

From: Mark Hudak <Mark@mhudaklaw.com>
Sent: Monday, January 28, 2019 12:18 PM
To: Julia Klein <jklein@cityofsanmateo.org>
Subject: General Plan Update

Julia - Please see the attached letter regarding the General Plan update and Leslie Street. A hard copy is being mailed to you. Please let me know if you have any questions. Thanks.

Mark Hudak
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January 28, 2019

Julia Klein
Principal Planner
City Hall – Planning Division
330 W. 20th Avenue
San Mateo, CA 94403

Re: General Plan Update
Vision for Leslie Avenue

Dear Ms. Klein:

My firm represents Lou Carignan and the Carignan Trust. The Trust owns the commercial properties located at 1804-1806 Leslie Street. Mr. Carignan operates a tree-trimming business at this location.

Mr. Carignan has been experiencing increasing conflicts with nearby residential and recreational uses. New townhouses have been built immediately behind the Trust properties. Trinta Field and Peninsula Gymnastics bring families with young children onto the streets and sidewalks. It is increasingly difficult for his large trucks and tree-trimming equipment to enter and exit the Trust properties safely.

When the City started the process to update the General Plan, Mr. Carignan began working with his neighbors to develop a vision for Leslie Street and, in particular, the western side of the street, which is zoned C-4. He found several neighbors were experiencing the same conflicts. They supported the concept that this unique area should be re-zoned.

This concept is supported by the zoning of the surrounding areas. The 1700-1800 block of Leslie Street is surrounded by residential zones. The other side of Leslie Street is already zoned for Transit-Oriented Development (TOD) as is the block across 17th Avenue from the northern terminus of Leslie Street. The areas behind Leslie Street to the west are zoned for R-2 and R-4. Of course, the properties across the Caltrain tracks is currently under construction for extensive TOD. Except for a small area of existing neighborhood commercial uses at the corner of 17th Avenue and Gum Street, the 1700-1800 block of Leslie Street is surrounded entirely by residential zones.¹ The General Plan's approach for this block should be consistent going forward.

¹ If someone were to propose that the new General Plan include a C-4 zone on one side of a street in the middle of these residential uses, the suggestion would be rejected out of hand, as incompatible and as spot zoning.

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As we look forward to 2040, we would expect that all of Leslie Street should eventually transition to high density residential uses. This transition would allow residents to take advantage of the nearby Hayward Park train station and the bus routes along El Camino Real and provide easy access to freeways. Shopping and services will be readily available along Bovet Road. Existing conflicts between heavy commercial vehicles and pedestrians would be reduced gradually. Extending the TOD concept to this side of Leslie Street should be part of the forward-looking General Plan and the eventual changes to the Zoning Code.

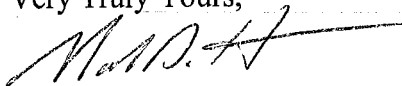
Most of the Leslie Street owners understand that heavy commercial uses are not going to be sustainable for the long run. They support the transition to high density residential. Several of them have signed letters of support for this concept, which are enclosed. We understand that the owners of Peninsula Gymnastics at 1740 Leslie favor an R-4 zoning overlay to the current zoning.

We understand that change may happen slowly. Existing commercial uses should continue to operate until an owner chooses to redevelop. But we want to ensure that, when redevelopment does occur, it is for residential purposes that are consistent with the vision for the rest of this neighborhood.

We were unable to attend the community workshops that were held late last year, and these site-specific issues are usually not appropriate for the broader discussions at them. Therefore, we request that you pass on this letter and the letters of support to the General Plan consultants for inclusion in their analysis and to the City's General Plan committee. We would be happy to speak directly to the consultants or provide any additional information that is requested.

Please let us know if you have any questions regarding our clients' position. We look forward to working with you and the consultants on the updated General Plan.

Very Truly Yours,



Mark D. Hudak

Enclosures

cc: Lou Carignan (w/encls.)

798-26th Avenue
San Mateo, CA 94403
eblehmann@sbcglobal.net

December 20, 2018

Mark D. Hudak
Attorney at Law
177 Bovet Road Suit 600
San Mateo, CA 94402

Today I met with you to discuss the future of our property located at 1726 Leslie Street. My wife and I own both this property as well as another property located at 134 17th Avenue in San Mateo.

I purchased the property on Leslie Street in April of 1972 and used the space for my landscape construction business. I retired in 2000 and the property was leased to Gorden Kuhlberg and Peninsula Debris Boxes. It is currently leased to Knightly Construction.

I agree to a zoning change that would be very beneficial to the community. I propose a change from C-4 zoning to three to four story apartment buildings with underground parking. This could also allow for low income housing if possible. The property is very close to the Hayward Park train station that would be very convenient for residents.

I hope the building and zoning department will consider my recommendation.

Ernst Lehmann

A handwritten signature in black ink that reads "Ernst Lehmann". The signature is written in a cursive style with a period at the end.

City of San Mateo

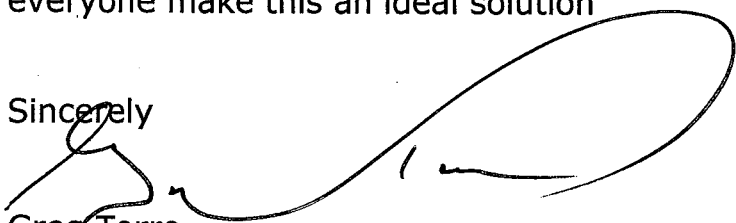
Jan 7th 2019

To all whom it may concern

I am the property owner of 1754 Leslie St San Mateo. The reason for my letter I was advised the city will be reviewing the overall infostructure plan for San Mateo in the near future. We as in the entire block are approached weekly by real-estate agents and developers to sell. The entire city is evolving yearly. Everyone knows at some point in time through the process of rezoning individually this entire block will change why not now as planned effort involving the entire block. All the owners of these c4 properties well know these are very rare properties and would be difficult to relocate anywhere else in the city or Entire County for that matter. I believe working together planning this out right redeveloping this area adds true value to serve the community.

We see this foot print developing along the tracks in every city. I see no resistance, the entire block would be in agreement collectively which is hard these days to accomplish. I believe with a little foresight adding r4 overlay to the existing c4 zoning will embellish & duplicate what has already has taken place in our city and others. If I may request the city to consider adding this area into the overall plan repositioning the properties to have an r4 overlay residential on top of the current c4 zoning. Again to reiterate I personally believe this change would be best for the entire community adding housing but not squeezing out business or vise versa keeping businesses and not squeezing out additional housing. Keeping everything close to reliable transportation is the key for this "community". Keeping the opportunities near San Mateo train tracks where this would best serve everyone make this an ideal solution

Sincerely


Greg Torre
1754 Leslie Street
San Mateo, CA 94402

1-7-2019

To whom it may concern.

My name is Ray Kano I own the property at 1710 Leslie st. San Mateo. I have been here for over 30 years and have seen the area change drastically in that time. We are surrounded by residential zoning and are within walking distance to Parks, Shops, and most important the Hayward Park Train station. Going forward I fully agree to and support having the zoning changed to C-4 with residential overlay. I believe it makes the most sense and would benefit the property owners and the community.

Thank you.

12/20/18

