

Clearview Development - Neighborhood Meeting

October 9, 2025 6:00 PM - 7:25 PM - Meeting Minutes

Project Overview and Strategic Vision

The Clearview development aims to deliver 222 for-sale homes, including 15% affordable units (33 homes), to address the Bay Area's decade-long undersupply of ownership housing, with entitlements targeted by end of 2024 and construction starting between 2028 and 2030 (13:04).

- Kevin Choy, director of development at Harvest Properties, emphasized the importance of producing diverse homes suited for millennials starting families, empty nesters downsizing, and others seeking better-fitting housing.
- The project respects the existing neighborhood by proposing buildings shorter than current commercial offices and consistent with nearby residential scale to blend in naturally.
- This development will reset the city's tax base, increasing property tax revenue by 300%, contributing significant city and state funding (23:07).
- Harvest Properties stressed ongoing community engagement as central to project success, aiming to incorporate resident feedback and modify designs to enhance neighborhood fit (24:30).
- The project is consistent with the city's general plan and zoning, requiring no amendments but will undergo design review against San Mateo's objective standards (28:44).

Market and Competitive Context

Harvest Properties leverages its experience with similar Bay Area projects to ensure Clearview's success, drawing on recent developments like Peninsula Heights with 290 homes and a 15% affordable housing component, now under construction nearby (15:07).

- Peninsula Heights was converted from commercial office with 30% vacancy in 2018 into residential use, demonstrating a strategic shift responding to declining office demand.
- A key competitive advantage is strong local relationships with city officials and community leaders, enabling smoother approvals and positive neighborhood reception.
- The project is similarly converting a 13-acre developed portion of a 22-acre site, leaving hillside open space untouched, demonstrating respect for local environment and fire safety through fuel reduction strategies (19:45).
- Lessons from other projects show residential developments at these densities reduce traffic by 20-30%, a competitive edge over commercial office use, which is more traffic intensive (01:15:56).

Design and Landscape Strategy

The site plan focuses on a pedestrian-friendly neighborhood with diverse open spaces and amenities designed to foster community and outdoor living (30:11).

- Landscape architect Leah Farley detailed tree-lined streets, multiple parks including an entry park with a themed play area, two large parks for active and passive recreation, and smaller neighborhood and dog parks to serve all residents.
- The design uses drought-tolerant, climate-adapted native plants combined with a smart, subsurface irrigation system to minimize water use, critical in light of California's recurring droughts (01:18:30).
- The parks' public vs. private status remains under discussion with the city; an HOA will manage common areas and could reconsider public access post-entitlement (42:54).
- Architect David Burton described varied housing types, including three-story single-family homes along site edges with bay views and three-story townhomes centrally located, designed with diverse architectural styles to create human scale and visual interest (33:55).
- The homes feature roof decks oriented toward views, varied massing, and details to break building scale and enhance neighborhood feel (37:22).

Traffic, Environmental, and School Impact Assessment

The project anticipates a net traffic reduction of 30-40% compared to the existing commercial office use, based on prior analyses at Peninsula Heights and Cupertino sites (27:26).

- This reduction is expected because residential trips are less intense during peak hours than commercial office traffic, potentially easing congestion on Highway 92 and local roads.
- The city and developer will conduct a formal transportation analysis as part of the entitlement process to confirm these findings and address community concerns (01:21:38).
- Regarding schools, early engagement with local districts showed declining attendance trends and enthusiasm for new families to stabilize funding, though the developer committed to renewed consultation this year to reflect current conditions (01:16:47).
- City planner Steve Golden confirmed school districts were involved in the recent general plan update, anticipating 20,000 new units citywide, and remain aware of cumulative impacts (01:25:40).
- The project and city will comply with California Environmental Quality Act (CEQA) requirements to study and mitigate all environmental impacts, including water use, air quality, and noise (01:24:54).

Community Engagement and Process Transparency

The project team and city officials reaffirmed the ongoing nature of the approval process, emphasizing that the meeting was an early outreach step, with multiple public hearings and planning commission reviews to follow (01:08:38).

- The city's public notification policy mandates a 1,000-foot radius for mailers, but residents suggested expanding this to better cover impacted neighborhoods across Highway 92 and adjacent areas (01:10:55).
- City staff will maintain project transparency through the public website and a Planning E-Newsletter, encouraging residents to subscribe for updates on submissions and hearings (01:28:04).
- Harvest Properties offered to meet individually with concerned residents like Robert Wick to address detailed questions and concerns beyond the meeting (01:31:15).
- The city's project manager, Shelby Donohoe, and planner Steve Golden invited ongoing dialogue and assured multiple departmental reviews for traffic, fire safety, landscaping, and other technical aspects to protect community interests (01:20:06).

Technical and Operational Considerations

Initial due diligence showed no asbestos in the office buildings to be demolished, but further testing and specialized removal will occur if needed to ensure safety (41:31).

- The project team decided against including high-cost amenities like swimming pools, based on feedback from local homebuilders and concerns that pools drive up HOA fees and reduce affordability (44:49).
- Water conservation is a priority, with all fixtures and irrigation designed to meet stringent low-flow and drought-tolerant standards per California and city codes (01:19:17).
- The HOA will manage open spaces and common areas post-construction, with flexibility to adjust public access or amenities based on community needs and city requirements (43:20).
- The development timeline is flexible, with home building paced to market demand to avoid empty inventory and financial risk, targeting a phased construction start around 2028-2030 (25:30).

Action items

Kevin Choy

- Respond to Robert Wick's detailed email concerns by next morning (01:08:32)
- Meet or have a call with Robert Wick and others concerned for more detailed discussion (01:31:15)

Shelby Donohoe

- Provide contact details in chat for community follow-up (01:14:12)
- Meet or call with Robert Wick and community members to discuss concerns (01:31:50)

Steve Golden

- Encourage community to sign up for Planning e-newsletter for updates (01:28:34)
- Oversee ongoing environmental and traffic impact assessments as project advances (24:54)

All Participants

- Community members encouraged to submit questions using the online form available in chat during or after the meeting (11:23)