this will negatively affect our neighborhood in the following ways:

More automobile traffic

More transient traffic

More potential for criminal activity (we've seen how many 7-Eleven's are robbed, some at gunpoint)

More litter

...and more importantly, we already have a family-owned convenient store and liquor store just two blocks away whose business could be negatively affected.

I am writing to seek your help in investigating why this project was approved, under the radar, and to find out what we can do to discourage the project. We are not against having a commercial enterprise or residences, but we feel strongly that a 7-Eleven would negatively impact our neighborhood. There is a meeting scheduled at City Hall on September 18, but it seems from the email below that the project is a "go" and our hands are tied.

I hope that you might be able to help in this matter. Thank you.

Jackie Jones

Dear Ms. Jones,

Thank you for your email expressing concern about the 7-11 being proposed at 501 N. San Mateo Drive. I wanted to respond directly to your concerns.

Unfortunately, the zoning application for the 7-11 store was approved on August 30 by city staff. The City Attorney determined that this project, although a non-conforming use, was not a project that required City Council approval, and so the City Council was not part of the decision-making process.

Based on the concerns you raise along with the concerns raised by many of your neighbors, I have asked for all the application documents and memos regarding this project for my personal review.

The City Manager has already asked the Community Development Director to prepare a more detailed response to your concerns, and to explore ways to better inform all of us about these projects in the future.

After I review all the documents related to this project, I would be happy to speak with you further. Please feel free to contact me any time via this email address or on my cell phone at (415) 290-4044.

Sincerely,

David Lim  
Deputy Mayor  
San Mateo City Council

jackie jones, Principal  
Grafis Design

(650) 315-2317  
[grafis@att.net](mailto:grafis@att.net)

<http://www.grafisdesign.com>  
<http://www.poochpix.com>



From: globalconscience@sbcglobal.net [mailto:globalconscience@sbcglobal.net]  
Sent: Sunday, September 16, 2012 11:24 PM  
To: David Lim  
Cc: City Mgr  
Subject: Reasons Why a 7-Eleven Should Not Be Located at 501 North San Mateo Drive

To: David Lim, Deputy Mayor  
CC: Susan Loftus, City Manager  
Brandt Grotte, Mayor

As a townhome owner representing the six townhome owners (503 through 513 N. San Mateo Dr.) whose units overlook 501 North San Mateo Drive, I urge you to consider the following reasons for not converting the lot to a 7-Eleven:

- 1) Further degradation of traffic flow at the intersection of North San Mateo Drive and Bellevue Ave. The stop signs at this intersection are often ignored, requiring San Mateo police to frequently be on-site to pull over transgressors. We had another accident just last week.
- 2) Exacerbation of an existing shortage of parking spaces in the area.
- 3) The foot traffic of students going to and from San Mateo High at this intersection increases the odds of pedestrian injuries from the increased traffic.
- 4) An increase in crime is very likely. The Deli which previously occupied this lot attracted vandals (which frequently sprayed graffiti on the Deli, and our property), and the Deli typically closed in the evening. The 7-Eleven would be open 24 hours per day. The murder of a 7-Eleven employee last week at the 7-Eleven in Milpitas underscores the increased crime.
- 5) The noise from Deli traffic at 501 N. San Mateo Drive was often very disturbing, but will be several times greater with a 7-Eleven open 24 hours per day.
- 6) Pests, particularly rats and raccoons, were persistent when the Deli was open, especially because of the necessary outdoor trash receptacles and large food waste bins for pick-up. This will be even worse with a 7-Eleven.
- 7) Litter from the Deli users was annoying at best, but will multiply several times with a 7-Eleven open 24 hours per day.
- 8) The possibility of the 7-Eleven serving alcohol, even if no license is initially sought, is quite high, given the profitability of alcohol sales. Yet there is already a "Consumer Liquor" store just one block away, and the Raza convenience store 2 blocks away. These two stores can already serve the local demand for alcohol and convenience items, and certainly bring more "character" to the neighborhood than a 7-Eleven store. And they will certainly suffer reduced profits, and may go out of business, if there is a nearby 7-Eleven Store.
- 9) Property values will certainly be diminished by the 7-Eleven store, which financially harms homeowners in the vicinity, and reduces San Mateo tax revenues.
- 10) There are certainly better locations for a 7-Eleven. Generally speaking mini-shopping centers and malls, with 5-10 stores sharing a large parking lot, are much better sited for handling the increased traffic and noise. Police patrols of these mini-shopping areas are more economical than having many individual stores in separate areas. Similarly, just 1/2 mile further down North San Mateo Drive, just prior to the intersection with Peninsula Ave, there are several stores across the street from the very large new apartment complex being constructed. A 7-Eleven located there would be more convenient, and inflict fewer of the negative attributes in this list.
- 11) A medical office, or a non-chain grocery store, would certainly be welcomed by our immediate neighborhood, as opposed to the very strong opposition to the 7-Eleven. Tax revenues from these preferred businesses should be similar to tax revenues from a 7-Eleven.
- 12) If the 7-Eleven is a "non-conforming use", should not the City Council make the final decision?

Please consider the net benefits and costs to the neighborhood, as well as to the government of the City of San Mateo, in assessing whether to grant 7-Eleven permission to operate at 501 North San Mateo Drive.

Very Sincerely,  
Edward Howard  
509 North San Mateo Drive  
[globalconscience@sbcglobal.net](mailto:globalconscience@sbcglobal.net)  
cell #: 650-430-4800

**From:** Jude Lawrence [mailto:jude.lawrence@gmail.com]

**Sent:** Sunday, September 16, 2012 9:47 PM

**To:** City Mgr; Brandt Grotte; David Lim

**Subject:** Strong concerns over proposed 7-11 Store on 501 N. San Mateo Dr

Dear Ms. Loftus, Mr. Grotte, and Mr. Lim,

I am terribly concerned to have discovered today that there are plans to open a 7-11 store at 501 N. San Mateo Drive. I am a resident of Prospect Row and I am alarmed that the neighborhood has not been consulted about this project. A 7-11 is neither necessary, nor desirable in this location. It is not necessary because there are already two local convenience stores in the immediate area. It is not desirable from the perspective of increased traffic in the local area, which will threaten our children's safety. It is also not desirable from a health perspective. Our neighborhood houses a high school, and the youth population does not need another store selling high sugar, high fat, low nutrition products. I am not a home-owner, but have lived in this neighborhood for nearly 10 years, and I suspect that a 7-11 opening in our residential enclave is likely to have a detrimental impact on property values, which will also adversely affect all current residents.

I would strongly urge you to reconsider the suitability of this project, and to consult with the neighborhood before allowing the 7-11 to open.

Thank you for your consideration of my email.

Yours sincerely,

Mrs. Jude Lawrence

From: Bob Scott [mailto:bobscott313@gmail.com]  
Sent: Sunday, September 16, 2012 9:23 PM  
To: City Mgr  
Subject: Opposition to Proposed 7-Eleven at 501 N. San Mateo Drive

To Ms. Loftus,

My wife and I are local residents writing to formally state our opposition to the proposal to allow a 7-Eleven convenience store at 501 N. San Mateo Drive. We only recently learned of this proposed development. The next city council meeting is Sep 18th, however I will be on business travel and my wife cannot attend as we have a 16-month old child to care for. I hope you will consider this email adequate to record our opposition to the project, but please let us know if there is other action we can take.

In relation to the proposed development we, along with our neighbors that we have consulted with, agree that this would drastically change the feel of the immediate neighborhood which is largely residential.

It would seem very out of place to have a 7-Eleven just around the corner. We are particularly concerned about the negative effect such a high profile convenience store would have on local traffic and litter on our secluded residential court which lies within a block of the proposed business.

We believe that this type of business is already over-represented in this heavily-residential area. Market La Raza is at the corner of Poplar and Ellsworth (378 N. Ellsworth) and Consumer Liquor is at 220 Poplar. Both of these businesses are within one block of our residence, as is the proposed 7-Eleven at 501 N. San Mateo Drive. The distance between the existing businesses and the proposed 7-Eleven is less than 500 ft. These existing local businesses should already be more than adequate to serve the neighborhood while a 7-Eleven would draw unwanted traffic to the area.

Thank you for your time,

Robert and Leah Scott  
449 W. Ellsworth Ct.  
San Mateo, CA 94401

**From:** Sharon Windust [mailto:swindust@gmail.com]  
**Sent:** Sunday, September 16, 2012 2:59 PM  
**To:** City Mgr; Brandt Grotte; dlim@cityorsanamteo.org  
**Subject:** proposed 7-Eleven on Bellevue Ave

Dear Ms. Loftus, Ms. Grotte and Mr. Lim,

I have been a resident of San Mateo for 51 years and a resident of the San Mateo Heights neighborhood for the past 29 years. The neighborhood ***does not need or want*** a 7-Eleven store on the corner of East Bellevue Ave and San Mateo Drive. This is a family neighborhood with a Consumer's Liquor Store, La Raza Market and AM/PM Mini Mart with in 3 block radius. Not to mention a Safeway on Delaware Avenue and a 24 hour Safeway on El Camino Real and Howard Ave in Burlingame (seven blocks away). We already have major traffic issues at the intersection of East Bellevue and San Mateo Drive with motorists running the 4-way stop. The proposed site is between two schools, Park Elementary and San Mateo High School with many children on bikes and walking. We also have issues with illicit drug buying and selling, a store such as a 7-Eleven will increase the automotive traffic as well as loitering that this family oriented neighborhood ***does not need nor will it tolerate!***

I would like to know why we have not been involved in your process for approving this 7-Eleven store. I look forward to your responses.

Sincerely,  
Sharon Windust  
San Mateo resident

**From:** lynn harvin [mailto:lynn.harvin@gmail.com]  
**Sent:** Sunday, September 16, 2012 11:31 AM  
**To:** City Mgr; Brandt Grotte; David Lim  
**Subject:** Proposed 7-Eleven Store

Dear Ms. Loftus, Mayor Grotte and Deputy Mayor Lim,

I represent my family and the Hundley family. We live and own six homes here on E Bellevue Ave, San Mateo. We love our community and want you to know we vehemently oppose the suggestion of a 7-Eleven store being opened at 501 N San Mateo Dr. We believe the increased traffic, noise, litter and potential for crime all make this a terrible idea. As we all know the neighborhood children walk past this corner everyday on their way to and from Park Elementary and San Mateo High Schools.

Mr. Hundley attended these schools and remembers well that there has always been a small family-owned business in this location. We imagine a more modern version of the Hilltop Market or Stangelini's Deli reopening here. A place that offers convenience yes, but in a family friendly environment and not open 24 hours a day. Our neighborhood is quiet in the evenings and we know each other and we wish it to remain as such.

Please say no to the franchise or corporation who is interested in this neighborly location. Bring on the small business owner who is anxious to try his hand at a new endeavour!

Sincerely,  
Mark and Lynn Harvin  
Kent W. Hundley

---  
Best Regards,  
Lynn Harvin

**From:** John Berdoulay [mailto:johnberdoulay@sbcglobal.net]  
**Sent:** Saturday, September 15, 2012 6:32 AM  
**To:** City Mgr  
**Subject:** 7-Eleven 501 N. San Mateo Dr.

Dr. Ms. Loftus:

I am writing to state my concerns about the pending sale of 501 N. San Mateo Dr. to 7-Eleven. This site was formerly Stangelini's, a neighborhood deli and grocery store.

I am concerned about the vagrancy, drunkenness, crime, litter and parking problems that seems to come along with a 24 hour convenience store such as this one. I do not object to new business in our community, but I am concerned about the location. It is blocks away from our local high school. I feel that a store such as this one doesn't improve the quality of life in our neighborhood.

I am not alone in my concerns. As we drove past the location the other day, I mentioned to my 12 year old daughter that there was going to be a new 7 Eleven here. I am always careful about how I say things to my children as I don't want to put my preconceptions upon them. I like to hear what their unadulterated opinions are. My daughter said, "Oh Dad, that's not a good idea. 7 Elevens have creepy looking people hanging out them.". Obviously here experience is limited, but I think it is worth considering.

Thank you for listening.

John Berdoulay  
603 Prospect Row  
San Mateo

From: Annie Coull [mailto:coullannie@gmail.com]  
Sent: Saturday, September 15, 2012 1:39 AM  
To: City Mgr; David Lim; Brandt Grotte  
Subject: 7-Eleven at 501 N. San Mateo Drive

Susan Loftus, City Manager  
Deputy Mayor David Lim  
Mayor Brandt Grotte

I own the townhouse at 503 N. San Mateo Drive immediately adjacent to the planned 7-Eleven at 501 N. San Mateo Drive.

I did not get any notice of this plan from the city of San Mateo, finding out about it only through the sign that is now mounted on the door of the property.

There are myriad reasons for my serious concern about having a 7-Eleven immediately next door:

--While a small market with normal business hours was a convenience, a 7-Eleven with extended hours will be a disruption

--Increased traffic and noise of frequent stops and starts during evening hours when I and my neighbors are at home

--Increased litter by transient customers

--Increased potential for crime (this week saw a murder at the 7-Eleven at a neighboring Peninsula town further south)

--More impact on street parking which is already limited

--More noise from people hanging around the store before and after their transactions

I am very opposed to the location of a 7-Eleven at the 501 N. San Mateo Drive location. I will not be able to attend the planning meeting on September 18th, however, neighbors from my townhouse association, Townhomes of San Mateo, will be there to express their views and concerns.

Sincerely  
Annie Coull  
503 N. San Mateo Drive  
San Mateo, CA 94401

**From:** David Tsai [mailto:design@davidtsai.com]  
**Sent:** Monday, September 24, 2012 12:12 PM  
**To:** dlim@cityofsanmateo.org  
**Cc:** bgrotte@cityofsanmateo.org; Carrie Tsai  
**Subject:** No 7-Eleven at 501 N. San Mateo Drive

September 24, 2012

Dear Deputy Mayor Lim,

I commend you for initiating a hearing regarding usage of the property located at 501 N. San Mateo Drive. Earlier this year my wife and I attended the February neighborhood meeting and we left with the impression that when a plan for the property was determined the neighborhood would be invited to voice their opinion or approval. Unfortunately this was not the case and we were never notified until I drove by the property and saw a sign reading "7-Eleven coming soon" then finding out that the city staff approved it. We live one block away and are strongly against any type of convenience store, in particular one that would be open late in the evening selling alcohol. There's research that confirms these types of stores increase crime, namely robberies and shoplifting since they are usually staffed by only one or two people at most with mostly cash transactions. 7-Eleven does not bring any unique service or product that the community needs. We don't need more alcohol, high sugar and salty snacks that are no good for or citizens. What we need are produce items, sandwiches and healthy foods, products that make us better citizens, thus making our community a place we can be proud of. As many of my neighbors agree, there are numerous places that do sell similar items as 7-Eleven does and all within a three block radius. Our neighbor is a residential community and we welcome family owned businesses that bring positivity and enrich our lives. Corporations and chains (whether franchised or not) will only scar the area.

So again I thank you for letting our voices be heard. I look forward to attending the public hearing next month. Your integrity sets a great example of what a community leader should be doing as you listen to the voices of the people and NOT finding the fastest and easiest path to get something off your to-do list.

Sincerely,  
David & Carrie Tsai

**From:** Kathryn Bullock [mailto:kayb0602@sbcglobal.net]  
**Sent:** Sunday, September 30, 2012 12:32 PM  
**To:** citymanger@cityofsanmateo.org  
**Cc:** bgrotte@cityofsanmateo.org; dlim@cityofsanmateo.org; leonard1068@gmail.com  
**Subject:** Proposed 7-Elevenstore (APN:032-153-140)

We never received from the City the notice of the proposed 7-Eleven store until we saw the signing on the lot. Neighbor Leonard Flaherty gave us the full scoop.

We are not necessarily against the store. However, here is what is troubling and what you as part of the planning commission should take into account.

(1) WHY open all night? There are plenty places in the main business districts where you can go to buy something all night. In our neighborhood it's quiet at night. No one hanging around or maybe making trouble. AND

(2) All night will generate twice as much litter. We know. We live on the corner of Bellevue and Turner Terrace. We pick up litter (beer cans, liquor bottles, food waste) on a daily basis. And that is just day work!

AND

(3) Parking. When we moved here in the early 70's there were hardly any cars on the street. Now it is bumper to bumper. Night traffic will just generate more. AND

(4) What about the corner lot across the street, formerly a convalescent home, now sold. Are you going to give them a similar permit; what, maybe a bowling alley, another major store? How is that going to impact what is going on here?

There is just so much space in our area. Let's not let it go to rack and ruin!

William and Kathryn Bullock

458 Turner Terrace

San Mateo, Ca., 94401

650 347 9268

From: meeslichter [mailto:meeslichter@comcast.net]  
Sent: Monday, October 01, 2012 8:32 PM  
To: bgrotte@cityofsanmateo.org  
Subject: Proposed 7-11 at former Hilltop Market location, Bellevue and San Mateo Drive

To the Honorable Mayor Grotte,

I would like to lodge my opposition to the introduction of a 7-11 store at the intersection of Bellevue Avenue and North San Mateo Drive. I understand from reading the San Mateo County Times that others have weighed in on this issue with serious concerns not only about the appropriateness of such a establishment in our predominantly residential neighborhood, and also about the potential issues the introduction of a 7-11 into any neighborhood would have. I would like to echo those concerns and voice a few others that I have not seen mentioned.

1. 7-11's stay open 24 hours a day. Not only does this cause noise and light abatement issues, but it also invites people into the neighborhood late at night who might not otherwise come into the neighborhood, and studies have shown that such people are typically of a criminal element, who might then take advantage of an otherwise quiet and safe neighborhood to prey on the homes in or around the 7-11.
2. The location for the proposed 7-11 is right across the street from a nursing home. I can't imagine that the added noise, traffic and lighting issues that would be caused by a 24-hour-a-day store would be very welcome at the nursing home.
3. The introduction of a 7-11 will necessarily cause a reduction of our property values. Such establishments only drag down surrounding property values. This reduction in property values will then have a direct effect on the amount of property taxes received by the county of San Mateo, which will then drastically affect the ability for the County to provide public services, such as fire, water, and public schools.
4. The neighborhood is zoned R-3, so multi-unit residences. I understand that the former Hilltop Market/Stangelini Market had a variance from the current zoning, and that the new 7-11 is attempting to utilize this variance. This shouldn't be allowed, particularly since the original variance was granted over 40 years ago. The former Hilltop market was a neighborhood market, offering deli sandwiches and the like. It was open reasonable hours and catered to our neighborhood in a way that was friendly and frankly neighborly. That type of market was acceptable to the neighborhood, because it didn't invite crime. A 7-11 is a far different animal.

7-11s are appropriate, if at all, in business districts, not in residential neighborhoods. I hope that the City will follow through on additional public meetings promised by the Deputy Mayor, so that people can weigh in on this important issue, and that the public meetings will be sufficiently advertised so as many people as possible can attend. I was not informed of the prior public meeting, though I live just two blocks from the site, so there was clearly an insufficient public meeting announcement for the original meeting. I hope this will be remedied for the next meeting.

I would also like to be advised of what, if anything, else the city intends to do about addressing these issues.

FYI, I emailed the Deputy Mayor, and all three council people early last week, about this issue, but none has bothered yet to reply to my email. I also left a voice mail message for the planning department employee who was apparently responsible for approving the "tenant improvements," (I understood from speaking with the planning department that because there were simply "tenant improvements," no public meetings were required), but he has also failed to respond to my call. I would appreciate some response so that I know that the public's concerns about this issue are being taken seriously.

Thank you,

Emily K. Slichter

**From:** Nick Rogers [mailto:narogers@att.net]  
**Sent:** Friday, October 05, 2012 3:29 AM  
**To:** Ronald "Ron" Munekawa; Lisa Ring  
**Subject:** Re: Information on 501 N. San Mateo Drive

Ron and Lisa:

Can you please forward me the non-conforming details of the property at 501 N. San Mateo Drive. Our neighborhood is still trying to wrap our minds around how this all transpired.

Does the update below on the website suggest that the owner is proposing 24 hour operation at this property? Who approved these building permits, and was it clear to those approving the project that this was going to be a 7-11 with 24 hour operating hours selling alcohol in our neighborhood? I know how careful I was with the planning and adherence to the strict building codes during my simple garage remodel. It would seem that our city would be equally as diligent with an out of town owner/developer.

I have spoken to many neighbors since my email below, and we are all wondering how this got past the planning commission. To say that my neighbors are upset is an understatement. We are all wondering: who is protecting our interests in maintaining a safe, family-oriented neighborhood? I am also looking at relocating my family in Burlingame or Hillsborough in the event that our neighborhood interests are not protected.

As I was raised in this community, and attended S.M. High School, this is the last thing that I want to do; but I must think about the safety of my young family. I also strongly doubt that this type of project would have been approved in those neighborhoods.

Eliminating a variance two to five years from now is not a solution; the unsavory elements and crime from this operation will be ingrained by that time; to say nothing of our property values. Again, thank you for your input and understanding of how out of place this development is in our neighborhood. Best, Nick Rogers (yes, I did write this email in the middle of the night; that too should tell you something)

*Susan*

*Thank you for your time on the telephone today. I appreciate your input on the concerns that I, and my neighbors, share regarding the 7-11 at Bellevue and San Mateo Drive that was labeled by the owner as a "convenience grocery store." As a volunteer for the city of San Mateo's financial committee, I have San Mateo's (and our small community's) best interest in forefront of my mind. Please feel free to forward this letter to anyone concerned at the city of San Mateo.*

*I have been in this community since the early 1980's when I attended San Mateo High School, and deepened my roots here when my wife and I bought our house on Grand Blvd in 1998.*

*A 24-hour liquor store (7-11) within a block of our home was not part of our plan when decided to remodel our home and raise our young children in this community. I have never objected to a project in this community, because I understand the revenue side of the equation, but this project is completely out of place in this quiet family neighborhood. I also feel that the owner of this property has been less than forthcoming and honest about their plans for this property.*

*Please continue to keep me in the loop of communication regarding this project; as I, and my neighbors, will go to great lengths to ensure that this owner remain mindful of the safety and impact of this store upon our San Mateo community, instead of focusing only on profits and greed. We would like strict limitations, and complete transparency, of the proposed hours (which should mirror Stangelini's hours if that is how they obtained their variance), and the items proposed to be sold in this establishment. To allow this owner to either operate this 7-*

*11 during late hours, or to offer for sale inappropriate items for any time frame at all sets a precedence and is completely unacceptable. To say that they may operate 24 hours a day for a year or two is not a valid compromise. The introduction of the unsavory and unsafe activities that accompany 24 hour stores selling questionable merchandise will introduce a criminal element into this community; which, once introduced, will be difficult to remove.*

*I look forward to your continued input and guidance on this matter.*

*Sincerely yours, long-time residents, Nick Rogers and family*

Community Development Office  
City of San Mateo

I ask that you forward my email on to whoever is responsible for the decision process of 501 N. San Mateo Drive, San Mateo.

I am deeply concerned and angry about the 7-11 planned for the old Stangellini's Deli at 501 N. San Mateo Drive. When I purchased my house on Grand Blvd 4 years ago, I believed I was moving into a charming San Mateo neighborhood. Moving from Burlingame, I purchased this house with a vision that after some much needed work, I would have the perfect house in a perfect neighborhood. After investing a considerable amount of time, effort, and money, I am very disgusted that an all night liquor store will now be a block and half away from my home.

How did this get past the neighborhood without anyone knowing until construction has started? Why is there a Sale Pending sign posted on the door yet construction has begun already? How did this all night liquor store get approved in a family oriented neighborhood? As a property owner, there are many hoops to go through and it takes months for approval to do anything to a home and requires consent from neighbors before work can be done. It seems to me and most of my neighbors that this slipped through quietly and frankly very underhandedly. Was there ever a neighborhood meeting to review the plans for the 7-11???

I frequently enjoy a late night walk with my dog without looking over my shoulder. A liquor store around the corner will change that forever. If this 7-11 is going to be in our community, I will not support this store and will encourage all my neighbors to boycott as well. Without a doubt, this will bring a very bad element to a neighborhood filled with families. I am seriously thinking of moving.

This is unacceptable and disappointing!

Sincerely

Liz Erickson

Liz Erickson / Professional Services Manager, Project Management

[iTradeNetwork, Inc.](#)  
4155 Hopyard Road, Suite 100 Pleasanton, CA 94588  
**P:** 925.660.1339 | **C:** 650.766.5158 | **E:** [lerickson@itradenetwork.com](mailto:lerickson@itradenetwork.com)

**From:** Julee Bailly [mailto:jbailly@finescience.com]

**Sent:** Tuesday, October 09, 2012 1:19 PM

**To:** Ronald "Ron" Munekawa; Lisa Ring; Community Development Distribution

**Subject:** 501 N San Mateo Drive - Proposed 7-11

We are writing this letter to let you know how unhappy and angry we are about the 7-11 moving into 501 N San Mateo Drive. We have lived here since 1992 and have owned the property since 1985. This is a residential neighborhood and not a fast food or 24 hour retail operation. This 7-11 came to my attention early one morning while walking my dog. There were workmen in the store working at 6:30 AM and no indication of what was being done. A few days later, while walking my dog, there was a banner posted saying that this was going to be a 7-11 store. We were never notified of this, and there is still a "Sale Pending" sign on the door. We want to express our opposition to this sale.

Several years ago the City came in and closed two of our units down, stating that they were illegal. However, when we purchased the property we were not told that they were illegal. We wanted to retain the water and electricity in one of the units as my husband is a photographer and needed the utilities for processing his work. We had to file for a variance, which was then mailed to all residences for several blocks before it could be approved. So, my point is where is the notification of the construction before it was started?

In closing, we want to again, state that we disapprove of this 7-11 coming into our neighborhood.

Denny and Julee Bailly

**From:** globalconscience@sbcglobal.net [mailto:globalconscience@sbcglobal.net]  
**Sent:** Tuesday, September 18, 2012 11:35 PM  
**To:** David Lim  
**Cc:** City Mgr  
**Subject:** Re: Reasons Why a 7-Eleven Should Not Be Located at 501 North San Mateo Drive

Dear Mr. Lim:

We appreciate your efforts to give the neighborhood "due process" However, construction work has started as early as 6 AM in recent days, a chain link fence has gone up around the perimeter, and a sign proclaims this is a future 7-Eleven. Apparently, 7-Eleven feels very confident that they will have their store here. Is the neighborhood going to get true "due process"? Is there any way this construction can be delayed, at least in part, until after the City Council meeting on November 19th?

Sincerely,

Edward Howard

On Sep 17, 2012, at 10:45 AM, David Lim wrote:

Mr. Howard,

Thank you for your email on this issue. I wanted to give you an update on my efforts to address your concerns.

Yesterday I sent an email to the City Manager asking for a hearing under San Mateo Municipal Codes section 27.72.050 and 27.72.052 to determine whether the City Council should terminate and remove the non-conforming use at 501 N. San Mateo Drive. A copy of my email to the City Manager is contained below.

Under the City Municipal Code, the City Council and Planning Commission will now schedule a public hearing to determine whether to terminate the non-conforming use at 501 N. San Mateo Drive, which would effectively prohibit a 7-11 from operating at that location.

City Staff will be working on the logistics for setting this hearing, but as of today no hearing date has yet been scheduled, and the decision on whether or not to terminate the non-conforming use in that area could take some time. I will keep you informed as dates get set, but ask you to be patient through the process.

If you have any questions, please do not hesitate to contact me.

Sincerely,

David Lim  
San Mateo City Council  
[dlim@cityofsanmateo.org](mailto:dlim@cityofsanmateo.org)

Sent from my iPad  
Apologies for brevity and typos

\*\*\*\*\*  
LETTER TO CITY MANAGER REQUESTING HEARING ON TERMINATION AND REMOVAL OF  
NON-CONFORMING USE AT 501 N. SAN MATEO DRIVE.

I am formally requesting a hearing pursuant to San Mateo Municipal Code sections 27.72.050 and 27.72.052 regarding the possible termination and removal of non-conforming use of land at 501 N. San Mateo Drive in San Mateo. Under section 27.72.062, a hearing may be initiated by any Councilmember.

In requesting this hearing, I wish to stress that I believe that City Staff had no choice but to issue the building permits to the owners of 501 N. San Mateo Drive. Based on the memo from the City Attorney's Office, and the actions of the owners, a denial of the permit may have subjected the City of San Mateo to legal liability, and so I hope you will thank staff for their work and impress upon them that my request for a hearing does not in any way imply that I think their decision was wrong.

However, section 27.72.050 provides the City Council the opportunity to terminate and remove a non-conforming use of land under the finding of certain factors. Without prejudging the outcome of such a hearing, I believe a hearing at this particular time is warranted because:

- 1) The prior use (an Italian Deli) was authorized over 20+ years ago, and changes to the surrounding neighborhood warrant a review of the non-conforming use.
- 2) The current owners have not yet invested large amounts of money into a revitalization of the non-conforming use. Now is the time to determine whether the non-conforming use is proper, so as to minimize the impact on the property owners.
- 3) The surrounding community deserves a public hearing to weigh in on whether the current non-conforming use should remain in the community.

I realize that the Council agenda is already very full for the remainder of the year, but I would request a hearing as soon as possible to allow the owner to be put on notice before they put more work into rehabilitation of the existing property.

David Lim  
San Mateo City Council  
[dlim@cityofsanmateo.org](mailto:dlim@cityofsanmateo.org)

On Sep 16, 2012, at 11:23 PM, "[globalconscience@sbcglobal.net](mailto:globalconscience@sbcglobal.net)" <[globalconscience@sbcglobal.net](mailto:globalconscience@sbcglobal.net)> wrote:

To: David Lim, Deputy Mayor

CC: Susan Loftus, City Manager  
Brandt Grotte, Mayor

As a townhome owner representing the six townhome owners (503 through 513 N. San Mateo Dr.) whose units overlook 501 North San Mateo Drive, I urge you to consider the following reasons for not converting the lot to a 7-Eleven:

- 1) Further degradation of traffic flow at the intersection of North San Mateo Drive and Bellevue Ave. The stop signs at this intersection are often ignored, requiring San Mateo police to frequently be on-site to pull over transgressors. We had another accident just last week.
- 2) Exacerbation of an existing shortage of parking spaces in the area.
- 3) The foot traffic of students going to and from San Mateo High at this intersection increases the odds of pedestrian injuries from the increased traffic.
- 4) An increase in crime is very likely. The Deli which previously occupied this lot attracted vandals (which frequently sprayed graffiti on the Deli, and our property), and the Deli typically closed in the evening. The 7-

Eleven would be open 24 hours per day. The murder of a 7-Eleven employee last week at the 7-Eleven in Milpitas underscores the increased crime.

5) The noise from Deli traffic at 501 N. San Mateo Drive was often very disturbing, but will be several times greater with a 7-Eleven open 24 hours per day.

6) Pests, particularly rats and raccoons, were persistent when the Deli was open, especially because of the necessary outdoor trash receptacles and large food waste bins for pick-up. This will be even worse with a 7-Eleven.

7) Litter from the Deli users was annoying at best, but will multiply several times with a 7-Eleven open 24 hours per day.

8) The possibility of the 7-Eleven serving alcohol, even if no license is initially sought, is quite high, given the profitability of alcohol sales. Yet there is already a "Consumer Liquor" store just one block away, and the Raza convenience store 2 blocks away. These two stores can already serve the local demand for alcohol and convenience items, and certainly bring more "character" to the neighborhood than a 7-Eleven store. And they will certainly suffer reduced profits, and may go out of business, if there is a nearby 7-Eleven Store.

9) Property values will certainly be diminished by the 7-Eleven store, which financially harms homeowners in the vicinity, and reduces San Mateo tax revenues.

10) There are certainly better locations for a 7-Eleven. Generally speaking mini-shopping centers and malls, with 5-10 stores sharing a large parking lot, are much better sited for handling the increased traffic and noise. Police patrols of these mini-shopping areas are more economical than having many individual stores in separate areas. Similarly, just 1/2 mile further down North San Mateo Drive, just prior to the intersection with Peninsula Ave, there are several stores across the street from the very large new apartment complex being constructed. A 7-Eleven located there would be more convenient, and inflict fewer of the negative attributes in this list.

11) A medical office, or a non-chain grocery store, would certainly be welcomed by our immediate neighborhood, as opposed to the very strong opposition to the 7-Eleven. Tax revenues from these preferred businesses should be similar to tax revenues from a 7-Eleven.

12) If the 7-Eleven is a "non-conforming use", should not the City Council make the final decision?

Please consider the net benefits and costs to the neighborhood, as well as to the government of the City of San Mateo, in assessing whether to grant 7-Eleven permission to operate at 501 North San Mateo Drive.

Very Sincerely,

Edward Howard  
509 North San Mateo Drive  
[globalconscience@sbcglobal.net](mailto:globalconscience@sbcglobal.net)  
cell #: 650-430-4800

From: Lory [mailto:lorylawson@gmail.com]  
Sent: Sunday, September 16, 2012 6:11 PM  
To: bgrotte@cityofsanmateo.org; dlim@cityofsanmateo.org; mfreschet@cityofsanmateo.org;  
jmatthews@cityofsanmateo.org; rross@cityofsanmateo.org  
Subject: Imagine my surprise....

Dear San Mateo Council members,

Imagine my surprise when (while coordinating our Leadership Community Issues Tour last Saturday) when I learned that a 7/11 Store is headed to the corner of N. San Mateo Drive and East Bellevue Avenue!?

I live up the street at 119 East Bellevue Avenue.

For many years we had a lovely, locally owned, family Italian deli on this corner. Slowly, as they struggled to survive, it became less and less a deli and more a "convenience store" - we noticed the change because more wrappers and garbage ended up on our front lawn - folks and kids, (perhaps walking up the street towards El Camino) had just enough time to consume the stuff they had bought there. We have been enjoying the improved situation since the space has been empty.

I am trying to understand how this application moved through the process without a discussion with the neighborhood???? This corner is zoned residential, I believe. Does the zoning get changed without discussion because there was a market there before? I must point out that a 7/11 is very different than an Italian Deli!

I would be happy to hear from you and look forward to any assistance you can offer.  
Sincerely,

Lory Lawson  
650.218.7282

**From:** Mark Dillon [mailto:mark\_dillon16@hotmail.com]  
**Sent:** Wednesday, October 10, 2012 2:42 PM  
**To:** Susan Loftus  
**Cc:** Community Development Distribution; Lisa Ring; Ronald "Ron" Munekawa  
**Subject:** Concern Over New 7-11 to be Located at 501 North San Mateo Drive

Susan,

We are writing you as the City Manager of San Mateo to express our family's anger and concern about the proposed 7-11 being built at 501 North San Mateo Drive. How did this get past the planning commission and why wasn't anyone in the surrounding area notified? We feel that a convenience store located 2 blocks from our house, selling alcohol and tobacco products 24hrs a day, will increase crime and traffic on our residential street, while at the same time decreasing our property's value.

When we were looking to buy our first house 7 years ago, we were drawn to the charm and transformation taking place in San Mateo Heights. We have since worked very closely with the city to rehab this 1930's home, going through the permit application, approval and sign off process every step of the way. While costly and time consuming, we understand that this process exists to ensure safe living conditions and adherence to the city vision for San Mateo, both short and long term.

We've also been encouraged by the fact that we've been continuously notified of and given the opportunity to weigh in on any development projects in the area, including major home additions, redevelopments and subdivisions of existing lots. Until recently, it had appeared that the city had the best interests of this small community in mind.

Unfortunately, this project seems to be a complete reversal of this mind set. It appears that not only were the local residents not informed, but that they were purposely kept out of the process to avoid the fact that this 7-11 would not be welcomed. There was nothing from the city, nothing from the builder, and nothing from the new tenant at any point explaining the project and its impact on the surrounding area.

If we are reading the cities response to previously raised concerns by other neighbors posted here - <http://www.cityofsanmateo.org/index.aspx?NID=2503>, this 7-11 is being treated as a continuation of the variance granted to the former tenant, Stangelini's Deli. We find it hard to believe that a convenience store selling alcohol and tobacco 24 hours a day falls into the same category as a family owned deli/market open from 9-5. In addition, while we are encouraged by Ron Munekawa's call to review this project, it appears that even if the project is deemed non-conforming, the store would still be able to operate unchanged for at least 2 years. By that point, the impact on the neighborhood could be irreversible.

Our family urges the City of San Mateo to reconsider this Project and disallow the 7-11 to be opened and operated 24 hours a day. This project and its handling have given us no choice but to re-evaluate our decision to stay in San Mateo. In the short term, our family will not be a customer of this business and we will urge our fellow neighbors to do the same. In the long term, we will likely be moving away from San Mateo to another city on the Peninsula.

Sincerely,  
Mark and Lindsay Dillon  
Residents/Owners  
116 Grand Blvd.