



Central Neighborhood Association

Hi Julia,

Please circulate these Land-use comments to General Plan Sub-committee Members and add to the General Plan web-site.

Thanks for letting us contribute our comments.

1, We would like to see S. Amphlett between 5th Avenue and 9th Avenue changed to R2 - Workforce Housing for compatibility and pedestrian safety. The height would remain the same as the current plan at 30 feet.

San Mateo does not have an Industrial Park. Areas near the Sewer Plant and the Corporation Yard are close to 101 and 92 would be good locations for an Industrial Park.

Currently, the delivery access is very difficult for large trucks from the 101 Freeway to South Amphlett and residents can feel the truck vibrations, hear the truck gear shifting, see the diesel pollution on properties, and experienced many damaged trees. We need to make 3rd and 4th Avenues at South Humboldt safer for pedestrians and bicyclists.

Many of the industrial businesses on S. Amphlett have out-grown their current sites and have expanded their services to outside of the buildings in the driveways, traffic lanes, and the Amphlett Alley. Boats for repair are dropped off and parked in the traffic lane going east along 9th Avenue.

An Industrial Park would serve businesses that have out-grown their sites, businesses that require delivery by large semi-trucks through narrow streets, and businesses with fleets of trucks which need more commercial parking. It would also help reduce the dumping of furniture and appliances along S. Amphlett between 5th and 9th Avenue near the large billboard.

There are 3 neighborhoods, North Central, Shoreview, and Central that have residential streets that are overloaded with fleets of commercial gardening, painting, and junk removal trucks.

The Oversized Vehicle Ordinance did not go far enough to address these large commercial trucks in residential neighborhoods.

An Industrial Park would provide much needed commercial parking for home occupation businesses that overload the residential streets, and improve the quality of life and visual aesthetics of three residential neighborhoods.

2. The second area of concern is the commercial Chevron gas station site at the corner of 4th and Eldorado, which came in through spot zoning. Unfortunately, this gas station is incompatible with the 700 residential block of east 4th Avenue.

This site was originally R3 and needs to return to R3 and the 35 feet height with the rest of the 700 residential block when the gas station use changes with more hybrids and electric car usage. This Chevron gas station continues to draw adverse environmental impacts with loud vehicular noise issues, loitering, litter, and trash.

3. We would like to see a pocket park for children in the City Parking lot at South Delaware and 7th Avenue. It is currently being used by the businesses on S. Claremont as a commercial parking lot. South Delaware from 5th to 9th Avenue is 100 per cent residential. The families with children will benefit greatly and we need more open space.

These Land-use suggestions for the General Plan will help to reduce the current adverse environmental impacts for the surrounding residential areas.

Thank you for your consideration.

Sincerely,

Michael Weinhauer
James Wang
Ben Portusach
Laurie Watanuki
Central Neighborhood Association