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**Sent:** Thursday, September 21, 2023 9:13 AM  
**To:** General Plan <generalplan@cityofsanmateo.org>  
**Subject:** [Konveio Inquiry] General Plan 2040 and development in Parkside Area

Dennis Keane ( [REDACTED] ) sent a message using the contact form at <https://strivesanmateo.konveio.com/contact>.

Thanks for taking my comments. I think the plan looks about right but it is in implementing the details that get tricky.

Regarding the local general plan meeting at Bayside Academy today (9/20/2023), the online start time stated 5:30, when we arrived the schedule posted on the screen said the presentation start time was 7pm. We left because an hour and a half is a waste of our time and everyone else who isn't getting paid to be there.

I have 3 question areas about upcoming development in San Mateo. And while these questions about development are applicable to any neighborhood, I am selfishly concerned with the Parkside area with me at the bottom of Kehoe Ave. I am speaking to the planned development at the site of the current Fish Market and the inclusion of Parkside Plaza in the list of properties being offered up to development.

Parking: Fish Market allows one parking place for each unit, with about 65 extra units spread among the 260 units so 75% of tenants will have access to two parking spaces – the average for a household in California. This parking availability of only one car per household – is not the real world and probably won't be for quite a while. This lack of parking

1) will no doubt mean parking issues for long-time residents who live nearby,  
2) allows developers to make more profits – at our expense- building profitable units rather than adequate parking.

Traffic: This speaks to the attractiveness of development sites that are near to transportation. Fish Market site is 1.2 miles to Hayward Park train station according the Planning Commission website. How will people travel that 1.2 miles? Walk. Bike. Uber. Don't count on it. Unless public transportation is a lot more flexible people will want to park at Hayward Park which now has next to zero public parking spaces. Sounds very inefficient.

Traffic: That section of Norfolk Ave. that splits the FishMarket from Parkside Plaza can get fairly busy, especially during morning and afternoon school pick-ups/drop-offs, and when we add potentially another few hundred vehicles during commute hours this will be messy and possibly unsafe.

Retaining local shops/services: Parkside Plaza is on the list of development sites. Will we lose our Smart and Final? While the General Plan 2040 that is now open for review talks of keeping local services and shops, will the new development keep that promise? Or will we get some smaller, streamlined, market that will no doubt be more expensive (as they have to pay the developers' high rents)?