

NEIGHBORHOOD MEETING SUMMARY
1650-1730 S. Amphlett Blvd, San Mateo, CA
March 26, 2025

PLANNING APPLICATION: Pre-Application Stage

PROJECT LOCATION: 1650-1730 S. Amphlett Blvd, San Mateo, CA

MEETING DATE/TIME: March 26th, 2025 at 6pm

MEETING LOCATION: Virtual (Zoom)

MEETING RECORDING: [25 0326 Bayshore Commons Community Meeting 1](#)

ATTENDEES: Approximately 25 members of the community signed in (see list at end of document)

APPLICANTS AND/OR TEAM: B9 Sequoia Bayshore Owner LP, Dahlin Group, SAGE

PURPOSE OF MEETING: Neighborhood meeting to share information on the project proposal and for neighbors to ask questions and provide feedback.

INTRODUCTION / PROJECT OVERVIEW: Andy Beck and Lauri Fehlberg opened the meeting and presented the project description, site plan, elevations, and tree removal plan. This project proposes to demolish seven 3-story office buildings and one single-story commercial building, known as Bayshore Commons, and construct a residential development consisting of 256 townhomes and single-family dwellings on a 14.5 acre-site surrounded by S. Amphlett Blvd. on the east, S. Grant St. on the west, Leslie Creek to the north, and the recently vacated Marriott site to the south.

QUESTIONS & ANSWERS:

1. Q: What are the yellow lines on the drawing? Sidewalks?
A: Yes, they are sidewalks.
2. Q: Please comment on density and traffic studies that will be performed.
A: While the site is denser than surrounding area, the City zoned the site as Medium High Density at 50 DU/AC. The proposed site plan at 20 DU/AC is less dense than the maximum allowable density. We plan to work with the City on their process to study impacts to traffic. Prior to City's adoption of the General Plan, the site was zoned High Density, up to 100 DU/AC. The team worked with the City to downzone the site.
3. Q: Please provide a range on construction timing. What is the earliest time that existing tenants of the property might first be forced to find a new place? How much advance notice would be given?
A: Current expectation would be around Q1'27 for a realistic starting time. We'll work closely with Link Parks team to notify tenants.
4. Q: May you confirm the maximum height will be 3 stories / 30 ft? Our homes are single story homes so want to confirm height due to the visibility into our homes/windows/yards
A: Yes, 3-story is the plan. The Eichler neighborhood is buffered by 2-story apartment buildings along Grant.
5. Q: Will there be stop signs added to the street at Grant & Betty Lane?
A: There will be stop signs on our property going to Grant. We do not know yet what will happen on Betty Lane. This would be determined by the City's traffic study and Public Works.
6. Q: With the additional housing, any plans to support the local schools, especially elementary schools?

A: The Project will pay impact fees to school district (elementary and high school).

7. Q: What are the sizes of the different dwellings?

A: Townhomes range from 1,400-1,800 SF. Single Family homes range from 2,100-2,200 SF.

8. Q: Do neighbors have input to traffic engineers?

A: Yes, you can comment to the City during the process.

9. Q: How does this project's traffic impact and interact with the Concor Project and the 800 units that are planned there? This will compound the traffic and parking issues.

A: The traffic study will look at cumulative impact of approved and planned projects.

10. Q: Is 3 story the same height as the current buildings that are there or taller?

A: The existing office buildings are taller than the proposed residential buildings.

11. Q: What is the rationale to not having egress at Grant Ave? There are 4 lanes on Amphlett, Concar, Delaware with traffic signals.

A: The Project will have egress to Grant and Amphlett. This is subject to the City's sign off on the design. This is part of the traffic study and the City's process.

12. Q: When 450 Concar was built they pumped out hundreds of thousands of gallons of water. Will this project require water removal? Leslie Creek flooded the neighborhood two years ago.

A: We are not familiar with these details of the 450 Concar project. They may have had below grade parking, which would require de-watering. The proposed development is all on-grade.

13. Q: Are you in communication with Marriott Hotel owners to combine with their housing plans (one look for the project area)?

A: We are not in communication with the owners of that site.

14. Q: Will the traffic study include the proposed housing plans at the property that Trader Joe's and Rite Aid are at as well as the Station Green properties? I know that they are different developers but all will definitely impact traffic in the area.

A: Yes, the City will study all approved and planned projects as a part of the traffic study.

15. Q: Is the Marriott property part of this plan?

A: No, that is a separate property and a separate owner.

16. Q: Is there any opportunity to consider more public green space like parks, basketball courts, or a track similar to the bayside development by Whole Foods?

A: We will study park requirements. Programming of the park space has not been finalized.

17. Q: What is the cross street?

A: Grant + Amphlett. Concar would be nearest intersection.

18. Q: What is the estimated selling prices of the homes?

A: We do not have that information today. Pricing will be comparable to market rate houses in the area.

19. Q: How do we provide more input into the parks piece? Do we reach out to someone at the city?

A: You can send to Andy directly or to the City.

20. Q: What are estimated construction work hours?

A: Construction hours are determined in accordance with the City's governance

21. Q: Was any consideration made to including some commercial office space?

A: No, our plan is to do all residential. This is what the project currently proposes.

22. Q: These homes are definitely designed for young childless able bodied couples. It is not accessible for elderly parents visiting that can't use the stairs or people with young kids. What's being done to include those groups when visiting? This housing is not inclusive.
A: The Project will be designed consistent with Fair Housing standards. Single family detached homes have the 4th bedroom downstairs, which would be usable by that older family member.
23. Q: Was there any consideration to develop higher density residences, or will this be considered?
A: Yes, higher density was studied earlier, but the proposed plan better aligns with the neighborhood and in-place zoning.
24. Q: Where would we be able to view or download the video recording or materials about this project
A: The meeting recording will be posted on the City's "What's Happening" website / webpage.
25. Q: Was higher density mixed use development considered since Measure T passed?
A: No. This is the project we are currently proposing.
26. Q: Are there additional meetings during the planning and approval process?
A: We'll need to follow up with the City on the process?
27. Comment: The homes do not appear to have wheelchair access. Nor do the stairs in most of these homes allow for a chair lift for elderly or disabled.
Response: We will meet FHA code for people to come into the home on the ground floor.
28. Comment: One major issue is that the parking spaces that you include in your "available spaces" is today fully taken up by the tenants across from this project on Grant Street, therefore you cannot include that in your available spaces.
Response: The spaces included in the parking count are 2 private spaces in each garage totaling 512 spaces, 65 visitor spaces, of which 35 spaces are located on Amphlett.
29. Comment: Please do not remove the 4 lane streets on Amphlett or Concar
Response: This will be studied as a part of the traffic study. The current plan is to have 1 lane of traffic each way plus a bicycle lane.

Community Attendees (25):

1. Denise Yang
2. David Lowe
3. Mike Harris
4. Orbray
5. Stu McFadden
6. Amanda
7. C. K.
8. Carla Garcia
9. Carolyn
10. Frank Vanson
11. Gerald
12. Igal Ladabaum
13. John Kim
14. Kevin
15. Luci L.
16. Roland Lopez
17. Sabrina Ocampo
18. Seeming Liang
19. Shasta Yuko
20. Shawna
21. Young's IPad
22. (650) 387-3062
23. (650) 435-1189
24. (650) 484-8504
25. (650) 576-7531

Applicant Team Attendees (9):

1. Andy Beck
2. Bradley Karvasek
3. Julie Marks
4. Aaron Tam
5. Lauri Moffet-Fehlberg
6. Chris McCoy
7. Jen Renk
8. Kirsten Hanson
9. Ngoc Rossi