Lorraine Weiss

From: knorr architecture <torinknorr@gmail.com>
Sent: Monday, April 06, 2015 3:48 PM
To: Lorraine Weiss
Subject: PA 14-044 traffic study

I have lived at the corner of 12th and Palm Ave for the past 22 years. Palm Ave. is the go to route from 21st to 9th Ave. everyone uses it. I am surprised that Hexagon did not include Palm Ave in this report. Having been a former planning commissioner in San Mateo for 7 years it did not surprise me that, once again, Hexagon found that this project, and just about every project they study, would have NO impact on the traffic.. I cannot tell you how many people run the stop sign at our intersection. I have seen many terrible accidents over the last 22 years . This project will have an effect on the traffic along Palm Ave. How about doing a survey of the people who live here. The residents of this development will use Palm Ave over ECR. I now avoid 17th ave. which can back up for 3-4 signal changes.. Hexagon had that intersection reviewed with Bay Meadows as being marginal.. a nightmare thank you..

best

Torin Knorr
1120 Palm Ave.
San Mateo

KNORR ARCHITECTURE

Lorraine Weiss

From: Matthew Jordan <mattj@crjse.com>
Sent: Thursday, April 09, 2015 1:42 PM
To: Lorraine Weiss
Subject: PA14-044 Central Park South

Greetings Ms. Weiss,

I own property on Hayward Ave. roughly one block from the proposed project. I have received your public notice in the mail and would like to comment on one item.
The applicant previously showed driveway access directly to northbound El Camino Real, on the north side of the office building. I believe this project should only be approved and allowed with this access as a required element. The volume of traffic on 9th Ave. combined with the effect of St. Matthews School already creates congestion at the light at the 9th – ECR intersection. Having all project access only on 9th Ave. will greatly increase this problem, affecting the entire neighborhood. A north access to ECR will at least alleviate some of that congestion by diverting traffic off of 9th Ave.
Thank you and regards,

Matthew J. Jordan
104 Hayward Ave.
San Mateo

Lorraine Weiss

From: Rosalind Spina <roz_spina@mac.com>
Sent: Monday, April 13, 2015 9:11 PM
To: Lorraine Weiss
Cc: Rosalind Spina
Subject: Central Park South.PA14-044

Ms. Weiss,

Initial Study/Mitigated Negative Declaration: This is about money and only money Ms. Weiss I live at 35 Ninth Ave., and I can tell you the traffic on this small street, trucks, cars racing with loud pipes at 7:00-8:30 a.m., garbage trucks making so much noise, no police patrol, cross walks on Palm and Ninth is a death trap.

The concerns of the planning commission should be to clean up downtown and make surrounding streets to Central Park pleasant.
Why are there 23 heritage trees being removed, we can hardly breathe fresh air as it stands? This is unsacred and our lives as they are will be changed in a bad way forever, you and the plannning commission are responsible. Density bonus to allow 6 additional units, really, maybe on the street where you live.

Rosalind Spia

Lorraine Weiss

From: Morry Goldstein <morrygoldstein@sprynet.com>
Sent: Wednesday, April 15, 2015 11:10 AM
To: Lorraine Weiss
Cc: jbaigent@sbcglobal.net
Subject: PA14-044 central Park South

Please do not take the heritage trees! They are rare, special and cannot be replaced. Perhaps with thoughtful and careful design, all or some of them can be saved. Our building at 35 Ninth Ave is such an example. I'm sure that smart planning and creative design can make a difference.

Morris Goldstein, Owner
35 Ninth Av. #14
San Mateo, CA 94401
702-596-8609 cell

Lorraine Weiss

From: Don Elliott <donaldtelliott@sbcglobal.net>
Sent: Wednesday, April 15, 2015 12:13 PM
To: Lorraine Weiss
Subject: PA 14-044 Central Park South

Lorraine Weiss, Contract Senior Planner - PA 14-044 Central Park South

We received Notices regarding (a) April 1 public hearing with regard to PA 15-019 and (b) May 12 Public Hearing because we live nearby.

Our comment is - **Require on-site parking for two cars per dwelling unit.**

Donald T. Elliott, PO Box 1541, San Mateo CA 94401 (residing at 111 9th Avenue)

Lorraine Weiss

From: Bill Piedemonte <bill49er@gmail.com>
Sent: Wednesday, April 15, 2015 9:55 AM
To: Lorraine Weiss; jbaigent@sbcglobal.net
Subject: PA14-044 Central Park South

Ms. Weiss

I want to voice the opinion that the 9th Ave project will be an asset to the neighborhood and to the City.

I believe that the additional housing provided by this project will be in keeping with an upgraded neighborhood and be a real improvement from the old outdated living spaces that currently exist. The entire Park area is undergoing large scale changes and I think it is a good thing.

My name is William Piedemonte and I live at 555 Laurel Ave right around the corner from this project.

Thank you

Bill Piedemonte

--

William J. Piedemonte

Lorraine Weiss

From: John Savage <kksavage@yahoo.com>
Sent: Sunday, April 19, 2015 8:09 AM
To: Lorraine Weiss
Subject: Re: Project PA14-044 Central Park South

Thank you for your response to my questions.

Please be advised as to the following: the mailer I received referred me to the website www.cityofsanmateo.org/whatshappening. Going to that address, I am informed that there is no such website. When I initially did not receive a response from your office to my parking space queries, I went to the property owner's e-mail address. It bounced. No such address.

Now to my points.

100 parking places for 60 units (which already exceeds the City's criteria) means that there will be potentially up to 20 occupants without a place to park. They will not be able to park on El Camino as such spots are metered parking. That will mean that the occupants will be using the nearby streets of 9th Avenue, Palm, Hayward (already filled as they contain apartments), and, alas, my own Laurel Avenue. Laurel Avenue is already inundated with apartment dwellers cars. Now we can look forward to even more congestion.

Glazenwood, as the streets of Laurel, a portion of Hayward, and Rosewood are titled), is a Historic Preservation Neighborhood. Special approvals are required by the City to do almost anything. The residents can appreciate the attempts by the City to preserve its unique charm. Accordingly, it is mystifying why the City approves projects which will only deteriorate its joie de vivre.

Thank you for hearing me out.

John Savage
925 Laurel Avenue

On Saturday, April 18, 2015 12:36 PM, Lorraine Weiss <lweiss@cityofsanmateo.org> wrote:

Hi John,
Thank you for your interest in the Central Park South project. I have been on vacation and am now reviewing my messages. The project includes both office and multi-family rental units (60). The parking proposed for the housing portion of the project is as follows:

- 112 parking stalls are provided for the housing component of the project of which 12 of these spaces are for visitors which includes 1 accessible stall.
- 100 parking stalls are assigned for the tenants of the rental units of which 2 spaces are accessible spaces.

I hope this information answers your questions. Feel free to contact me at 650.522.7205 should you have additional questions. You may also attend the scheduled Planning Commission meeting on 5/12/15 at 7:30pm in the City Council Chambers at the City of San Mateo.

Sincerely,
Lorraine Weiss
Contract Planner
City of San Mateo

From: John Savage <kksavage@yahoo.com>
Sent: Friday, April 17, 2015 2:37 PM
To: Lorraine Weiss
Subject: Project PA14-044 Central Park South

This is my **second request** for the same information.

Regarding subject property, how many parking spaces are scheduled to be provided for the 60 planned condominium units? How many parking spaces will be provided for guests visiting the owners of said condominium units?

thank you

John Savage
925 Laurel Avenue
San Mateo 650 344 2075
* PRIVILEGE AND CONFIDENTIALITY NOTICE: This message, together with any attachments, is intended only for the use of the individual or entity to which it is addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination or copying of this message or any attachment is strictly prohibited. If you have received this message in error, please notify the original sender immediately by telephone or by return e-mail and delete this message along with any attachments from your computer. Thank you.

Lorraine Weiss

From: Vorisia Henderson
Sent: Friday, April 24, 2015 6:16 AM
To: Lorraine Weiss
Subject: Central Park South

Good Morning Lorraine,
Is this your project??

If not, please forward.
If it is- I was just looking at the PA#14-044 and on page 28- the Public Works heading should be before item #96.
Just FYI and I don't think it's a biggie- at least the requirements are there.

Have a good weekend

Thank you

Vorisia Henderson
Fire Inspector, City of San Mateo
1040 E Hillsdale Blvd, Foster City
California, 94404
(650) 522-7946

Lorraine Weiss

From: Winnie Vong <winnielyoung@yahoo.com>
Sent: Friday, April 24, 2015 1:05 PM
To: Lorraine Weiss
Subject: Initial Study/Mitigated Negative Declaration of PA14-044 Central Park South

Dear Lorraine Weiss

As a resident at Hayward Park of San Mateo, I strongly oppose the above project, which would have irrevocable damage to our environment.

The removal of 23 heritage trees and 6 additional units beyond the zoning allowed simply to maximize the profit of a corporation? It's absolutely absurd!

Economy and industries has its up and down cycle, but not our environment!

Sincerely,

Winnie Vong

Lorraine Weiss

From: Bev Sumney <bsumney@apr.com>
Sent: Sunday, April 26, 2015 1:36 PM
To: Lorraine Weiss
Subject: Environmental Review

Lorraine Weiss
Contract Senior Planner
Planning Division

As a new resident at 35 9th Ave., San Mateo, I am noticing with great interest the plans for PA14-044 Central Park South.

The current congestion in this area is already dangerous and overloaded daily, as 9th Avenue seems to be used as a major thorough fare between El Camino Real and Highway 101, as well as a designated truck route. (conduct a traffic survey/count) The additional proposed parking and traffic created by the project will be devastating if not totally controlled and adequately developed.

Since I work at Poplar Creek Golf Course, I am familiar with the need to control and protect environmental issues such as construction noise, dust and chemical components created and exposed to the park and surrounding habitants.

I also note with interest the desire to remove "23 heritage trees" which in this area of the city are living landmarks. Their destruction if not completely controlled by the city's Managing Arborist, Matthew Fried, would be a crime. (Note San Mateo Heritage Tree Ordinance of 1968)

I am sure you are or will be attentive to these issues as more people are becoming aware and about to become involved in the process as it moves forward and on to City Hall?

Sincerely,

Tom Austin
35 9th Ave., #14
San Mateo 94401
650.520.0886 mobile
650.558.8874 home

Lorraine Weiss

From: kddh4@netzero.net
Sent: Monday, April 27, 2015 12:48 PM
To: Lorraine Weiss
Subject: Message from: Don Malinverno (San Mateo Resident)

Dear Ms. Weiss,

My name is Don Malinverno. I live at 14 14th Ave, San Mateo. I have lived here for 25 years + however I have lived in the city of San Mateo my entire life (57 years). My grandfather moved here from Italy in the early 1900's and my dad, myself and my 2 children were all born at Mills Hospital. I have definitely observed the constant development here particularly in the last 20 years. I am now writing to you to give you my opinion of the development on 9th Ave & El Camino Real. The traffic is already very heavy in that location with St. Matthews school across the street. To put in 60 town homes and nearly 34,000 sq ft of office space will only accentuate the already congested traffic conditions. More cars for the people living in the town homes as well as the commuter traffic from the offices. It will also increase the air pollution and the fact that it is right next to the Central Park picnic area and children's playground is a great concern to me.
The destruction of the existing buildings will cause major delays as well as the construction afterwards. The amount of over development in San Mateo must stop!
The Bay Meadows development and offices nearby have turned 101 and 92 into a driving disaster and now the major developments at Delaware and 19th Ave will make it even worse.
People will commute from the East Bay and the valley and without BART here they will most likely drive and not take the train or other modes of public transportation.
The office buildings on El Camino Real from downtown San Mateo to Hillsdale all have major space availability and its been that way for years. So, why build more office space right next to the park?
It is time for the planning division to slow down development and let us residents exist in a more favorable and desirable environment.
All new housing is expensive which has also increased the rental property rates which makes it very tough for middle income folks to live here.
I own several duplexes and have left the rates low to accommodate my middle income tenants but that is not the norm now.
We are losing many of our folks that have lived here for decades.
Perhaps the owner of the 9th Ave property could reduce the building proposal and even donate some of the land to Central Park. That would be very highly appreciated to us folks that have lived here all of our lives.
I believe it is time to think more environmentally now and to try and expand parks and recreation for our youth. I love living here. I play piano and sing for charity for many senior facilities. It is time for us all to give back to our wonderful community. Perhaps all new housing developments should be 100% low income housing instead of just the 10%.
I grew up in an ethnically mixed neighborhood and went to San Mateo High School and it was an excellent growing environment.
We need to keep that element in San Mateo alive and well!
I am not a negative person at all but I really don't want to see our city destroyed by over development.
Sincerely,
Don Malinverno 650.619.4285

Old School Yearbook Pics

Lorraine Weiss

From: John Vong <J.Vong@complianceease.com>
Sent: Monday, April 27, 2015 2:43 PM
To: Lorraine Weiss
Subject: PA14-044 Central Park South

Dear Lorraine,

I'm writing to give my opinion of the captioned project. I'm very distributed by the number of heritage trees the owner/developer planning to uproot. As the San Mateo downtown area is getting more and more crowed and congested, we as citizen need to protect the environment. These investors known of the existence of these trees when they purchase the property years ago and removing these trees to expand the improvement is not the best use of the space to all neighbor and those come to Central Park and Downtown. I strongly object to the removal of the 23 heritage tress. Thank you in advance for your consideration.

Best regards,

John Vong
50 Hayward Ave

Lorraine Weiss

From: Andrea <calvo1969@att.net>
Sent: Monday, April 27, 2015 9:56 PM
To: Lorraine Weiss
Subject: Central Park south study

Hello Lorraine

I am writing to you as a concerned resident and homeowner on 9th ave. Our familiar and 4 children live at 214 9th ave. We are the only single family dwelling on 9th ave west of B street. We are very concerned about traffic, parking and the safety if our children crossing 9th ave. On most days it is nearly impossible to back out of our driveway on to 9th. There are already 2 underground parking entrances across the street from us and we are very concerned about the impact on traffic and road safety in this area. I hope that you will consider these issues while doing the study.

Sincerely
Andrea Calvo

Sent from my iPhone

Lorraine Weiss

From: Laurie Watanuki <lwatanuki6@gmail.com>
Sent: Friday, May 01, 2015 5:34 PM
To: Cookie Kaplan
Cc: Brad Underwood; Lorraine Weiss
Subject: Re: Email from Bev Sumney (Tom Austin) to Lorraine Weiss to Laurie Watanuki

Cookie,

Can you forward this to Brad Underwood with my comments. Also please circulate to the Public Works Commission.

This project is called Central Park South with two-four story buildings with 33,400 sf of office and 77,800 sf apartment building with 60 units. There is a combined total of 111,200 sf. Mr. Austin's concern is the current heavy traffic on 9th Avenue from El Camino Real. This cut-through traffic comes through 9th Avenue all the way to S. Humboldt (Central Neighborhood) where it makes a left turn to get to the head of the line at 4th at S. Humboldt to the 101 Freeway.

Truck Traffic:
The trucks from El Camino are taking 9th Avenue (truck route) to S. Humboldt to 4th Avenue. These trucks need to make a left turn on S. Claremont (truck route) and right turn to 4th Avenue (truck route) or use El Camino Real to Interstate 92 to 101 (truck routes).

Parking and Cumulative Traffic:
Mr. Austin is concerned about the inadequate number of parking spaces in the office project and the number of vehicles in the apartment project. Three existing residential parcels are being merged into one parcel. He feels the office and apartment building projects will bring too much traffic through 9th Avenue. I am not sure if the current traffic on 9th Avenue was analyzed from El Camino Real to S. Delaware and S. Delaware to S. Humboldt, and S. Humboldt from 9th to 4th Avenues. I have not seen the Mitigated Negative Declaration or the traffic study.

We need to understand the cumulative impacts that these two projects bring to 9th Avenue from El Camino Real in the various segments above. If mitigation is needed, that needs to be provided to 9th Avenue and the Central Neighborhood to reduce the cut-through traffic and traffic noise complaints. The traffic is already backed-up on S. Humboldt during peak evening hours. The 3rd Avenue Overpass is also backed-up over 101 during evening peak hours. S. Humboldt from 2nd Avenue to 4th Avenue is also backed up during peak hours. The Regional traffic is creating more cut-through traffic and back-ups on surrounding streets.

Heritage Trees:
Mr. Austin is also concerned about the removal of 23 heritage trees and 18 non-heritage trees.

This is going to the Planning Commission on May 12, 2015 at 7:30 pm.

Laurie Watanuki
Public Works Commissioner

On Apr 30, 2015, at 1:58 PM, Cookie Kaplan <kaplan@cityofsanmateo.org> wrote:

Laurie,

Attached email was forwarded to you.