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May 27, 2015

Simon Vuong
Associate Planner, City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403

RE: 2 East Third Avenue, San Mateo
Windy Hill Development Proposal

Dear Mr. Vuong,

As a 28 year resident (I currently reside at 652 Fordham Road) and business owner in downtown San Mateo I wanted to take this opportunity to voice my support of the above referenced project. As you and most residents of San Mateo know this site and the northeast corner of 3rd Avenue have long been vacant and an eyesore for over 20 years.

To finally have a developer willing and able to bring a well-designed, attractive project forward that will create a portal from El Camino to the downtown is long overdue. While I know there may be concerns about parking and congestion that may be created by this and other proposed projects in the area I believe the benefits far exceed any costs.

3rd Avenue is the most prominent street in downtown San Mateo and desperately needs this project to be approved. Former Mayor John Lee was a good friend and we often spoke of how the city needed to get these sites developed. Were he still with us today I am sure he would be speaking in support of this project.

I hope that the planning commissioners see fit to approve their plan and get this project one step closer to becoming a reality.

Sincerely;

Kevin Cullinane
(650) 342-3030

Marcus & Millichap

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Richard C. Reisman
National Land Group

May 22, 2015

* VIA U. S. MAIL *

Mr. Ron Munekawa
Chief of Planning
City of San Mateo, 330 West 20th Avenue
San Mateo, CA 94403

Subject: Support for Application at 2 East Third Avenue

Dear Ron,

I appreciate our many conversations over more than 20 years about all types of projects and what can make San Mateo an even better place than it is.

Frequent among those conversations was *what can we do with the (then two, and now three) corners at El Camino & 3rd Avenue?* I even presented the enclosed (crude) sketch 4 years ago at a Chamber leadership event to show how improving that intersection would enhance downtown and all of San Mateo. My sketch dispensed with economics because the point was to dress up the entrance to one of our most important blocks. Fast forward to now, we are fortunate to have proposals that make economic sense and improve the City's entrance to downtown.

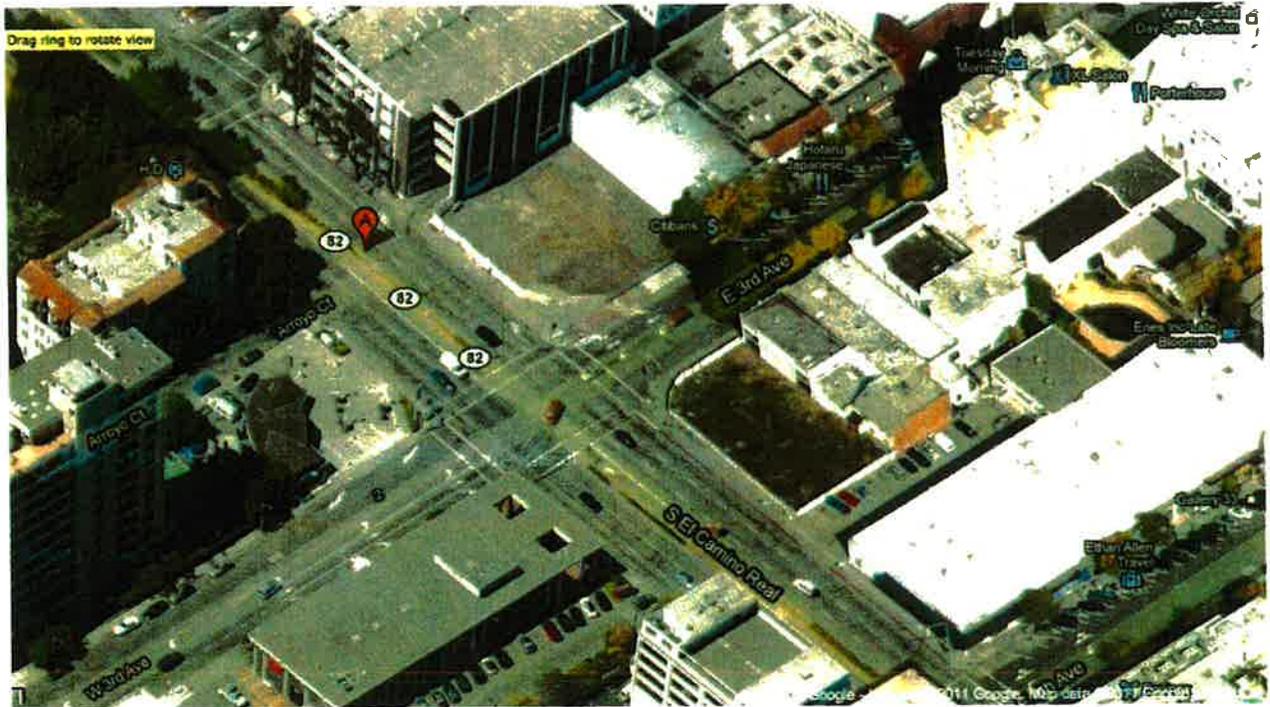
I've heard the City likes the current applications, and today I write particularly to support the application for 2 East Third Avenue. It is the right use, a high quality design, and responds to today's high demand for office space in (versus near) downtown. I know the developer and its portfolio well and have not the slightest doubt that the building will be crafted beautifully and the community will have great pride about the landmark intersection and entrance to downtown.

Please add this letter of support to the application for the City's consideration in its approvals process. Thank you.

Respectfully submitted,


Richard C. Reisman
CA BRE Lic: 01916861
CA Architect Lic: C8765

Residence: 810 Oregon Avenue
San Mateo, CA 94402



EMPTY LOTS @ 3RD & El Camino

Google shot : 2011



For San Mateo COC/Young Leaders Event

Reisman sketch 2011

From: [cgillett](#)
To: [Simon Vuong](#)
Cc: [Planning Commission](#)
Subject: Third Ave/El Camino Development Concerns--Loading Zones and no parking
Date: Wednesday, March 11, 2015 2:19:55 PM

Good Afternoon, Simon

Thank you for taking the time to review the Third/El Camino projects, I can see a lot of hard work and thought have gone into them. I am happy they are being built, but have concerns.

Loading zones: The suggestion to chop up Third Avenue with truck loading zones is alarming and a major concern. Such a move would reduce scarce parking further and denigrate Third Ave charm.

The small town feeling of cars on both sides of the streets conveys a friendly, old fashioned sense of community. We need to protect this quiet historical asset, it is no longer available in many places. Other city planners and communities struggle with congested, ill planned downtowns trying to reclaim San Mateo's historic warmth.

We have already cluttered our streets with bicycle and pedestrian pads....this is some of the most valuable and attractive parking in San Mateo (if parking can ever be attractive) and under no circumstances should it be chopped up further with truck loading zones at the El Camino entry.

Could the North project use the alley garbage pickup zone? Deliveries can be adjusted to garbage pickup schedules, and make efficient use of space that is empty at other times. (It may be possible to use the El Camino right turn lane onto 2nd, but would have more traffic impact.)

The South side needs to find a way to load in the alley between buildings. El Camino lanes are probably not an option as on the north side. Would there be a way use garbage pickup zones as well?

I am adamantly opposed to reducing any Third or Fourth Avenue parking, further, and to putting truck loading zones at the Third /El Camino entry.

No Parking Spaces for either Building? As I understand it, there is no parking of any amount in either building. Both should be required to have some minimal parking spaces. They will still pay lieu fees, but no building should be allowed to be constructed without a few spots. I agree with several other comments on this issue—everyone should provide a little as they build.

I understand the challenges of making small developments financially viable, and know that decisions require balance. However, I think we need to evaluate alternatives on both of these projects to see if some accommodation can be made. Sam Mateo City government is known for its pragmatic problem solving processes, and I thank you for your time and consideration.

From: [Teresa Rose](#)
To: [Planning Commission](#); [Simon Vuong](#)
Subject: El Camino/Third Avenue Projects
Date: Tuesday, February 24, 2015 8:00:12 PM

Hello....I have some thoughts about the Third and El Camino projects:

Third /El Camino projects are an economic blessing, but I am extremely concerned about in lieu fees, allowing developers to abandon any responsibility for parking. Every development should be responsible for some minimal parking for office and retail workers. They may not be able to cover all needed spots, but each development should be required to provide a reasonable share, rather than buying themselves out of this responsibility.

In Lieu is ineffective and unrealistic. Even with enough in lieu funds to build parking, usable space in needed areas is unavailable. Burlingame is struggling with their in lieu solution, still with no answers, ongoing complaints, circling cars and traffic problems. Local media repeatedly report ongoing parking issues in Peninsula communities.

It is unrealistic to think most people will park at Century Theatre or east of the tracks for downtown west activity.

Demand will push further into already burdened neighborhoods west of El Camino, resulting in more parking permits, policing, ticketing, bureaucracy and cost. We need to address this problem with balanced practicality.

While the goal is for walkable/pedestrian/bike friendly communities, the vision also demands recognition of our wide geographical residential community. Residents need to be able to drive to shopping/medical/personal and employment, and some limited amount of parking is required in those areas. (I recognize there is no way to meet all of the needs)

A majority of San Mateo residents need to drive; there is no reasonable, efficient way to commute to downtown. (Nor should we try to provide it.) Responsible development requires balancing residential geographic reality with pragmatic solutions.

When you have some time I would like to meet to better understand the issues. I know this is a complex problem, and there are always good reasons behind planning decisions. Thank you for your time.

Teresa Rose Becker, 365 Fairfax Avenue, San Mateo, 650-787-6527

From: [cgillett](#)
To: [Simon Vuong](#)
Cc: [Planning Commission](#)
Subject: El Camino/Third Avenue Poojects
Date: Sunday, February 01, 2015 5:41:59 PM

Good Morning, Simon....It was suggested that I meet with you about the Third and El Camino projects. I know these are complex issues, but here are some of my thoughts:

Third /El Camino projects are an economic blessing, but I am extremely concerned about in lieu fees, allowing developers to abandon any responsibility for parking. Every development should be responsible for some minimal parking for office and retail workers. They may not be able to cover all needed spots, but each development should be required to provide a reasonable share, rather than buying themselves out of this responsibility.

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When you have some time I would like to meet to better understand the issues. I know this is a complex problem, and there are always good reasons behind planning decisions.

Thank you for your time.

Carol Gillett 40 West Third Ave, San Mateo, 650-343-7248

From: [Toni Dicapua](#)
To: ["Jean Tinelli"](#)
Cc: [Ronald "Ron" Munekawa](#); [Simon Vuong](#); [Gavin Moynahan](#)
Subject: RE: New buildings at ECR and Third Ave
Date: Tuesday, December 09, 2014 2:31:33 PM

Jean,

Thank you for your email to the Planning Commission regarding the items on tonight's agenda. As I mentioned in our phone conversation, this email goes directly to them, we forward it to them and a copy of this email will be placed at their spaces for tonight's meeting. This email will become part of the public record for this project.

Again, thank you for emailing your concerns regarding these projects.

Toni

-----Original Message-----

From: Jean Tinelli [<mailto:jeantinelli@comcast.net>]
Sent: Tuesday, December 09, 2014 2:28 PM
To: Planning Commission
Subject: New buildings at ECR and Third Ave

To the members of Planning Commission:

I was dismayed to read in the notes of the recent neighborhood meeting that the two proposed buildings on the East side of ECR at Third Avenue will not have dedicated parking. We already have a parking problem in the residential area just West of El Camino, around Third Avenue. Library patrons, residents, and seemingly everyone else uses the street spaces day and night, weekdays and weekends, so that there are virtually no spaces available for our guests and trade/repairmen to park. The idea that employees and clients of the new offices will use Caltrain is naive if not laughable. I strongly urge you to require the applicants to come up with some way to provide parking spaces before approving these new buildings.

Thank you for your kind consideration.

Jean Tinelli
111 West 3rd Avenue, #204
San Mateo, CA 94402

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