

**From:** Andrew Klein <[andy@backblaze.com](mailto:andy@backblaze.com)>  
**Date:** November 6, 2014 at 10:22:46 AM PST  
**To:** "[jessica@dsma.org](mailto:jessica@dsma.org)" <[jessica@dsma.org](mailto:jessica@dsma.org)> <[jessica@dsma.org](mailto:jessica@dsma.org)>  
**Cc:** Linda Asbury <[Linda@SanMateoChamber.org](mailto:Linda@SanMateoChamber.org)>  
**Subject:** New buildings are El Camino and 3rd

Jessica,

We just saw the plans for the 3 new buildings at El Camino and 3rd. Our reaction is simply "are you kidding me!" According to the plans, there is a total of 39 parking spaces for the 3 buildings and those, I am sure are for the residents of the one building with the parking spaces.

The garage at 2nd and El Camino fills up every day (except Friday) by 10, 10:30 at the latest. Where are you going to put a couple of hundred new cars? Do you expect everyone to take Caltrain or are they all going to live in the 33 new units.

Right now office workers can only park in the 10 hour spots. If we use a 4 hour spot we have to move the car and if our "tire is marked" we can still get a ticket if we re-park and pay in another 4 hour spot. Yes, that is true, we have had it happen, I don't care what you parking enforcement people say. And that doesn't account for the loss in productivity as people search for another spot in the middle of the day rather than work.

We try to be good citizens here in San Mateo. We put in free, yes free, Electric Charging stations on our building, anyone can use them when we are not there 6pm to 8am (M-F) and All-day Sat and Sun. We have 1/4 of our staff use CalTrain. We purchase our parking permits one-at-a-time instead of bulk so that everyone has a chance. We park in the El Camino and 2nd lot and for our money we get to walk up the stairs with dog poop on them, to the 5th floor that only has one light working, where we pass the pot smokers and the graffiti and the broken glass from yet another car that has been broken into. We've had two of our employees cars broken into, total take - one pair of \$9 sun glasses. Maybe a camera or two would be useful. Raise the fee by \$10/qtr that should cover it. I'd pay for a safer place.

Unless there is some solution coming for parking, these buildings will only make the parking situation much worse. If the goal is to force all us "up-stairs" people from downtown, then this will certainly help.

Andy Klein  
415-606-7628

**From:** [Susan Shankle](#)  
**To:** [Simon Vuong](#); [Gavin Moynahan](#); [cbaldwin@bdearch.com](mailto:cbaldwin@bdearch.com); [mike@windyhillpv.com](mailto:mike@windyhillpv.com); [robertvandale@gmail.com](mailto:robertvandale@gmail.com)  
**Subject:** Three Projects on S. El Camino Real and 3rd Avenue Intersection: Citizen Feedback  
**Date:** Friday, November 07, 2014 3:16:15 PM

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Hello,

This is an abbreviated copy of the letter we sent to the San Mateo City Manager in regard to the "Three Corners" project.

With this project, San Mateo has an opportunity to blend art, architecture and practicality by including solar panels in the structures chosen for the site. Every community should be looking for ways to use alternative energy sources as part of their long-term planning. The energy generated by the panels could be used to power streetlights, local businesses and services, nonprofits, Mills Urgent Care, and art installations.

Solar panels could be designed as part of whatever structures are ultimately built at the site, rather than as an afterthought or retrofit. Local solar businesses, such as SolarCity, could be approached as possible partners/vendors, and asked to give the City a good deal on the cost in return for the exposure and PR generated by their name on the site during and possibly after construction.

Recently David Chiu, President of the San Francisco Board of Supervisors, introduced a resolution mandating that all new SF buildings include solar panels, rooftop gardens, or both. This is a trend whose time has come, and San Mateo is poised to show off what it can do towards sustainability.

Sincerely,

Susan Shankle  
San Mateo Resident for 22 years  
Citizen, Business Owner, Taxpayer and Voter

**From:** [Brenda Sell](#)  
**To:** [Simon Vuong](#)  
**Cc:** [Jim Sell](#)  
**Subject:** El Camino & 3rd Ave. Projects  
**Date:** Monday, November 10, 2014 8:16:16 AM

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We live at 33 Arroyo Court & own the properties at 33-35 & at 43-45 Arroyo Court. Unfortunately, we are unable to attend the Neighborhood Meeting on November 18. The development of this blighted intersection is most welcome. Our concern is that there be ample parking for Buildings 1 & 2 as depicted in the Public Notice and urge the Planning Commission to address this critical issue. We look forward to attending the Study Session on December 9.  
Respectfully yours, Brenda and Jim Sell

**From:** [Jennifer Barrett](#)  
**To:** [Simon Vuong](#)  
**Subject:** PA-14-081 Comments  
**Date:** Thursday, November 13, 2014 10:11:45 AM

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Hello,

As a long-time 15-year resident of the Baywood neighborhood of San Mateo, I am very happy to see this vacant parcel being developed. It appears to be a thoughtful plan and design.

However, we have a very serious lack of parking in downtown San Mateo to accommodate the many and expanding office buildings. Our neighborhood has suffered for years with office workers' cars parked all day long on our residential streets. Residential streets aren't a solution for downtown parking issues.

This development must include additional parking spaces for the businesses that will lease space in the new building. They should be required to devise an underground solution.

Thank you,  
Jennifer Barrett

**From:** [J.S. Watkins](#)  
**To:** [Simon Vuong](#); [Gavin Moynahan](#)  
**Cc:** [Ronald "Ron" Munekawa](#); [George White](#)  
**Subject:** Three Projects comments.  
**Date:** Wednesday, November 19, 2014 4:45:07 PM

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Hello, Simon and Gavin.

Here are my comments from the Three Projects meeting last evening:

- 1) Signage should be appropriate for gateway buildings, meaning they should be minimal in size with non-garish lighting and placed tastefully on the facade.
- 2) Ground floor retail spaces should be occupied by enterprises which would not detract from the gateway nature of the projects. For example, bars or nightclubs would be inappropriate and could lead to trash, beer bottles and loitering at the gateway intersection and reflect poorly on the image of the city and its neighborhoods.
- 3) Lighting in, on and around the buildings should be appropriate for gateway buildings and not attract undue attention to the intersection. Lighting should be subdued and conservative. For example, large spotlights and flashing lights would be inappropriate.
- 4) Existing trees near the projects should not be negatively impacted due to building construction.
- 5) Sidewalks should be kept cleaner than otherwise required since these are gateway projects.
- 6) Owners should be required to take special actions to maintain the appearance and upkeep of the properties in the event retail, office or residential spaces go unfilled. Having vacant buildings is almost as bad as having vacant properties.

Ron, thanks for holding this meeting.....it was needed.....and you did a good job as moderator.

George, it was nice to see you again (we first met at the Ideas for Downtown meeting at the Italian-American Club).

Thank you.

Stan Watkins

Nov 18-14

San Mateo. Co.

City of San Mateo

Planning Department.

Subject. The Three Corners at 3rd + El Camino

Srs.

I can't believe what I am seeing, for the corners, after receiving photos as presented.

They are to Box. Square Cold looking, no imagination just another Cookie Cutter type!

The developers must do better They must make a big statement to the entrance to our downtown

we have waited so many years for this to happen, that just pitting up a lot of squares on top of each other is 2ND class planning.

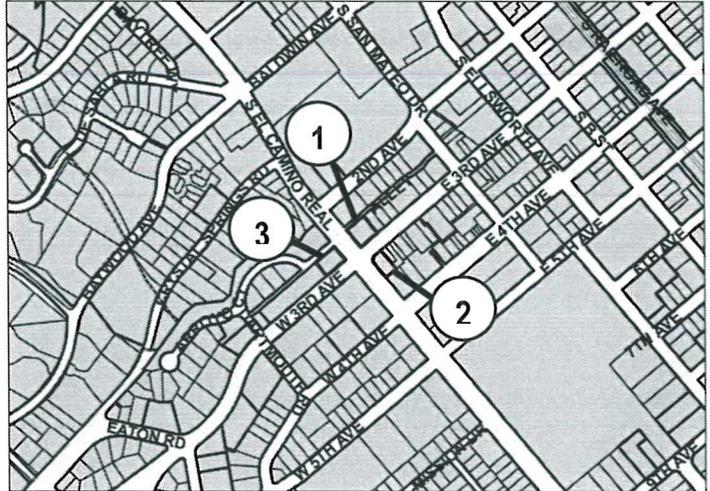
Very truly

John Cheape  
1425 Tilden St.  
San Mateo, CA  
94402



Comment Sheet  
(please detach and submit to staff)

PA 14-079, PA14-080, PA14-081  
Pre-Application Neighborhood  
Meeting for Three Projects on El  
Camino Real and 3<sup>rd</sup> Ave  
Intersection  
November 18, 2014



Project Addresses:

- 1 221 South El Camino Real  
PA14-079  
Planner: Simon Vuong  
Applicant: Catie Baldwin
- 2 2 East 3<sup>rd</sup> Ave  
PA14-081  
Planner: Simon Vuong  
Applicant: Mike Field
- 3 2 West 3<sup>rd</sup> Ave  
PA14-080  
Planner: Gavin Moynahan  
Applicant: Robert Van Dale

If you don't have an opportunity to speak tonight, or have subsequent concerns, comments or questions of importance to you, please fill out this comment sheet and reference which project with the numbers above. Please return it to the City of San Mateo Planning Division, Attn: Simon Vuong - or- Gavin Moynahan, 330 W. 20th Avenue, San Mateo, 94403.

Comments, questions, issues:

TO WHOM IT MAY CONCERN,  
CARPENTERS UNION LOCAL 217 WISHES TO EXPRESS IT'S  
CONCERNS REGARDING ALL THREE PROJECTS THAT THE APPLICANTS  
STRONGLY CONSIDER USING GENERAL CONTRACTORS AND SUBCONTRACTORS  
WHO PAY AREA-STANDARD WAGES AND BENEFITS TO CARPENTERS  
AND DRYWALL APPLICATORS AND WHO ALSO UTILIZE APPRENTICES  
WHO PARTICIPATE IN STATE ACCREDITED APPRENTICESHIP PROGRAMS.  
WE FEEL THAT THIS IS THE MOST RESPONSIBLE AND SUSTAINABLE  
ACTION IN ORDER TO SUPPORT THE WORKERS OF SAN MATEO  
AS WELL AS THE OVERALL ECONOMY OF THE CITY.

SINCERELY  
EDWARD EVAN'S

----- Forwarded message -----

From: **Diane Papan** <[dianepapan@gmail.com](mailto:dianepapan@gmail.com)>

Date: Wed, Nov 12, 2014 at 3:47 PM

Subject: Re: Thank You!

To: Ellis Berns <[ellisbernsconsulting@gmail.com](mailto:ellisbernsconsulting@gmail.com)>

Cc: "[roger@rogerdewes.com](mailto:roger@rogerdewes.com)" <[roger@rogerdewes.com](mailto:roger@rogerdewes.com)>, Roger Oser <[roser@ccareynkf.com](mailto:roser@ccareynkf.com)>,

"[Ingrid225@aol.com](mailto:Ingrid225@aol.com)" <[Ingrid225@aol.com](mailto:Ingrid225@aol.com)>, Anna Kuhre <[annakuhre@myastound.net](mailto:annakuhre@myastound.net)>,

"Grieco, Mark (US)" <[Mark.Grieco@am.jll.com](mailto:Mark.Grieco@am.jll.com)>, Mary Younger

<[maryy@precisemailing.com](mailto:maryy@precisemailing.com)>, Pat Marsala <[ztardypat@comcast.net](mailto:ztardypat@comcast.net)>, Rob Dougherty

<[robdougherty2@gmail.com](mailto:robdougherty2@gmail.com)>

Thank you Ellis and Windy Hill for being concerned enough to solicit neighborhood input at the beginning of the process. A conscientious neighbor is always welcome.

Did want to get back to you about the discussion among the Group after the presentation.

As mentioned, the momentum and economic climate are in favor of the proposed project at 3rd and El Camino. Overall, the feedback was positive about the project and its look.

The biggest item that was the subject of continued discussion was (no surprise) parking. While the Group certainly "heard" Mike and Todd about one property owner not being able to solve all of San Mateo's parking woes, there were still questions about why there could not be greater assistance by way of at least some on-site parking spaces. Given the outdated nature of the City's fee in lieu, the question was whether there could be exploration into the feasibility of more than the 7 or so spots contemplated by the previous developer. The sentiment was that while

San Mateo does have a much broader problem, does that mean developments as they are approved should not help to "chip away" at it in a more meaningful way than the outdated fee in lieu.

The other item of discussion was keeping the corner set back a bit to create a plaza/entry feel into the downtown. The plans show that the building is rounded at the corner and there are trees, both of which help. While open space/plazas don't necessarily yield the greatest return on the costs per square foot, this is a prominent location that is sort of the gateway -- so as much set back as possible seems appropriate.

Thank you again for the presentation. Looking forward to working together.

With best regards,

Diane