

**Pre-Application Neighborhood Meeting Minutes for
1600-1620 El Camino Real/1541-1543 Jasmine St. Mixed-Use April 03, 2019**

PLANNING APPLICATION:	PA18-038 Mixed-Use Pre-App
PROJECT LOCATION:	1600-1620 El Camino Real / 1541-1543 Jasmine Street
MEETING LOCATION:	San Mateo Central Recreation Center
MEETING DATE/TIME:	April 03, 2019, 7-8 p.m.
ATTENDEES:	Public – See Sign-In Sheet
PURPOSE OF MEETING:	Pre-Application neighbor outreach to provide a description of proposed project land to obtain feedback and answer questions of neighbors.
WELCOME:	Chester from Tammie Pereira welcomed all and introduced Wendy Lao, associate planner from the City of San Mateo’s Planning Division (SMP), and Jack Matthews and John Lucchesi from John Matthews Architects (JMA) as the project architects. He mentioned that Wendy and the architects would be available after the meeting to answer any questions.
INTRODUCTION:	<p>Wendy Lao introduced herself and provided general background information on the purpose of the meeting which is to get feedback from everyone with questions, concerns, and inputs on the project. She offered a sign-in sheet to all attendees and thanked everyone for attending. She also highlighted the project meeting expectations, the format and purpose:</p> <ul style="list-style-type: none">▪ The project is at the preliminary planning stage and no decisions have been made.▪ The applicant will be making a significant change to the project.▪ The architects John Matthews Architects (JMA) will explain the project and the new design changes to the attendees.▪ There is time for public input and comments for potential changes, as the project is in the very early design stage.▪ She asked all attendees to take a look at the agenda for the meeting.▪ Attendees could email or give their comments to her.▪ The project status, meeting notes, agenda, project drawings could be found on the website noted on the agenda▪ The scheduled Planning Commission Study Session for May 14th, 2019 at 7:00 pm has been cancelled. <p>Lily Lim, senior planner with the City of San Mateo’s Planning Division, also assisted with answering questions.</p>
PRESENTATION:	
Part 1: Introduction	John Lucchesi from John Matthews Architects (JMA) introduced himself as the lead architect for the project and introduced Jack

Matthews as the Principal of the firm. He mentioned the property owner (PO) has purchased an additional parcel adjacent to the proposed development and so there will be a new design that will present a more residential quality to the adjacent properties on Jasmine Street. The new project has not been designed yet.

Part 2: Architecture

John Lucchesi, architect from John Matthews Architects (JMA) described the project. The proposed design is a mixed-use development with 4 stories of residential units above a office space at the first floor.

Along the El Camino Real frontage, on the first floor the office spaces are recessed back about 16'-0" from the street. This is in accordance with the City of San Mateo Pedestrian / Sidewalk Master Plan. There is bike storage provided at the entrance to the building. Towards the rear facing Jasmine Street, the project has a 100' setback, which will provide a gradual step back to neighboring homes.

The project proposes 2 driveways along Jasmine Street, one leading to surface parking and the underground parking garage and the other to surface parking spaces. The underground parking garage will have 48 parking spaces for the residents, where only 30 are required (using state density bonus and project location within ½ mile from an accessible transit stop). There will be no parking machines. In addition, on the first floor there will be 33 guest and commercial office parking spaces (per City of San Mateo Standards), where only 30 are required.

There will be an elevator core towards the rear leading to the residential units above and underground parking garage. The proposed development will have 44 residential units comprising of (24) 1-bedroom units, (16) 2-bedroom units and (4) studio units. The 1-bedroom units will have a balcony and will face Jasmine Street and the 2-bedroom units and studios have a Juliet balcony and will face El Camino Real.

The exterior finishes will be of Sintered Stone Panel rain screen of different colors as noted on the drawings. The total project height is within the allowable height limit.

The property owner (PO) acquired an additional parcel in the proposed development. It will create a much better project and will be a positive improvement to the development. It has not being designed yet, but will have a residential scale design along Jasmine Street and will create a stepped back development.

COMMENTS, QUESTIONS, AND ANSWER SESSION:

#	Speaker	Comments/Questions/Responses
1.	Unidentified Speaker(s)	<p>Questions about the Traffic were as follows:</p> <p>Q: Will the new parking garage face Jasmine Street? Will new traffic generated from the development spill over into the adjacent streets? The reality is existing streets are already impacted, with no guest parking. What about strangers and new visitors to the neighborhood and safety of existing residents?</p> <p>SMP A: <i>Access to all parking is off Jasmine Street. Concerns regarding new traffic that will be generated from the development and safety of existing residents will be studied.</i></p> <p>Q: Could the parking garage entrance / exit be located along El Camino Real?</p> <p>SMP A: <i>Per the City and State regulations, no new driveways are allowed along El Camino Real</i></p> <p>Q: The City of San Mateo has maintained at past Planning Commission and neighborhood</p>

		<p>meetings that the infrastructure of the roads will be improved to accommodate new developments. But there are no new improvements so far. Will that be a similar situation in this project?</p> <p>SMP A: <i>There will be a traffic study by the transportation consultant to address these issues, impacts on the neighborhood and recommend mitigation measures.</i></p> <p>Q: What about the impact of the 88 new cars in the neighborhood with already congested traffic especially at traffic intersections (17th Avenue)?</p> <p>JMA A: <i>The traffic study & parking study by the transportation consultant will address these issues and will make recommendations on mitigation measures.</i></p> <p>Q: The traffic proposed by offices is not a concern but the traffic developed by new apartments is a concern.</p> <p>SMP A: <i>All issues and concerns will be addressed eventually, and all studies will be available to the public for review.</i></p> <p>Q: How many underground parking levels will there be?</p> <p>JMA A: <i>Only 1 level below grade, there is also at grade / ground level parking spaces.</i></p> <p>Q: Current neighborhood residents have trouble leaving home due to traffic back up and feel locked in. Businesses have lost clients due to traffic.</p> <p>SMP A: <i>The City of San Mateo will study the impact and look for mitigation measures.</i></p> <p>Q: There will be driveways with trucks / cars coming and going into Jasmine Street. Can we not have any driveways into Jasmine Street?</p> <p>JMA A: <i>We will look into it.</i></p> <p>Q: It appears the traffic studies do not work, could there be a different / new traffic study consultant? Is it only information they provide but no solution?</p> <p>SMP A: <i>Traffic studies analyze the present situation and the future, and the project will propose mitigation measures to alleviate the project's traffic impact.</i></p> <p>Q: If traffic studies have failed what is the City of San Mateo doing about it?</p> <p>JMA A: <i>We are not aware of failed studies. The new project is yet to be designed and is in the early stages and is open to comments and review.</i></p>
2.	Unidentified Speaker(s)	<p>Questions about the architecture:</p> <p>Q: Can the City set the 55' height limit as a condition for this project? Losing sunlight is a concern. If future laws or zoning ordinance allows a greater height limit, would it apply to the present project?</p> <p>SMP A: <i>A shadow study will be submitted for the project to address its impact on the neighborhood.</i></p> <p>JMA A: <i>Unknown future zoning changes cannot be accounted for or incorporated into the present project.</i></p> <p>Q: With the new design change, will there be parking garages facing Jasmine Street?</p> <p>JMA A: <i>No, though it is not designed yet.</i></p> <p>Q: With the new design change, will the height still be 5 stories, and will there still be 44 units?</p> <p>JMA A: <i>It has not been re-designed yet.</i></p>
3.	Unidentified Speaker(s)	<p>Questions about the Neighborhood Notification process:</p> <p>Q: There was a suggestion from an existing tenant that all comments be emailed to the project planner Wendy Lao which will also be forwarded to the Architects.</p> <p>JMA A: <i>Agreed.</i></p> <p>Q: Could neighborhood notification be sent out to neighbors outside the 1000' radius?</p> <p>SMP A: <i>Typically neighborhood meetings and planning commission meeting notifications for a project this size are sent to neighbors within the 1000' radius. In addition there are postings on the project property, a legal notice in the San Mateo Daily Journal newspaper, postings on the City of San Mateo's website, and the public can request to be added to the "Notify Me" email list to stay aware of upcoming project meetings. All attendees who have signed in on the sign-in sheet and noted their email address will receive an email notification too.</i></p>

		<p><i>Neighbors should check the “What’s Happening” webpage on the City of San Mateo website for updated information on any new development in San Mateo.</i></p> <p>Q: What about posting notifications on “Nextdoor”?</p> <p>SMP A: <i>The City does not post about these projects on Nextdoor, but neighbors can do so themselves.</i></p>
4.	Unidentified Speaker(s)	<p>Questions about construction:</p> <p>Q: What kind of Bonds will the developer have to ensure there are sufficient funds to complete the project? Will it cover faulty construction?</p> <p>PO A: <i>There will be a construction agreement with the bank / lender, which is more than a bond. If the developer cannot complete the project, the bank / lender will take over the construction of the project and ensure it gets completed. To prevent defects in the construction, every aspect of the project will be inspected by the City. In addition there will be private inspectors available for inspections. Pictures and videos will be taken during the construction process to document all aspects.</i></p> <p>Q: What about trucks coming and going through Jasmine Street during construction? What about loading zones and parking for construction crews during construction? What about tree protection (2 Redwood trees were cut down recently).</p> <p>JMA A: <i>We will look into it.</i></p>
5.	Unidentified Speaker(s)	<p>Questions about the acquired properties and future of existing tenants with a business:</p> <p>Q: Does the developer own all the properties?</p> <p>JMA A: <i>Yes, we believe so.</i></p> <p>Q: As a tenant for the past 23 years and residing in the proposed project development site, the impact of relocating a business and home is tremendous. Where should service people who contribute so much to the community move to? New developments are unaffordable in terms of rent.</p> <p>SMP A: <i>The City of San Mateo will study the impact and look for mitigation measures. The project also proposes 44 residential units, which includes affordable housing units.</i></p> <p>Q: Are there any demolition permits issued yet?</p> <p>SMP A: <i>No requests for permits have been submitted or issued.</i></p> <p>Q: What about Eminent Domain?</p> <p>SMP A: <i>It does not apply to this project.</i></p> <p>Q: What about demolition?</p> <p>SMP A: <i>There will be no demolition permit issued without an approved Building Permit.</i></p> <p>Q: What about the impact on the San Mateo School District?</p> <p>PO A: <i>The developer will contribute about ¼ of a million dollars each to the School District and Parks & Recreation department.</i></p>
		<p>General Comments from multiple / simultaneous speakers:</p> <ul style="list-style-type: none"> • Some neighbors / property owners have not been notified about the proposed new development or the neighborhood / planning commission meetings. • We have lived in the neighborhood for 60 years and would like to see parking garage entrances and exits on El Camino Real, not on Jasmine Street. • With more traffic being generated on Jasmine Street, we are worried about the safety of our children. • “Passages” project used a strategy of infilling underutilized neighborhoods for new development, which will have a negative impact on residential neighborhoods. We do not want any similar negative impacts in our neighborhood. • Are traffic studies accurate in their projection? Is there any accountability once the project is complete? • Where will the Construction Workers park their vehicles? • At the north corner of the proposed development (along El Camino Real), could the first floor be recessed back or angled to allow for visual contact with the vehicles approaching the neighboring driveway.

