

Lorraine Weiss

From: Ronald "Ron" Munekawa
Sent: Tuesday, November 04, 2014 9:43 AM
To: Lorraine Weiss
Subject: FW: Tilton development

fyi

From: Kathy Shea [<mailto:momshea@comcast.net>]
Sent: Tuesday, November 04, 2014 8:43 AM
To: planningcommission@cityofsanmateo.org
Subject: Tilton development

Dear Commissioners,

I want to encourage your approval of the proposal developed by Mozart/Classic Communities on Tilton Avenue. I am eager to see a new development replace the current abandoned buildings and believe their design will enhance the neighborhood without too severe an impact on traffic.

Sincerely,
Kathryn Shea
111 St. Matthews #400

Lorraine Weiss

From: Adam Kates <AKates@mozartdev.com>
Sent: Wednesday, November 12, 2014 1:41 PM
To: Lorraine Weiss; Ronald "Ron" Munekawa
Subject: FW: Tilton Ave project

Hi Lorraine and Ron,

Please see the letter below from the Board of Directors of the Saint Matthews Place Homeowners Association (the adjacent 4-story condo building southeast of the project site).

Thank you,
Adam

Adam Kates
Classic Communities, Inc.
1068 East Meadow Circle
Palo Alto, CA 94303
Direct: (650) 213-1120
akates@mozartdev.com

From: Laurie Livingston [<mailto:livlaurie@gmail.com>]
Sent: Tuesday, November 11, 2014 8:07 PM
To: Adam Kates
Cc: SAI #400 - Jack Shea; Stephanie & Al Stockton
Subject: re: Tilton Ave project

Adam.
Below is a copy of the letter that will be snail mailed to the Planning Commission tomorrow.
Laurie Livingston,

Board of Directors
Saint Matthews Place Homeowners Association
111 Saint Matthews Ave. San Mateo, 94401

November 11, 2014

Memo to: San Mateo City Planning Commissioners

RE: Classic Communities Proposed Development of 106 – 120 Tilton Avenue.

As a board, we fully support the plan that Classic Communities has proposed for 106-120 Tilton Ave.

- The proposed "urban village" concept is appropriate for the neighborhood, which is walking distance from downtown San Mateo, the train station and the buses on El Camino Real.

- We feel that 27 units is appropriate for the lot size, bringing urban density without adding too much NEW traffic to San Mateo Drive or El Camino Real.
- We feel that the proposed development will upgrade the neighborhood
- We feel that the proposed mix of two and three bedroom three story condos (12 attached town home style & 15 detached single family style) will significantly enhance the neighborhood.
- The varied architectural styles, materials & color palette will also enhance our neighborhood
- We have researched this developer, Classic Communities (due diligence). We have learned that the organization is honest and generally reasonable.
- We have met with Adam Kates of Classic Communities a few times. He has addressed our concerns.

We look forward to having new neighbors behind us, and will be delighted to look at a nice up-to-date development instead of the existing decrepit structures, beer cans and other debris. From time to time the existing structures harbor questionable people, raccoons, and other pests.

We sincerely hope that all of you will approve of the proposed development at the Nov. 25, 2014 meeting.

Alfred Stockton, President
Jack Shea, Vice President, Secretary
Laurie Livingston, Treasurer

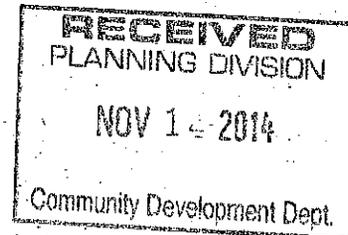


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Laurie Livingston

**SAINT MATTHEWS PLACE
HOMEOWNERS ASSOCIATION**

111 St. Matthews Avenue
San Mateo, CA 94010

President:
Alfred Stockton
Vice President:
Jack Shea
Treasurer:
Laurie Livingston



Planning Commission
City Hall
330 West 20th Avenue
San Mateo, CA 94403

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A handwritten signature in black ink, appearing to read "Alfred Stockton".

Alfred Stockton