

Neighborhood Meeting: 2655, 2755, 2800, and 2988 Campus Drive

Planning Application: PA19-028

Project Location: 2655, 2755, 2800, and 2988 Campus Drive, San Mateo, CA 94403

Meeting Location: Marriott (Room: Connect 3), 1770 S Amphlett Blvd, San Mateo, CA 94402

Meeting Date and Time: October 3, 2019 7PM-8PM

Attendees: Public—Please see sign-in sheet.

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

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

Presentation: Preston O'Connell gave a detailed overview of the project, addressed frequently asked questions as received from the community, and then opened it up to questions from the audience. Please see slide deck for the full presentation.

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

Q: (Unidentified Speaker) How does this project intend to address impacts on school capacity and mitigate traffic congestion, specifically on Highway 92?

A: (Rendell) Traffic impacts are addressed through a traffic study and school impacts are examined through the environmental review process. (Preston) In addition to Rendell's point, the office buildings that are there currently generate more traffic as the population utilizing those buildings is around 1,200 people. This proposed project would bring the population in this area down to around 700 people, so the net reduction could be around 30-40%. However, once we get the traffic impact reports, we can put real data to this. As for the impact on surrounding schools, we've met with both the High School Superintendent and the Elementary School Superintendent, and both were incredibly appreciative of the fact that we've given them 4-5 years to plan ahead. The High School Superintendent communicated to us that they've seen an overall decrease in attendance over the recent years due to high living costs, which have pushed individuals to move elsewhere. With that said, this project could generate up to \$1.65M in impact fees for education.

Q: (Unidentified Speaker) Are there going to be a range of unit sizes?

A: (Preston) We have received this comment recently from several of our community stakeholder meetings and we are looking at refining the site plan to create a broader mixture of unit types and sizes. This will also create a larger range of affordability and cater to more entry level home buyers. For example, some people have requested slightly higher density product that maybe has smaller unit sizes to create a lower price point option. We believe that is something we can incorporate as part of our major application submittal.

Q: (Unidentified Speaker) Are there going to be some single family houses or larger 4 bedroom units?

A: (Preston) We believe there is an opportunity for some single-family detached units as well as incorporating 4 bedroom options into the site plan. We will work with the City on this concept and aim to address this request in our major application submittal.

Q: (Unidentified Speaker) Which elementary school would serve this development?

A: (Preston) That will be determined by the school district but they appreciated having several years of notice so they could plan accordingly. As mentioned, we've met with the Elementary School Superintendent and they've started looking into distribution options for potential incoming students from this project, but we've not received an official determination from them.

Q: (Unidentified Speaker) When will construction start?

A: (Preston) Construction will likely start 3-4 years from now and will take around 12-18 months to complete. I also want to note that we have to comply with both dust mitigation standards as required from the environmental review, and set hours of construction as mandated by the City.

Q: (Unidentified Speaker) I live in the first house on Live Oak Drive and my house directly borders the property line, meaning it will likely be the most impacted. My question is what do you plan to do to make sure our privacy is maintained?

A: (Preston) We plan to have thoughtfully programmed landscaping and window placement to maximize your privacy. We will work with you through the design process to make sure you are kept informed on the landscaping program along the property boundary.

End of Meeting

