

**Neighborhood Meeting Summary  
Proposed Redevelopment of the Hillsdale Inn  
December 12, 2013**

- PLANNING APPLICATION: PA 13-059 Hillsdale Inn Redevelopment Pre-Application, 180 residential condominium units.
- PROJECT LOCATION: Hillsdale Inn, 477 East Hillsdale Blvd., San Mateo, CA
- MEETING LOCATION: City Hall, Conf. Rm. C, 330 W. 20<sup>th</sup> Ave., San Mateo, CA
- MEETING DATE/TIME: Thursday, December 12, 2013; 7:30-9pm
- ATTENDEES: Twelve members of the community attended (“Sign-In” sheet on file at CDD)
- PURPOSE OF MEETING: Pre-Application neighborhood meeting to provide a description of proposed project and to obtain feedback and answer questions of the neighbors.

WELCOME: Christy Usher, Associate Planner, City of San Mateo

INTRODUCTION: Aaron Barger, Developer, Barry Swenson Builder introduced the project including a history of the current use of the project area along with past proposed projects and discussed the details of the presentation that was made to the homeowners association in August 2013 prior to the submittal of the Planning Pre-Application.

COMMENT, QUESTION, AND ANSWER SESSION: Questions from the community attendees noted below. Answers were provided by the applicant unless otherwise indicated.

1. Comment – The mailing for the notice for this meeting did not go to enough residents in the Village neighborhood.

Response - City staff noted that the State noticing requirements are to notify individuals within a 300 foot distance of the project; however, the City notices to 1,000 feet for Pre-Application planning applications. The project mailing list included over 1,500 names at a cost of approximately \$3,000. Regardless, there was interest by the attendee in the City noticing the entire Village neighborhood. Staff explained the noticing was already complete via the joint neighborhood meeting/study session notice. And circulated the noticing radius map which indicated which properties were included in the mailing.

2. Comment – We have issues with the traffic in the area. Especially during the holiday season. Traffic backs up from El Camino all the way to the freeway.

3. Comment – Visitor parking is of concern. We don't want visitors from this new development parking in our neighborhood.
4. Question – We are concerned with the impact this project will have on the intersection of Saratoga and Hillsdale. When we are trying to get out of the Villages we have to stop at the intersection and wait while traffic from Hillsdale Court turns right on then onto Hillsdale Blvd. This will make the problem worse. Can you provide any access directly from Hillsdale Blvd?

Answer – We looked at that possibility and were told it would not be allowed. The City code prohibits new curb cuts onto major arterials. It may also be difficult to get approval from Cal Trans. But we will ask the traffic consultant to study this option in his report.

5. Question – How many parking stalls will the project have?

Answer – A total of 344 total parking spaces provided on site. Specifically, there are 330 spaces in the underground garage and 14 surface spaces at the east side of the project.

6. Question – The intersection is the problem, not your project. Is there anything you can do to make it better?

Answer – We will be working with the City and the City's traffic consultant. Specifically,

- Adding different signalization and signage
- Changing land designations (left turn only or left and straight only etc, )
- Incorporating the two triangular City properties into a design solution

7. Question - Where does the bike path go?

Answer – The paths proposed location from El Camino to the east side of Hwy 101

8. Question – When will the path be built?

Answer – There is currently funding for a design study. The funding for the construction of the bridge over the freeway has not yet been allocated.

9. Question – Is the project contributing to the bike path?

Answer - Accommodations will be made along the entire frontage of the project for a new sidewalk and bike path. The project will also grant an easement for the ramp at the east end of our property.

10. Question – Who hires the traffic consultant? Does he work for you or the City?

Answer – The City’s Traffic Consultant is Hexagon Transportation, Inc. They will review the proposed project in conjunction with the City’s Public Works staff.

11. Question – Can you incentivize your residents to drive less?

Answer – We are providing 208 bike lockers and 14 bike parking stalls. We believe the majority of our residents will take advantage of our proximity to the bike path to travel to Cal Train and to ride on the open trails to the east. We are also looking into electric charging stations and zip car stalls.

12. Question – Will you convert this to a condominium project in the future?

Answer – The project will be mapped as a condominium and it will be possible to convert in the future. Aaron stated that the current proposal is a rental project.

13. Question – How will you encourage residents to recycle?

Answer – The property management team will oversee a recycling program to encourage residents to recycle.

14. Question – Why aren’t you providing any retail? It would be nice to have a little coffee shop.

Answer– Retail has a bigger impact on traffic and parking. For that reason we are not including any retail in the project.

15. Question – What are you doing with the park adjacent to the project site?

Answer – The subject land is not technically a park but is maintained by the public works department. We have offered as part of our development proposal to improve the current condition of this open space. We are proposing to trim the trees, remove some trees, plant new shrubs and upgrade the irrigation. We will work with the city to come up with a scope of work.

16. Question – Can you use that area to create a new right turn lane?

Answer – We will have the City’s traffic consultant look at that option.

17. Question – We have concerns with where the driveway is located. Will there be a backup of cars waiting to get into your site they could back up into the intersection.

Answer – Residents will be able to pull into the project and go down the ramp before they come to the security gate. This should allow a number of cars to queue on the ramp and not on the street.