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January 30, 2014

To: Planning Commissioners & City Council, San Mateo City Hall
330 West 20th Avenue, San Mateo, CA 94403

We have serious concerns about the Hillsdale Terrace Mixed Use Development (PA13-077) and its **lack of adequate parking.**

Presently, parking is horrendous in the neighboring area—27th and 28th Ave., 26th Place, El Camino Real, Edison, Flores, Corte de Flores, Garfield, 29th Ave., Hacienda, etc.. We often need to go five blocks from our office to find parking. Some employees and patients have to be dropped off and picked up due to lack of adequate neighborhood parking.

At the Neighborhood Meeting last night, it was mentioned that a full floor of underground parking was removed from the preliminary plan as the city said it was not needed due to being in a transit district. Every multiple-unit residential development in this neighborhood, even though their ratio of parking per unit is greater than this project, has had a negative impact on neighborhood parking. (When vacant parking spaces were available during Monday through Saturdays at the former First Christian Church, 27th and Flores, we rented 10 spaces for our employee and patient use. The church rented out over 64 other spaces to other neighbors and businesses. This is not available now.)

If additional parking is not allowed for this project, it is imperative that the number of housing units be drastically reduced and the commercial space have limitations on the number of employees, deliveries and customers allowed to use the building.

As City of San Mateo home-owners, business people, renters, taxpayers and voters already residing or working in this neighborhood, this negative parking space policy is making a bad situation worse and antagonizing us and our neighbors. Why are you not considering the present needs? Why are you impacting the current situation with a vision, that may or may not be fulfilled, for the future? Why are you pushing less parking and punishing long-time City of San Mateo residents?

Please address and correct this parking inadequacy with (PA13-077.)

Al Landucci, DDS

Larry Garabedian, DDS

James Burns

Flora

Tricia Schimpp

Elizabeth Freeman

Misty

Sharon Cardani
Gio Juari

cc: Tricia Schimpp, AICO, Senior Planner

Albert O. J. Landucci, D.D.S., Inc.

2720 Edison Street, San Mateo, CA 94403
Fax: 650 574-4441 E-mail: e@DrLanducci.com

Phone: 650 574-4444
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Larry C. Garabedian, D.D.S.
Albert O.J. Landucci, D.D.S.



From: Stan W. Konrad [mailto:swkonrad@sbcglobal.net]
Sent: Saturday, February 08, 2014 10:19 PM
To: Tricia Schimpp
Cc: Community Development Distribution
Subject: Fwd: Plan for Hillsdale Terrace

To the Planning Commissioners and City Council,

I would like to express my grievance and opposition to the limited parking proposed by the City for Hillsdale Terrace. I am in favor of the project, but not as proposed. As a business owner in that neighborhood for over twenty years, I have been confronted with a shortage of parking for my staff and patients. We have the parking tickets to prove it. It already is a battle to keep residents and neighborhood visitors from encroaching on use of my patient parking lot. I do not see how limiting the underground parking to 160 can cause anything but more frustration and anger for the locals and tenants of the building. I believe that the 220 slots as originally proposed by the developer is a more realistic figure. I know that the building is near bus, train and the mall for public convenience, but I believe tenant need will still exceed 160 slots.

Thank you, Stan Konrad DDS

Stan Konrad DDS
30 28th Ave
San Mateo, Ca

From: Roan Espino [mailto:daphatroan@gmail.com]

Sent: Monday, February 10, 2014 12:06 PM

To: Tricia Schimpp

Subject: re: Planned development between 27th and 28th ave. in El Camino

To whom it may concern,

I work locally (28th ave/Edison) and am having problems parking as it is. I believe that building residential/commercial building with limited parking will create more problems, not just for me, but for all the other workers in the vicinity.

Thank you for your time.

Roan F. Espino

Sent from my iPhone

From: Owl350@aol.com [mailto:Owl350@aol.com]

Sent: Saturday, February 15, 2014 4:47 PM

To: Community Development Distribution; Julia Klein; Tricia Schimpp; Ronald "Ron" Munekawa

Cc: President@BeresfordHillsdale.org; haciendaneighbor@yahoo.com; sanmateounitedhoa@gmail.com

Subject: More parking needed at PA13-077 Hillsdale Terraces Mixed-Use

Parking is inadequate in our Beresford neighborhood. Adding so many units with so little parking is **WRONG**. Residents can not go to shop for food and walk, take the train, bus and carry back 5 bags or 3 boxes of groceries. Residents are going to need multiple cars for multiple people in each unit for work, shopping, school and necessities not close. We do not have a Safeway, Costco or supermarket close--cars is needed.

Please add more parking to this project and not approve another development in our neighborhood that will make our severe parking shortage worse.

Why is the summary of the neighborhood meeting for PA13-077 Hillsdale Terraces Mixed-Use so one-sided and positive? Most of the neighbors and most of the people that made comments felt the project is way too big for not enough parking.

From: mistyjojo@netzero.net [mailto:mistyjojo@netzero.net]
Sent: Monday, February 10, 2014 9:50 PM
To: Tricia Schimpp
Subject: Residential Condominium on El Camino real

I am writing in regards to the plan to build Condominiums on El Camino in San Mateo between 27th and 28th ave. It would be nice to improve the block but I feel there will be a problem with parking. I do live in San Mateo and work in that area where there is already a problem with parking. If there is not enough parking for each unit it will cause even a bigger problem. I feel it's easier to just walk to work rather than having to worry if there is any parking near my work, but when it rains I have no choice but to drive. I also have friends who live in the area and they have the same problem with parking especially when friends want to visit they have to park blocks away.

I feel the plans should include at least two parking spots per unit and also visitor parking.

Thank You

From: michael stallman [<mailto:mjstallman@gmail.com>]
Sent: Wednesday, January 22, 2014 6:22 PM
To: Tricia Schimpp
Subject: PA13-077 Hillsdale Terrace Pre-Application

Hi Tricia,

I would like to voice my support for the proposed development. I won't be able to attend any meetings to publicly say so, but I think we need more high density construction along the El Camino corridor, especially in proximity to the train station as this is.

It's mixed use, so commercial on the first couple floors and residential above. That is a grand way to efficiently use the property during daytime (commercial) and nighttime (residential) hours. I don't think it will increase traffic as much as people seem to fear, and it's close enough to caltrain that a lot of residents would probably walk to and from the train. That's the point.

The peninsula is quite crowded as it is, and up is the only way to go. Also, more housing units and businesses means more viability for local businesses and more tax revenue for public schools.

sincerely
Michael Stallman
455 22nd Ave
San Mateo 94403

February 7, 2014

Tricia Schimpp, AICP
Senior Planner
Planning Division
City of San Mateo
330 West 20th Ave.
San Mateo, CA 94403

Re: Planning Application PA13-077 Hillsdale Terrace Mixed Use Commercial and Residential
Condominium Development (2700, 2728, and 2790 El Camino Real, San Mateo, CA)

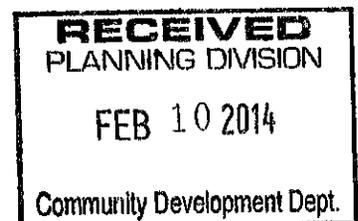
Dear Ms Schimpp:

Sack Properties represents the owner of 2727 Edison, the multi-family property immediately adjacent to the above referenced proposed development. Our founder was the original developer of 2727 Edison and we are encouraged by the interest in developing the adjacent parcels in a single, unified project.

We understand that the project is in the preliminary stages of the review process and that the city, the architect and the owner are seeking public comment on the initial design plan for the site. We are asking that the following concerns be forwarded to the Planning Commission for their consideration at the February 25, 2014 study session on the proposed project:

- Shadow impact on existing courtyards at 2727 Edison. The existing apartment community has three open-air courtyards that are important amenities for our residents. A shadow study showing how the proposed project may increase shading in those courtyards is requested.
- Placement of garbage and loading areas. 2727 Edison is 100% residential community with apartments with bedrooms, living areas, balconies and windows facing the property line adjacent to the proposed development. Appropriate screening and sound attenuation for garbage and loading areas is needed to minimize quality of life impacts for our homes bordering the proposed project site.
- Visual and noise impact of mechanical equipment, HVAC systems and roof-top equipment. All equipment should be placed and/or screened to minimize sound and visual impacts on our apartments and pool area bordering the proposed project site.
- Sound attenuation at the property line. We recognize that a development along El Camino Real will likely reduce current noise impacts from traffic along that corridor. We are concerned that the proposed parking and drive lane along the property line may result in new noise impacts for 2727 Edison, including delivery trucks, cars starting their engines and garbage pick-up.
- Treatment at the property line. A detailed plan showing landscaping and landscape features along the property line is requested. Right of access for construction and on-

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415-981-8320 Fax 415-981-8229
office@sackproperties.com



going maintenance of landscaping will need to be addressed during the review and approval process.

- Excavation at the property line. 2727 Edison has a small outdoor pool that is below grade. It is located at the southeast corner of our property. The impact of excavation for any construction on the proposed project site needs to protect this area from damage during construction and ensure the future integrity of this wall. Excavation also should maintain the integrity of the foundation of 2727 Edison.
- Compatibility of commercial uses with the adjacent residential uses. We understand the proposed project will be a mixed-use development with residential units over commercial and are generally supportive of this type of project in appropriately zoned areas. We are concerned that negative spill-over from commercial uses incompatible with residential development be minimized by clearly articulating allowable uses in the project approval.
- Construction during project development. Noise, hours of construction, cleanliness, control of noxious odors, materials staging and security of the site during construction will have a direct impact on 2727 Edison. This is especially critical for those units immediately bordering the project site. We ask that a construction phasing and operations plan be provided as part of the approval process. We request that no construction or related activity be allowed to disturb our tenants' quiet enjoyment of their homes between the hours of 5pm and 8 am Monday through Friday or any time during the weekends.

Thank you for your consideration of these concerns. If you have questions or need additional information you may contact me at ksack@sackproperties.com or 415-981-8320 ext 25 or my representative for this project, Mary Roberts, at [415-535-9360](tel:415-535-9360) or robertsmarij@gmail.com.

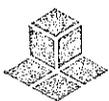
I look forward to seeing the refinement of the project's design and development program. Again, we are generally supportive of the concept for redeveloping the parcels neighboring ours and look forward to participating in the review process to ensure that the plans include appropriate consideration of our adjacent residential community.

Sincerely,



Kirby Sack
President and CEO

Cc: Albert Costa, Costa Brown Architects



From: Joyce Burns [mailto:bjoybird@att.net]
Sent: Friday, January 31, 2014 11:06 PM
To: Tricia Schimpp
Subject: PA13-077

I attended the Neighborhood Meeting on Wednesday, January 29th, 2014, regarding the Hillsdale Terrace Mixed Use commercial and Residential Condominium Development (PA13-077) on El Camino Real between 27 and 28th Avenues.

On the positive side, the buildings on much of El Camino are very shabby and run down. The street needs an upgrade. This Development, WITH MAJOR MODIFICATIONS, would be an asset to the neighborhood.

The negatives that need to be carefully examined and remedied include the following:

1) LACK OF PARKING. Presently, the neighborhood is overrun with vehicles. There are not enough parking spots for residents, business people, customers and visitors now. This is a major complaint and has been for a long while. Whenever parking spaces are lost, the impact on our lives is worsened and the impact spreads over a larger and larger area of the neighborhood.

A) There are plans for 68 condos with one, two and three bedrooms. If the average is two bedrooms and they are shared with two adults each, that means about four vehicles, possibly more, need parking spaces for each condo. That is about 270 parking spaces needed. We were told that only 81 parking spaces are being allotted as the city wants no more than 1.3 parking spaces per condo. In our suburban area that ratio is laughable!

B) We were told that present parking along 28th Avenue would be eliminated. What are the plans to replace those parking spots in the same area? We need more parking in the neighborhood.

C) We were told this development is in a Transit Zone. So people would use trains, buses and bicycles for transportation. That may be possible for some trips, but a personal vehicle is definitely needed for other daily living activities and enjoyment. Thus, a vehicle would still be owned and parking space still needed even if the train and bus is used regularly where it is practical.

D) For bicycles, there is no bicycle lane on El Camino in that area and biking is extremely dangerous. Also, bicycles cannot be used to transport large items, many items or other passengers. Most people would not use bicycles in inclement weather. Additionally, it does not appear that there is parking available for 4 or 5 bicycles per condo.

E) Bus transportation in our area does not run frequently and does not go to many places. Bus transportation is not efficient if your trip requires stopping in several places. Bus transportation is not easy to use if you require a wheelchair or use a bicycle. Personally, I do not have enough time in my day to ride a bus to do errands and visit friends. On the site plans for

the development, there was no turnout for a bus stop so that a stopped bus would not block traffic on El Camino Real.

F) Commercial operations require receiving and dispatching supplies and products, Post office, UPS and Fed Ex delivery, visits by service people (for repairs, remodeling, cleaning, maintenance, etc.) Convenient parking for these vehicles does not seem to be included in the site plans. The occupants, customers and visitors to the commercial area will also need parking. There has to be enough space!!

2) **SIZE OF THE BUILDING.** The picture of the structure on the Public Notice flyer is deceptive. In actuality it will tower above the adjacent apartment complex. A structure that rises 65 feet is much higher than other buildings in the neighborhood. It is way too massive and needs to be scaled down to no more than three stories in height.

A) The windows and porches on the east side of the building to the west will be blocked from sunlight by the height of the development. The narrow corridor between the buildings could easily become an annoying wind tunnel.

B) There are too many residential units for the planned parking. Eliminating many condos should reduce the height of the structure.

C) Fire trucks and emergency vehicles from the fire house on 27th and Edison regularly go down 27th and 28th Avenues to El Camino. The lower floor of the development needs to be set back far enough to allow adequate visibility for these emergency vehicles.

D) The water table in the area is not very far down. A creek used to run in the area. Right now we are in a dry spell. Has adequate study been made to accommodate the high water table when we are in a flood, not drought period?

3) **CONSTRUCTION.** The building of this structure will require many building supplies, delivery vehicles, cement trucks, cranes, construction workers, etc. What is the impact on the neighborhood from this?

A) Again, where will the necessary construction and supply vehicles be parked? How will this affect the neighborhood. How will this affect traffic on El Camino Real and the side streets.

B) Where will the workers park their vehicles. Hopefully, it will not be in the neighborhood!

C) Construction is noisy. What will be done to mitigate this noise?

D) What is the time frame? How long will neighbors be inconvenienced?

4) **IMPACT ON THE NEIGHBORHOOD.**

A) There are many single family homes on Edison Street, Corte de Flores, Flores, 27th, 28th and 29th Avenues. A development of this size will have an unfair negative impact on them.

B) And, again, it does not appear that adequate parking is being made available--during construction or when the development is occupied.

C) A roof garden is planned. Will the neighbors be allowed to use it?

5) TRAFFIC.

A) Traffic on El Camino is already congested. There does not appear to be any place on El Camino to drop off residents, visitors and customers. Vehicles stopping will cause more congestions. Parking turnouts would help.

B) Plans are for 28th Avenue to go across El Camino Real into Bay Meadows. The obvious impact is even more traffic on 28th Avenue, especially to get to Hwy 92. This development will add even more traffic to a neighborhood street with schools, churches, recreation center/park. How will this be handled?

C) There is to be a drive way from 27th to 28th Avenues behind the development for access to parking and visitor parking. This drive way is not wide enough for 2 way traffic. Will the resulting congestion block traffic on 27th and 28th Avenues? Will the resulting congestion block emergency/fire equipment?

From: jon landucci [mailto:rzjon@yahoo.com]
Sent: Thursday, January 30, 2014 5:22 PM
To: Tricia Schimpp
Subject: PA13-077 needs MORE PARKING

All planning people,

We **do not have enough parking** at 35 28th Avenue. Many of our owners have to park cars on the streets. Each year street parking gets worse. We, the condominium owners, need cars to make money to pay our basic expenses. It is impractical to take the train or buses to school, work and places we must go. Please put in much more parking or eliminate the top 2 stories of the projected Hillsdale Terrace Development so our serious parking shortage will not be worse.

Thank you,
Jon

From: Gary Cardani [mailto:gcardani@gmail.com]
Sent: Thursday, February 13, 2014 11:14 AM
To: Tricia Schimpp
Subject: Residential Condo Dev(PA13-077)

As a San Mateo homeowner and taxpayer I am alarmed at the effect this development will have on the area. I have lived in San Mateo for over 28 years and have seen the growth of our fine city. Just like when the downtown area was improved we had loads of parking. And as businesses and the population grows where did it go?

This new development does not allow adequate parking from the start. The time to fix the lack of parking issues must be addressed NOW. The developer needs to be required to add additional parking BEFORE they go forward. The cost can be absorbed and passed on to the new owners. This is not low cost housing. The neighborhood already lost a major amount of parking when the Rotary Floritas was built. And now again a development is being put in without thought of the negative impact it will have on the already existing businesses and homeowners in the area. By adding the parking now it can have more of a positive impact on our great city.

Thank you.
Gary Cardani

**PA 13-077 Hillsdale Terrace Mixed Use Pre-application
Pre-Application Neighborhood Meeting
January 29, 2014**

Comment Sheet

If you don't have an opportunity to speak tonight, or have subsequent issues, comments or questions of importance to you, please fill out this comment sheet. Please return it to the City of San Mateo Planning Division, Attn: Tricia Schimpp, 330 W. 20th Avenue, San Mateo, 94403. You may also send your written comments by email to tschimpp@cityofsanmateo.org.

Comments, questions, issues: I attended the Jan. 29, 2014 neighborhood meeting. This project will become the gateway to the neighborhood from 31st to 25th from El Camino. My concerns are consistent with the other (#40) neighbors in attendance at the meeting. Height and Design. Most of the other tall buildings in the area are 3½ stories (3 floors (of housing) with a garage underneath that is partially below grade.) For this project ⁽¹⁾ one level of commercial plus 3 stories of residential with a totally underground garage would be acceptable. NOT FOUR. The corner and center towers must be eliminated. The design is unattractive and in particular out of place with the majority of the neighborhood. I suggest a flat topped hip or mansard roof. How about colored tile or a simple relief near the top corners for interest. Also do people really use balconies?
Traffic and Parking: (see other side)

Traffic and Parking: eliminating 1 floor (25%) of residential space will mitigate some traffic and parking issues,

I believe transit oriented developments means easy access to public transportation and convenient shopping and services. (in walking distance.)

If transit oriented development means reduced parking for residences/commercial in reality that translates into parked cars spilled into the next zone/neighborhood. People may walk to the train for work and some errands but they still need a car to hike in a county park, visit relatives in western Marin County, dine in Half Moon Bay etc.

Thank you.

Ellen Wang

650-773-3053

148 29th Avenue

libao16@att.net



From: bmiao9@aol.com [mailto:bmiao9@aol.com]
Sent: Sunday, February 16, 2014 5:28 PM
To: Tricia Schimpp
Subject: please no more housing construction

Hi Tricia,

San Mateo has built so many housing, 19th Avenue n Delaware, Hillsdale race tracks, Peninsula Avenue, El Camino near the old Border, please, please NO MORE.. We are so congested. We are suffering from traffic, people, smog, overcrowded schools, We do not want to sacrifice the quality of our life for \$ the city and developer can make. We need more parks, open space, and community centers. If anything, move the San Mateo Health Center to El Camino and out of a residence district.

NO MORE HOUSING CONSTRUCTION.

barbara