

# *Seagate Properties, Inc.*

April 7, 2022

Honorable City Council  
City of San Mateo  
citycouncil@cityofsanmateo.org  
330 West 20<sup>th</sup> Avenue  
San Mateo, CA 94403

RE 1900 S. Norfolk Street  
Request for Mixed-Use Medium designation

Dear Members of the City Council

Seagate Properties Inc. represents the ownership of the above referenced property, commonly known as The Atrium. On behalf of the ownership, we request the City Council apply a General Plan designation to the site of either Residential Medium or Mixed-Use Medium for 1900 S. Norfolk Street. We have owned 1900 S. Norfolk Street since 2016 and the property was developed in 1983 with a ~164,000 sf office building and 590 at grade parking on the 10 Acre site.

The designations recommended to the Planning Commission were Mixed Use Medium (Alternative A and B) or Medium Residential (Alternative C). The Planning Commission on March 22 recommended a General Plan Designation of Commercial Services. We feel strongly that this is an inappropriate designation for this site, for multiple reasons. Both office and housing are appropriate based on the existing historic office use and the adjacent residential use immediately south of the site. Concerns associated with noise or air quality will be studied during the General Plan CEQA process and suitable controls can be required to develop the property for residential uses.

The narrow frontage along Norfolk compared to the depth of the property would create significant marketability challenges to business located on the back portion of the property. Specifically, businesses not located on Norfolk would have limited visibility and be "buried" behind the Commercial Services along Norfolk. Any marginal use of the entire site would encourage homeless encampment, potential increased crime as well as the potential for long term dilapidated, minimal quality buildings on the West end of the site. The proximity to Bridgepoint Shopping Center, which adequately serves the community needs for commercial service space, also creates significant competition and challenges to any Commercial Service located on the property.

A Mixed-Use Medium designation provides the flexibility to maintain the office use and when appropriate develop residential housing on the site. We have in fact conducted various architectural and

site studies regarding the feasibility of (a) continued operation of the existing office building and developing the excess land with multi-family residential (b) converting the entire site to a residential use, similar to the immediately adjacent site to the South recently built by Pulte Homes, (c) converting the existing office building to a multi-family residential use, (d) adding additional multi-family housing on the excess land, or (d) a combination of the above referenced uses. The current DRAFT Housing Element includes 1900 Norfolk as a potential Housing Site and proposes 245 residential units on the property. The Medium Mixed- Use designation will allow for the completion of these housing units on this site.

In San Mateo and Santa Clara County older office buildings with significant surface parking have been converted into housing by either replacing the older office or maintaining the office and relocating surface parking into a new parking garage which frees up land for housing. In fact, we are discussing this alternative with Sares Regis and believe there will be opportunities now or during the 20-year period of the General Plan for the property to be redevelop with housing on the portions of the existing surface parking lot. A Medium Mixed-Use designation will allow both office and housing to occupy the site.

We appreciate your consideration and request the General Plan designation of the property be Mixed Use Medium.

Best



Willis K. Polite Jr.  
Managing Member  
Seagate Atrium GP LLC  
1900 Atrium Associates II LLC

CC Via Email  
clerk@cityofsanmateo.org  
Drew Corbett Drew Corbett <dcorbett@cityofsanmateo.org>  
Christina Horrisberger chorrisberger@cityofsanmateo.org  
Zach Dahl [zdahl@cityofsanmateo.org](mailto:zdahl@cityofsanmateo.org)  
Ken Busch kbusch@srgnc.com