

**Neighborhood Meeting Summary  
Proposed CVS Pharmacy  
S. Norfolk Street and Fashion Island Boulevard  
March 6, 2014**

PLANNING APPLICATION: PA13-052  
CVS Pharmacy & Retail Building Pre-Application

PROJECT LOCATION: S. Norfolk Street and Fashion Island Boulevard, San Mateo, CA

MEETING LOCATION: City Hall, Conf. Rm. C, 330 W. 20<sup>th</sup> Ave., San Mateo, CA

MEETING DATE/TIME: March 6, 2014, 7-9 pm

ATTENDEES: Lorraine Weiss, Christian Charbonnet, Amy Dy, Anthony Silva  
Public – see sign-in sheet

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/INTRODUCTION: Christian Charbonnet provided general background on CVS and project proposal.

**COMMENTS, QUESTIONS, AND ANSWER SESSION:**

#	Speaker	Comments/Questions/Responses
1	Rich Hedges	Resides in Harbor Town. Maintains a list serve of 250 residents. Received a number of comments; will provide comments in writing; Silting issue in the slough, mudflat during winter, flood control channel; operations and construction need to monitor to prevent more silt; public works not good at monitoring; they will ask public works to monitor closely; will send pictures; lagoon is real jewel; project need to go to public works commission and planning commission; area just got out of FEMA, does not want to go back to a flood district again; no to drive-up window; residents across the water (about 1000) that will be listening to the traffic that goes thru, no reason for that kind of CO2, no negative comments, people just want to control it. 3 comments said do not build it. Most people want it done properly; traffic mitigation is a real problem any time of the day but specially during rush hours; there should be no left turn in and out of the lot; very difficult; people need to suffer going around the block, because it will cause tremendous accidents; try driving around there and getting out of the gas station across the street; landscaping in the rear is very important; last project going there was very beautiful; need to connect the path to the library, if not, you should; class A bike path; lagoon video feature was sent to Rand McNally and the city was listed as a middle size city with best restaurant destination because of some of the shots of the lagoon; our kids swim in it and it's used for other recreational purposes; no trash dumpster in the back; no late or early morning pick-up of trash; the rear of the building has to look not like a solid stucco wall but with some windows or something to look at; again, the lagoon is a city wide park, all residents use it; fish in it; people from other region also use it and fish off our docks; the Regatta for Stanford is held there; this is a major public work; residents along the lagoon pull trash out of it 2-3x a year; we go thru a lot of trouble, get a dumpster each time; the reason is the prevailing winds from the project side of the lagoon heads into the lagoon, so there has to be real abatement of trash and that means a lot of trash cans in the parking lot; 1 reply in that the past there was a sign on the lot warning people that there's asbestos

		on the lot, so need test done prior to stirring the lot, because a lot of people live downwind from project; so need to make sure it's safe; we believe Fish Market is a wonderful asset, no negative email; missed the old days when they used to pick us up from our docks, all over Foster City and San Mateo and take us there; would like to see if project is willing to fund something like that; other comments – project looks good, good use, only if properly screened from the lagoon side; asked for 10-ft. class A bike path, connect to public library and connect to the intersection of Norfolk and Fashion Island. Will hand in list in writing.
2	Laura Wood	Lives at Parkside area for a long time; across Parkside School; everyday between 12-3 all the way down Norfolk there's a traffic back-up for miles; and then H101 and H92 hours of backup; to build another building in a very dangerous pedestrian area, if traffic analysis is done...A friend got hit by a traffic police main near Smart & Final (S&F). I would not cross that street. Pedestrian walkway is so dangerous. It does not flash. Now this will compound it. Another is this is a wonderful natural resource, the huge building will block view. Nice plans but concerned about height level of CVS building. Notice most CVS buildings are huge. Shops at CVS; great drugstore, goes to the one at Foster City which is only a mile away. Wondering why we need another CVS so close. And there's Target, a lot of different drugstore option for us. Don't think it's a safe place to put something of that magnitude for pedestrians for school kids, bus stops, a lot of people near Highway 3 <sup>rd</sup> ramp without car, going to S&F with bags, poor lighting.
3	Stuart Bruins	Not a CVS customer, did not like Long's transition. There are 5 CVS sites within 3 and quarter mile of this location. 5 Walgreens within 5 miles. 2 Rite Aids with 3.25 mile of this location. There's a pharmacy counter at Safeway, Lucky's, Costco and Target. All within 3 miles of location. Appreciate that CVS is in a market share war with Walgreens. But this appears to be scorched dirt. I will have a CVS 1 mile from me at Hillsdale and 400 yards from me at this location; Understand the city may want jobs, but don't see the benefit to the city. This location do nothing but cannibalize the other CVS locations, no net gain on sales tax revenue, no new people living in the area; middle of the scorched dirt policy in Obama care war; city needs to just say no thank you at this particular location; we are well served with pharmacies at this point;
4	Vanessa Sewell	Agrees with prior speaker; lives at Parkside behind S&F; travel Norfolk every day; main route to highway; biggest concern cannot put concrete median to prevent people from turning left because it's an ambulance route, ambulance station on the other side of S&F; rip roaring thru that lane to get around vehicles; no way to restrict people to make left causing huge traffic jam; scary for pedestrian; walks behind S&F instead of Norfolk because it's pretty bad;
5	Michael Sewell	Vanessa's husband; Fairly neutral on having CVS; but agree that we don't need it there; main concern is the left hand traffic; people are stupid turning into S&F, almost hit people almost a dozen time; does not get into the middle turn lane; huge back-up obscuring the main lane; any development attracts traffic; main concern is safety while driving;
6	Edward Arnoldi	Lived at Parkside for 28 years; amount of commercial bldg and CVS visitors, there's not enough parking there; on a non busy weekend night the Fish Market takes-up 2/3 of the parking spots; if you put the CVS bldg, parking will flow over to the streets, and spill onto Parkside Plaza which the landlord and merchants would not care for that; another concern is the influx of traffic coming over and above what's there now; on a busy night there's huge traffic jam; CVS wants a lion share of the pharmacy in competition with Walgreens, but people needs to take precedent over the merchant commercial taxation, for safety, traffic also parking; crosswalk at Fish Market need to be looked at, need light strips on pavement someone can push button and would blink so drivers can see at night time.
7	Gary Bedard	Need to clarify historical myth on the property that the Fish Market controlled the master lease preventing the development of the site. Commercial site was under- utilized for many years, why does Armstrong have the site now. How did it automatically go to CVS?
8	Chris Peto	Represents ownership; attended as an observer; initially worked as a host for the Fish Market; became personal friends, heard of Fred picking everybody up and coming back but

		unfortunately Fred passed away a few years ago. They own the property in under different ownership/partnership; Fish Market is under a separate entity; the intent was always to develop the property; purchased to develop the property; there were homes were on the property before; market conditions in the 80's were not good; 16% interest rate; plans for office building and other pharmacy at the location; FEMA comment about cleaning-up the slough was a big part of it; flood issues with the property and getting it at cost effective stand point to be developable because you had to raise everything above flood plain; that is no longer an issue, which has made it developable, so we're here today to see if something can be developed. Armstrong is developer for CVS to help process.
9	Gary Bedard	One of the urban myths is that Fish Market would never allow another restaurant to come on to the site.
10	Chris Peto	CVS has restricted it to no more than 1,200 s.f. of restaurant; Fish Market done well thru the recession; content not to have another restaurant there.
11	Gary Bedard	Over-saturation of pharmacy in area already. This does not enhance the site at all. It's disrespectful to the community as there are a few places in the whole Bay area that commercial property at the waterfront can be developed in a means that enhances the site on the waterfront. CVS can be put anywhere; waterfront does not enhance the aspect of the CVS; people are not going to come and picnic at the back while getting their medications; it does not bring anything to the neighborhood; wrote to his local paper; played football with someone who's dad started CVS; wrote to the editor that this is not being respectful to this area; just like the CVS would not build a pharmacy next to the Black Crow on Bannister in Newport, why should they disrespect this community. Lives in this neighborhood to live next to the water. On the water all the day; urban jewel to have this in our community; CVS does not enhance it at all.
12	Steve Anderson	Thinks this a planning and land use issue; oppose the CVS and any big box project at this waterfront property; this is a special waterfront site with a view of the lagoon and attracts and supports special species of birds, ducks, pelican, egrets and also provide a lot of human activities –water skiing, rowing, canoeing, etc. This particular location should be held for development of a project that would enhance as well as take advantage of the special attributes of this waterfront location. CVS already has a location not far away, we don't need another on Norfolk and this big box operation will basically place the back of the warehouse facing the waterfront; seeing it from the other side is the back of the warehouse. This is not a development we need at this location. Suggest something like the Fish Market with on outdoor deck or patio; viewing of the lagoon would be a better use than the parking and back of a warehouse. It should not be there, because of the site being a waterfront.
13	Karen Moen	Site is seen from the water and across the waterway. Concern about the driving situation. Commutes on Norfolk, due to extended hours, backs up from 7 am – 9:30 am. In the evening, gets out before H92 at Peninsula to avoid a 30 min back-up. It's a terribly congested area. Library is heavily utilized. It's already tight and dangerous to get in to make left hand turn. Multiple traffic and parking issues; ingress, egress issues; if development is to go ahead, significant change need to be made on Norfolk, because it's already one of the most dangerous places. Some mornings feels like a death defying trip.
14	Bobbi Deckes	Traffic is really terrible. Works as a real estate agent and have relocated people into Harbor Town and seniors that will not go on Fashion Island Blvd. You can't get 166 parking stalls on the site; everyone is at the Fish Market because it's Lent, couldn't get in there on Wed. We walk to get there because you can't park on a Friday or Saturday. This is the last place we can develop something nice. Previously, office buildings were going in with beautiful pathway. We don't need another CVS, we have lots of drugstore.
15	Klaus Nagel	Live at Point Plaza behind S&F. When S&F built extra storage, went on day and night for half a year. Notice was small for development. 2 days before permit expired, construction started. Not against development. City made over \$100K by extending storage, but should really have close look. Would like a recreation rather than pharmacy. My home is destroyed due to

		noise of the loading dock. Sleeps at his shop. In the middle of the night the activity shakes his house.
16	Sandra Weins	Major concern is environmental impact on lagoon. They go clean-up trash 2x a year out of lagoon. Over half comes from the other side because it floats across. Can only see it increasing the amount of trash incredibly. It's not good for lagoon and wildlife. We were so proud a few years ago, when they worked to get area out of flood zone. Feels a little betrayed now that it was our action that allowed this development to even be considered.
17	Laura Wood	Parkside Park generates a lot of trash. City does not do much to collect trash. Aquatic park at Roberta. Clean-up not done. No garbage/recycling bins.
18	Garrett Danwoody	Lives in San Mateo all his life, has wife and 2 children. Works for the County as budget analyst. Moved to the city for its walkability and usability of bay trail on Harbor town side. Drive by the site and envisioned what can go to the site. Dad was a developer. A New Orleans theme bayou, things that leverage what the Fish Market has. Addressing the Planning Dept – it lacks imagination and does not meet the city's tenet of highest and best use. It degrades the character of the one of the community's valuable common goods – which is the lagoon; this is city's job; does not augment or address the market needs of the community. We are already over saturated; to the owner - how do you redevelop the land that integrates all the natural environment and provides a viable use of the asset of the community. CVS is not an asset. Solution is smaller spaces that caters to less corporate tenants. At lunchtime, there's a lot of business people looking for places to eat. Fish Market would not go out of business if you integrate small mom and pop style food places for lunch.
19	Michael Sewell	Echo Garrett's comment. During weekend when Fish Market is closed, a mom and pop place would be good.
20	Edward Evans	Daughter works at Fish Market. Drives past Fish Market, traffic is horrible. Terrible location due to traffic. Parking lot is filled all the way to the end. How to fit CVS and retail parking. Neighbors at Roberta St. will fill up with people looking for parking. As Carpenter Union rep., CVS reputation is spotty. Would like local workers used. If out of town workers used where do they hang out?
21	Unidentified speaker	When out of town workers are hired, there are RV's and campers. Liquids coming from the campers. Wants local craftsman hired for the project so we are not subjected to people coming from the valley and living in campers around the city. I've been to many of this and when developers don't listen to community it becomes really hard. Example is housing development in Redwood City, they own the property but cannot build. Came from southern California and thought they can roll over the city, but the city rolled over them.
22	Unidentified speaker	Does not have anything against CVS. Corporate decision to take tobacco products from shelf is great. Works in rehab medicine. Understand that owners always want to maximize capitalization return. Fish Market was supported by the community, with their private funds and should be taken into respect when developing site.
23	Unidentified speaker	Roberta park use traffic is extremely dangerous. City should check during school hours.
24	Edward Arnoldi	Aquatic park is supposed to be closed at 6 pm/ or dusk. Kids drinking at back area, need more police patrol to resolve.
25	Unidentified Speaker	What lighting to be used at site. 40' sodium vapor? Not open all night but reserving right.
26	Christian Charbonnet	CVS wants the allowance for 24-hour use. But most not open 24 hrs. drive-up pharmacy depends on the site. But typically mirrors the store hours.
27	Unidentified Speaker	Hillsdale location store open til midnight, pharmacy up to 9 pm. Concern on number of employees parking use.
28	Christian Charbonnet	4-12 employees at any given time. Type of lighting not yet identified height and type.
29	Carrie Drake	Lives near library. Not in favor of project. Project not appropriate, special spot, last remaining opportunities, something, better. Back side facing high end condos. Red CVS logo

		sign, on all night. 100 yards across lagoon. A lot of invasive aspect not harmonious.
30	Barbara Barrett	Building height of 37' is taller than Fish Market. Consider lowering height.
31	Christian Charbonnet	Height dictated by CVS and jurisdiction. Different height based on community and fit.
32	Unidentified speaker	Land use, change. Lots as legal saleable lots? Or tax parcels?
33	Lorraine Weiss	Describes process for project. Preliminary review and 3 entitlements. Each lot will have apn and can be sold individually and use based on what is allowed. Next is Pre-application PC study session. Public testimony is accepted up to the meeting. No decisions will be made on the 25 <sup>th</sup> , only direction will be offered. Applicant can make changes and submit a formal application.
34	Daniel Schorr	Wants to talk about traffic impact of CVS and current difficulty of traffic on Fashion Island and Norfolk. Lives at Parkside. After listening to concerns, being extremely negative. He's persuaded that this is not a good fit, due to traffic, parking, pedestrian concern and also because of its special location by the lagoon. Location by lagoon not many not yet developed. Need to better fit the environment. Against the project.
35	Steve Anderson	If subdivided into 3 lots, lots can be individually saleable. 3 different developers can come with 3 users.
36	Lorraine Weiss	After project is approved, future development depends on owners. Hard to anticipate what will happen.
37	Chris Peto	Cannot tell. This is currently what is proposed.
38	Unidentified speaker	EIR required or Neg Dec.?
39	Lorraine Weiss	Cannot anticipate until formal submittal. Environmental studies need to be prepared (traffic study, CEQA checklist), but probably at least a Mitigated Neg Dec. but hard to know at this time.
40	Unidentified speaker	Use controlled by zoning or any other controlling document? General plan for another use like Open space project?
41	Lorraine Weiss	Site controlled by General Plan, zoning and Shoreline Specific Plan. Includes permitted and conditionally permitted uses.
42	Unidentified speaker	Is project consistent with the documents?
43	Lorraine Weiss	Yes, right now use is consistent.
44	Unidentified speaker	Is city aware of any environmental hazards at this site? 6 barrels of waste oil stored at site? Soil testing? Type of foundation?
45	Lorraine Weiss	None.
46	Christian Charbonnet	Environmental study is done and oil barrels will be removed. Foundation will be consistent with the report.
47	Unidentified speaker	How will the sea wall be impacted? Sea wall made of creosote – govt. gave up use several years ago. Sea wall is an environmental issue itself.
48	Christian Charbonnet	Still flushing out configuration of walkway. Still figuring out and getting support for use. Project will not re-contaminate its own site. At engineering stage, will comply with city condition.
49	Lorraine Weiss	Need project to submit geotech report and environmental report at formal application.
50	Debbie Dewey	After hearing the neighbors, does not want project. Helped clean-up and have seen the stuff that comes over. Area is dangerous. Poor idea for a beautiful place.
51	Ed Taylor	Lives half a mile from Fish Market. Concern on traffic. Needs to know about next public forum. Did not get public notice. His son missed the notice.

52	Lorraine Weiss	Notification went to a radius of people and a list of interested people. Need to sign-in and notice will be sent.
53	Unidentified speaker	Why is list based on radius.
54	Lorraine Weiss	It's based on zoning ordinance. City cannot notice all the citizens in San Mateo. Need to sign-up as interested party list for all projects in San Mateo.
55	Unidentified speaker	Suggestion. Looking at rendering and it fits the shopping center across the street. May have traffic and parking issue but visually fits across the street. Fish Market will lose a lot of customers if project is built.
56	Mike Wolger	Opportunity at location with something great. Does not fit. Look at Foster City, access to waterway. Special location. Eyesore at location.
57	Klaus Nagel	Consider going to Parkside, a lot of empty space to re-use.
58	Unidentified speaker	Design to blend in with Fish Market, no similarity, Cape codie
59	Christian Charbonnet	Goal refers to color blending.
60	Carrie Drake	Possible to use another fascia material. If Condition to approval to include change to look more maritime looking.
61	Christian Charbonnet	May be possible.
62	Unidentified speaker	Apply anti-graffiti coating?
63	Christian Charbonnet	Southern California projects all includes anti-graffiti coating.
64	Unidentified speaker	Need to unify to come to meetings to vent objections. Developer needs to listen. Need to tour the project area during summer time to see use of lagoon.

MEETING CONCLUDED AT 9 PM.