

Neighborhood Meeting
PA18-026
180 E. 3rd Ave.
Office and Retail Pre-Application
October 24, 2018

Planning Application: PA18-026 180 E. 3rd Ave., Office and Retail Pre-Application

Project Location: 180 East 3rd Avenue, San Mateo, CA 94401

Meeting Location: The Laurel Room - City of San Mateo Main Library

Meeting Date and Time: October 24, 2018 7PM to 8PM

Attendees: Public-See Sign-In Sheet

Purpose of Meeting: Pre-Application neighborhood outreach to provide a description of the proposed project and obtain feedback and answer questions from interested parties.

Welcome/Introduction: Rendell Bustos, Associate Planner, reviewed the purpose of the meeting and provided an overview of the format of the meeting.

Presentation: Marcus Gilmour, Project Applicant, presented a brief overview about Lane Partners, the types of projects they have developed and their history and involvement with the project site. The goals for the project were also described as follows: developing a building that fits within the downtown historic district and furthers the goals of the Downtown Plan; provide for additional retail opportunities in downtown San Mateo; provide for office space to allow local companies to expand in downtown; and develop space where employees will support the existing restaurant and retail uses.

Mr. Gilmour further described various components of the project including the height and architectural style of the building, designed to fit into this part of downtown; use of traditional materials to compliment the proposed architecture and relate to existing nearby buildings; the focus on building amenities such as the roof deck; and also the project's connection to the pedestrian environment through the use of lighting, shade canopies, location of entryways and other building elements.

Another topic that was discussed was the project's provision of

parking through the City's parking In-lieu fee program and participation in the City's parking study to determine the current demand for parking in downtown. The project will be evaluated through a traffic study to be prepared by the City and a Transportation Demand Management (TDM) Plan will be prepared that would include strategies for vehicle trip reduction.

The architect (Arctec) continued the presentation and discussed each floor of the building, architectural elevations, project amenities and the pedestrian environment.

Comments (C), Questions (Q), and Answers (A) Session:

Q: (Unidentified Speaker) What will the roof deck be used for?

A: (Marcus Gilmour) The roof area will house typical mechanical equipment and solar panels. These will be enclosed by a roof screen and the rest of the roof area will include roof deck amenities, such as a seating and dining area.

Q: (Unidentified Speaker) Is the roof deck private, for the use of the tenants?

A: (Marcus Gilmour) Yes, it is for the use of the tenants.

Q: (Unidentified Speaker) Have you developed another project in San Mateo?

A: (Marcus Gilmour) No, this is Lane Partners' first project in San Mateo.

Q: (Unidentified Speaker) Have you considered the other sides of the building elevations (next to adjacent buildings)? What will those look like?

A: (Arctec) Yes, all sides of the building have been considered and designed in the context of the adjacent buildings. They have not been rendered in the plans, but can be included in subsequent plans.

Q: (Unidentified Speaker) How many employees will the office have?

A: (Marcus Gilmour) It is not yet known how many employees there will be since this is dependent on several factors ultimately to be finalized in selecting an eventual tenant, however it will likely be over 100 employees.

Q: (Unidentified Speaker) Will the proposed retail space consist of one space or allow for multiple, smaller spaces that could accommodate mom and pop stores?

A: (Marcus Gilmour) This has not yet been determined, but the retail space can be configured in a variety of ways, although most likely there would be one to two retail tenants.

Q: (Unidentified Speaker) How long will it take to build?

A: (Marcus Gilmour) It is anticipated it will take approximately 2 years to construct.

Q: (Unidentified Speaker) How will construction be handled? Will streets in the downtown be closed during construction?

C: Worried about businesses affected due to street closures.

A: (Marcus Gilmour) The construction of the project will be regulated by and coordinated with the City. The Public Works Department will determine appropriate material haul routes and any road closures, as well as other aspects of construction in the downtown.

Q: (Unidentified Speaker) Are there other projects in the pipeline slated to be built in downtown?

A: (Rendell Bustos) There are no other projects proposed in the immediate project area, although there are others proposed in downtown, such as the Trag's Site.

C: (Unidentified Speaker) Excited to see this great project since it will bring new employees to downtown and will generate tax revenue.

Q: (Unidentified Speaker) How does this project fit in with the overall plan and vision for downtown San Mateo and is there a cap on new construction in the downtown?

A: (Rendell Bustos) There is no cap on construction in the downtown. Projects are proposed by applicants, based on the current market. These projects are evaluated by the City, as they are submitted, for conformance with the goals and policies of the General Plan and Downtown Plan.

C: (Unidentified Speaker) Concerned about construction in the downtown.

Q: (Unidentified Speaker) What is proposed for the basement in the building-how will it be used?

A: (Marcus Gilmour) The basement will be part of the office use and will be made taller by excavating a couple of feet to create a ceiling height of 9 feet. Although the exact configuration of the space has not been determined, it will likely include bicycle parking (approximately 22 bicycle parking spaces-this number will be above the City code required minimum) and showers, etc., that will be part of the project's TDM Plan. There could also be other project amenities such as lounge area for employees, etc.

Q: (Unidentified Speaker) Will employees eat in the community or is there an employee cafeteria proposed as part of the project?

A: (Marcus Gilmour) There is no on-site cafeteria planned in the project. It is expected that employees will eat in the restaurants in downtown.

End of Meeting