

Christine "Christy" Usher

From: D Shum <get360@gmail.com>
Sent: Saturday, December 14, 2013 11:26 PM
To: Christine "Christy" Usher
Subject: PA13-059- Hillsdale Inn Redevelopment

Follow Up Flag: Follow up
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Hi Christy,

I was at the meeting on Dec. 12th. below are a list of preliminary concerns that I have concerning the project.

Thank you for the time.

David Shum

Hillsdale Inn Redevelopment. Proposing almost 100 more apartments than the current rooms. Apartments will have more people per dwelling than the hotel rooms = more cars parking and more trips from that street.

Traffic Concerns:

Saratoga and Hillsdale do not meet the standard for traffic intersections in the City NOW. What will the new development add to that?

Bay meadows development is not yet complete or at full capacity, so we do not know what the impact on traffic to George Hall School.

The Delaware Main street is a destination concept, so more cars from out of the area will be traveling thorough the intersection to get there when it's finally built.

Walking across Hillsdale at Saratoga is putting your body at risk of injury or death. People turning right from the Village and left from Franklin either don't see pedestrians well or are too impatient about letting people cross the street NOW.

350 plus more cars will be required to go through the intersection. In the morning at the start school and work its already bad getting through the intersection. After school is better because you do not have the work traffic coming home yet, but could get worse when Bay Meadows project is finished and residents drive there children back and forth from George Hall.

At approximately 5pm to 6:30 when everyone is coming home from work , going to stores, activities, etc. Hillsdale east becomes a parking lot from Pacific to Norfolk ave. On most nights it can take 5 to 6 signal changes to make it over the freeway and into Foster City. On a bad night it can take 20-30 minutes.

Franklin Parkway has yet to be cut through to El Camino. IF it ever goes through it will help traffic on Hillsdale going West, but not East toward Foster City. Commuters coming home in the evening on South 101

still need to exit on to Hillsdale to go to the Marina neighborhood and Foster City. So Eastbound Hillsdale delay problems will still remain unchanged or worse.

Transit oriented design tries to force limited parking in their developments, but it does not make people give up their cars. Just look at other cities like Palo Alto and the Arbor Real project on El Camino and E. Charleston. The project has limited parking spaces for residents, but residents still have several cars, so they park them in the surrounding neighborhoods.

Christine "Christy" Usher

From: Mark Allendorf <mallendorf@pausd.org>
Sent: Saturday, December 07, 2013 9:30 PM
To: Christine "Christy" Usher
Subject: PA 13-059

Dear Ms. Usher,

Recently I attended a city backed meeting detailing a tentative updated flood zone map. The implication was that my home may be in a flood zone that would require either mitigating construction at my expense, or the purchase of additional insurance. Given this fact, how is it possible that the city would consider a 330 car underground parking garage that is deeper in the so called flood zone than my home? What measures would allow for such a structure? Do the promulgators of the new project have access to a form of insurance, or construction that is not available to the average San Mateo Village home owner? If so, would it not be it the city's interest to allow home owners access to the same services? In addition, what traffic mitigation plans have been proposed? I welcome any help you can provide regarding my questions.

Sincerely,

Mark Allendorf
417 Poinsettia Ave
San Mateo, 94403

Christine "Christy" Usher

From: dennis@dennisjmurphy.com
Sent: Wednesday, January 15, 2014 8:28 PM
To: Christine "Christy" Usher
Subject: Hillsdale Inn Redevelopment Issues

Hello Christy, my name is Dennis Murphy and I'm the President of the San Mateo/Glendale Village Neighborhood Association. We met briefly at the December 12 neighborhood meeting regarding the Hillsdale Inn Redevelopment plan. I hope you had a great holiday and a Happy New Year! Now that the holidays are behind us, and with the upcoming Planning Commission Study Session on Jan. 28, I wanted to reach out to you to address some concerns I have with the project.

First, and most importantly, is traffic. The intersection of Saratoga Dr. and Hillsdale Blvd. is already a mess with long lines of vehicles exiting and entering the Village at morning and evening commute hours. That is the Village's main entrance/exit and adding another 330+ vehicles to that intersection is only going to make matters worse! The City has told us before that they cannot mitigate that intersection, so I don't know how we are going to improve things by adding more vehicles to the daily equation?

Second, is the number of parking spaces going to be sufficient? As a neighbor a block away from the project, the last thing I want to see are cars parking in front of my house!

Third, the number of units at 180 is way too immense for our neighborhood to absorb. I really think lowering the number of units in the 100-120 range might be a bit more palatable. This is certainly something the City will need to address.

Fourth, should this project move forward, and as a neighbor with small children, I have concerns regarding the abatement process. This building was built in 1962, so there will definitely be asbestos issues. How is Barry Swenson going to keep hazardous materials from going airborne into the neighborhood?

Fifth, if the project does move forward, we need to make sure that dump trucks and other project-related vehicles do not have access to the Saratoga/Hillsdale Blvd. intersection during morning and evening commute hours.

These are just some of my current concerns, as I'm sure I'll have more as we get further along in the approval process. I did have one last comment and that is that I would like the City of San Mateo to mail any and all further correspondence regarding this project to all current San Mateo/Glendale Village residents. The 1000 foot notice is insufficient as it is only reaching approximately 200 Village residents - That's not even 15% of all Village residents! And, this is a project that affects almost 100% of the residents, as it is the major artery into the neighborhood. Thanks for your time, and I look forward to seeing you on January 28.

Sincerely,

Dennis J. Murphy
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Christine "Christy" Usher

From: Shana Larson <shana.audrey@gmail.com>
Sent: Thursday, January 16, 2014 6:54 PM
To: Christine "Christy" Usher
Subject: Serious Concerns about Hillsdale Inn Redevelopment - Village Resident

Follow Up Flag: Follow up
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Hello Christy,

My name is Shana Larson and my husband and I recently moved to San Mateo Village on Santa Clara Way just to the left of the roundabout. Santa Clara Way acts as a major thoroughfare for the village and people already speed down the street, stopping abruptly at the stop sign since there is almost always a line of cars trying to get to Hillsdale every morning.

We are very concerned that an additional 300+ cars will make it nearly impossible to get efficiently in and out of the village without a backup to our front door.

Will there be an expansion of the roundabout? A more traffic-friendly way to get in and out? Without consideration for those of us already living in the village, I cannot in good faith support a project that affects my commute into my own neighborhood.

Thank you for your time,
Shana Larson

Christine "Christy" Usher

From: Shana Larson <shana.audrey@gmail.com>
Sent: Wednesday, January 22, 2014 11:25 AM
To: Christine "Christy" Usher
Subject: Re: Serious Concerns about Hillsdale Inn Redevelopment - Village Resident

Thank you for your response, Christy. I would also add that the addition of a speed bump on Santa Clara Way would be a good first step.

How would I go about looking into that?

Thank you,
Shana

On Wed, Jan 22, 2014 at 11:12 AM, Christine "Christy" Usher <CUsher@cityofsanmateo.org> wrote:

Hi Shana, Thank you for your comments and concerns below. They will be forwarded to the Planning Commission for the January 28, 2014 Study Session meeting which is not an action meeting but an informational meeting. I encourage you to attend and speak to these points if you are available. If not, don't worry these written questions and concerns will be provided in your absence. Thank you, Christy

Christy Usher, AICP

Associate Planner | City of San Mateo | Planning Division

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