

Attachment 3. Public Comments, as of September 18, 2023

Public Comment #1

From: Kent Kitagawa

Sent: Friday, August 25, 2023 10:49 AM

To: AdvancePlanning <AdvancePlanning@cityofsancarlos.org>

Subject: Aug 30th second community workshop for the Northeast Area specific plan

Hi San Carlos planning committee

Hope this email finds you well

I will not be available to present for the august 30th presentation due to prior commitments.

However, would you be able to keep me updated?

I co-own HomeGrown CrossFit gym on Taylor Way, Suite 5.

We spoke in the past and that area was not targeted in the near future for new businesses.

That said, has anything changed or is the status the same where several landlords on Taylor Way would not be to your interest such as Querry Street?

thanks for your time

Kent Kitagawa

Public Comment #2

From: Ken Grayson

Sent: Saturday, August 26, 2023 9:43 AM

To: AdvancePlanning <AdvancePlanning@cityofsancarlos.org>

Subject: Re: Join us for the second Community Workshop for the Northeast Area Specific Plan on August 30!

Hello Advance Planning Committee,

Thanks for sending this invitation.

Just a heads up that it conflicts with Back To School night for Arroyo (unsure if this may also be back to school night for other schools). Back to School night is from 7-8:30, so I'm unsure if this may impact your attendance. Of the meeting could me delayed an hour, that might help some to attend. Otherwise if you're able to send out notes / takeaways, that would be greatly appreciated.

Also, is a community pool / water Park one of the potential options being considered?

Thank you!

Public Comment #3

From: Larry Firpo

Sent: Tuesday, September 5, 2023 3:41 PM

To: AdvancePlanning <AdvancePlanning@cityofsancarlos.org>

Cc: Larry's Gmail

Subject: Draft options

As an owner of a family business since 1967 I am 100% against the idea of allowing housing in any of the proposals!! Business's like mine are the lifeblood of America and trying to replace the business area for more housing is absolutely ridiculous. Pretty soon you will be pushing "the little guys" across the bridge just to allow more traffic, noise and pollution.

Larry Firpo

J&L Digital Precision, Inc.

551 Taylor Way #15

San Carlos, CA 94070

650-592-0170

650-592-5734 fax

Public Comment #4

From: Miles Hampton

Sent: Saturday, September 9, 2023 8:29 PM

To: Megan Wooley-Ousdahl <MWooleyOusdahl@cityofsancarlos.org>

Subject: Re: Thank you! Northeast Area Specific Plan comment

I vote for 2b ,work places and extra housing in north area. Miles H.

Public Comment #5

From: Rem Pro Remodeling

Sent: Sunday, September 10, 2023 10:03 AM

To: AdvancePlanning <AdvancePlanning@cityofsancarlos.org>

Subject: "Specific use" for Northeast Area Specific Plan

Good morning, I've reviewed your 3 options for the Northeast Area. In my opinion : (Option 1 is the best), it will help the existing businesses and allow " continued Home support for the residents of San Carlos. (last years winter for example)

As you know: there are over 150 businesses in the area between Taylor way/ Glenn way & Old County Road.

Not only is there 150 businesses but hundreds of our employees. We have for decades provided : emergency services, home maintenance services as well as home upgrade services. (this was most evident during last years heavy storm season). All residents either being home owners, condos, etc. will or do require our services. Due to our close proximity we have the ability to save them up to 30% on said repairs/Maint.

And increasing the employment in this area would be a great value to the economy. Employing and supporting business and their families.

Regards

Mr. Kevin Upp
Owner & President of :
The REM PRO Remodeling Company

Public Comment #6

From: Rem Pro Remodeling
Sent: Monday, September 11, 2023 3:39 AM
To: AdvancePlanning <AdvancePlanning@cityofsancarlos.org>
Subject: Employment: is/will be a priority

Good morning,
In the upcoming years increased employment will be a priority. People need to be gainfully employed for their well being, to pay for housing, food, fuel, etc.

With increased employment- the downtown area will thrive. These businesses and their employees will spend both time and their income in the new downtown area. This will be a positive outcome for the businesses & the area in general.

There is “ now” a great need for employment here & I feel that this will only increase as the population does. San Carlos will prosper in many ways & this will increase the standard of living here as well as the general feel of the area.

Regards

Mr. Kevin Upp
Owner & President of :
The REM PRO Remodeling Company

Public Comment #7

From: Paul Alchimisti
Sent: Tuesday, September 12, 2023 10:26 PM
To: Megan Wooley-Ousdahl <MWooleyOusdahl@cityofsancarlos.org>; Janet Castaneda <jcastaneda@cityofsancarlos.org>; Kristen Clements <KClements@cityofsancarlos.org>; Ellen Garvey

<EGarvey@cityofsancarlos.org>; Jim Iacoponi <Jiacoponi@cityofsancarlos.org>;
eroof@cityofsancarlos.org

Subject: 266 Industrial Road property owner

Hello, my name is Paul Alchimsiti. My family is the owner of 266 Industrial Road. We have owned the property for over sixty years. My father and I have successfully run our businesses from this location for sixty years. My two business partners and I have lived in San Carlos for over forty years. We have all raised our children here. We love the community. Our company has created jobs and livelihoods for thirty employees and their families. Our business is growing and will continue to expand in the near and long term future.

With excitement, we have watched the growth in Biotech & Life Science technology in the San Carlos industrial area. Being recognized as a world leader in the Life Science industry is something that San Carlos residents can be very proud of. As business and property owners we are concerned that the city's planning objectives do not consider the value of continuing to develop this area as a world leader in Biotech and Life Science.

We are concerned that the Northeast Industrial area has been randomly sectioned off to solve the city's planning needs for additional housing while other areas, such as the industrial area south of Holly, have been ignored.

As owners of 266 Industrial Road, we are concerned that all three planning options proposed by the planning department will encroach on our property and potentially devalue it. All three proposals impact our property and building.

In all of the options, the extension of Bragato Road goes through the southside of our building. The construction of the green infrastructure runs the length of our north side. And in options 2 and 3 the new community main street cuts through our property to the west.

If any of these plans moved forward the size of our property is diminished. I assume that future buildable space would become smaller.

I have comments and questions for your consideration.

1. In all options, Bragato road runs from Old County to Industrial directly through our property and Putnam's property. Why extend Bragato when Quarry Road and Taylor Road already connect Old County to Industrial?
2. Does the new Bragato Road extension impact 266 Industrial's structure/building? How wide is the road and how much property is taken from 266 Industrial?
3. Is San Carlos considering using Eminent Domain to build Bragato road? In essence is the city planning on taking property from the current owners to complete the proposed plans? How will property and business owners be compensated for their property? How will we continue to run our business if you take a critical part of our structure?
4. If Eminent Domain was enforced our building and business would be threatened. How can the city justify the destruction of a long standing San Carlos business?
5. Because the proposed roads and green infrastructure affect multiple neighboring properties, how do these future plans work if no one sells their land? For example, if we never sold 266 and Putnam sold their property, will the road be built on Putnam's property? Some of the commentary during the presentation suggested that plans would only start to take place after the future sale of a parcel. We are very confused on this as the infrastructure development could only take place if everyone sells and/or wants to develop their land.

6. On option two and three there is a proposed main street road going through the backside of our property. Same questions apply as above.
7. How much of our property, in each proposed plan, would be taken?
8. What is the FAR on high intensity vs. medium intensity properties? Why is 266 medium intensity when the neighboring properties are high intensity. This would need to be discussed at length. If plans were to move forward we would want our zoning changed to high intensity to not limit the potential of our land.

We do not want to hinder progress and see that the area can use some redevelopment. But, progress at the expense of individual family property owners and community members should be considered when changing the landscape of the area. We have supported this community and it has in turn supported us for decades. Thank you for your consideration.

Respectfully yours,

Paul Alchimisti

Public Comment #8

From: Kate Fickle

Sent: Wednesday, September 13, 2023 2:22 PM

To: Megan Wooley-Ousdahl <MWooleyOusdahl@cityofsancarlos.org>

Cc: Lisa Porras <LPorras@cityofsancarlos.org>; Al Savay <ASavay@cityofsancarlos.org>; Jerry Dean Carroll Sr.

Subject: Northeast Area Specific Plan - Feedback for Planning Commission

My husband Jerry Carroll and I own an industrial property in the Northeast Area (501 Bragato Road).

We have participated in the process of developing the Specific Plan in our role as property owners. We have attended several meetings for community members and we have provided input to the planning team.

We do not believe the plan is ready for Planning Commission or City Council approval for the following reasons:

1. The first review of the draft plan with the community was August 30, barely two weeks before the scheduled Planning Commission and City Council approvals. We do not believe this is sufficient time to comprehensively gather feedback.
2. The Zoom call to introduce the plan on August 30 had technical flaws that meant that at least some property owners could not access the call or were “dumped” from the call before the details of the plan were revealed.
3. It appears that many of the property owners in the Northeast Area are just becoming aware of the plan, or are not yet aware of the plan. The planning team has communicated with property owners through mass mailings and, more recently, gatherings, but many property owners are just beginning to realize that the plan goes far beyond re-zoning.
4. We were surprised to learn after the plan’s unveiling on August 30 that significant new infrastructure (new roads, productive alleys, pedestrian paseos, green streets, and internal green channels) is being proposed in the area. This infrastructure includes two roads (“new north-south street” and new productive alley) that crisscross our 501 Bragato Road parcel. These two roads carve our 1.6-acre parcel into four pieces. All of these rights of way require

condemning private property for public purposes. This is likely to have a dramatic impact on the uses to which the properties can be put for owners such as us and tenants, particularly in the event of the sale of a property.

5. The Northeast Area is not a single, green field site as have been many of the others under development in San Carlos.

6. Property owners were not warned that the Specific Plan would contain elements such as roads and alleys that might directly impact their ability to use their property now or under a new owner. Changes like this require more than a few weeks to evaluate.

7. With the exception of the roads, all the new infrastructure introduced in the plan would be publicly accessible private property. Easements would have to be created for the space re-allocated from other productive activities. Property owners would presumably be responsible for constructing the alley, paseo, green street or green channel at what could be a considerable cost. Additional costs may also be incurred for the new security, privacy, maintenance, and liability issues that publicly accessible private property would entail.

8. Our understanding from city staff is that the city does not have the funds to acquire the property that would go into the new roads and alleys. City staff appears to be assuming that future developers would be required to build around these restrictions.

9. The planning team is conducting a survey to determine whether community members prefer the “employment only” or “employment plus housing” land-use scenarios. This sets an expectation with the community at large that somehow the proposals for flooding and resilience, and transportation and parking, are a done deal. Nothing has been done that we are aware of that determines whether these proposals are in fact feasible.

10. We believe many of the properties in the Northeast Area are owned by families with deep roots in San Carlos and the immediately surrounding area. They, like we, have spent their lives making San Carlos the City of Good Living that it is. We are disappointed that the property owners are treated as no more than just another anonymous community member.

11. The planning team has not specifically sought out property owners to work with them to determine the feasibility of the plan. The plan is only feasible if a few large developers step in to buy out the entire Northeast Area and build an all-new city within it. The city may be aware of such a developer, but we property owners are not.

In conclusion, we believe that the Northeast Area Specific Plan is not ready for Planning Commission or City Council review, much less approval. We believe the City needs to be much more specific about how it intends to acquire the resources to implement the significant infrastructure included within the plan. In addition, the City needs to spend more time with current property owners and potential developers to determine the level of interest in executing the plan and to develop likely implementation timelines. If these activities are not successful, the plan in its current form should be stripped of the new infrastructure. We also specifically ask that the “new north-south street” and the productive alley that crisscross 501 Bragato Road be re-routed so as not to impact our property.

Please let me know if you have any questions.

--

KATE FICKLE

PRESIDIO BAY VENTURES

160 Pacific Avenue, Suite 204
San Francisco, CA 94111

TO: Megan Wooley-Ousdahl: Principal Planner for the City of San Carlos
MWooleyOusdahl@cityofsancarlos.org

Al Savay: Community & Economic Director for the City of San Carlos
ASavay@cityofsancarlos.org

Lisa Costa Sanders: Principal Planner for the City of San Carlos
LCostaSanders@cityofsancarlos.org

FROM: Presidio Bay Ventures, Inc.

DATE: September 13, 2023

REFERENCE: Northeast Area Specific Plan - Presidio Bay Ventures Response to Community Workshop

Dear Ms. Wooley-Ousdahl, Mr. Savay, Ms. Costa Sanders, and San Carlos City Officials,

Thank you for hosting the Northeast Area Specific Plan Community Workshop on August 30, 2023. We are encouraged by the progress made to date towards our shared ambition of revitalizing the Northeast Area in a thoughtful and cohesive manner. It is promising to see that many items we discussed with Al, Lisa, and members of the Planning Commission and City Council during our 642 Quarry entitlement process – such as granting additional height or bonus FAR if tangible community benefits are provided, the Belmont Creek restoration and connected walking path, and creating a more walkable district with publicly accessible open space – are visibly under consideration in the Northeast Area.

Through our investments at 777 Industrial Road, 642 Quarry, and our current interests in 591 Quarry/500 Bragato (as well as the fact we continue to seek new opportunities to invest in both development projects and the broader community), we are deeply committed to the Northeast Area Specific Plan's future and ensuring that the plan successfully achieves the City's goal of judiciously optimizing land uses, advancing transit access, and crafting pivotal strategies for parking and community amenities.

While the overarching vision is promising, a few facets of the proposed options necessitate reflection to reduce the impact on existing property owners and ensure feasibility of the plan. The proposals have burdensome public infrastructure and benefits requirements that will negatively impact the larger Northeast Area, as well as specific sites we have a vested interest in. The current framework appears to significantly repurpose private space for public use, which could render the plan unfeasible and will depress the value of numerous sites within the district.

Elements like green streets, productive alleyways, and new roads are intended to enhance the Northeast Area, and certainly would if this whole area were to be developed at the same time. In practice, this will require coordination and input from the larger property owners (including ourselves) to collaborate with the city and ensure there is a critical mass that can draw on future

development plans and potentially work with the City to ensure that feasible design standards are set for the remaining parcels, especially if it is the intention of the City that private developers shoulder a significant portion of the financial burden of these improvements. In the absence of these conversations, the City may very well likely find that its vision for the Northeast Area will go unfulfilled or place a huge burden on San Carlos taxpayers if the expectation is misaligned with financial reality.

Of greater concern, these proposals require a significant amount of space to be taken from private property for the City's benefit, and do not appear to account for parcel lines or ownership. At minimum, we believe this would ultimately result in a fragmented approach that leaves many sites not suitable for redevelopment which would blunt the effectiveness of the proposed green streets and alleyways. An example of this can be seen in Option 1 at 500 Bragato, where the site is left with a configuration that is not suitable for redevelopment. Further, in Option 2a and 2b, 500 Bragato is shown as being completely transformed into community serving space without discussion as to how this would actually legally occur given its private ownership - especially considering that we also have an interest in the adjacent parcel at 591 Quarry Road. We also note that the extension of Bragato Road through to Industrial Road would cut directly across an existing business (the new Honda repair shop/dealership), another parcel that we believe is slated for redevelopment in the future.

We are confident that it is entirely possible that we, and other property owners, can work with the City to ensure that its objectives can still be met through thoughtful design consideration without compromising the financial feasibility of the development of the intended uses.

We have highlighted below our primary concerns with each of the respective options:

Option 1:

- The green infrastructure cuts through a significant amount of properties (including our properties) creating developmental challenges.
- The mandate for PDR could impact the project's value unless other uses can still be considered. In markets like San Francisco, PDR zoned buildings still provide for life science/laboratory/R&D as permitted uses.
- The proposed publicly accessible spaces don't consistently align with existing parcels, which reduces their viability.

Options 2a & 2b:

- The ground-floor uses need more flexibility. The projected retail seems contingent on a significant residential development influx. Without this, we foresee a risk of vacant ground-floor retail spaces, which will negatively affect site values and hurt the neighborhood.
- The Community Main Street that will create new frontage will take a material amount of space from existing privately owned land and will require significant compensation from the City. Further, if this isn't created at a single point in time, the result will be greatly diminished and the redeveloped area will struggle.
- The suggested placement of a Community or Aquatic Center on our potential site at 500 Bragato would egregiously erode the value of the property. Most importantly, no private financial partner would entertain that use for the property, which would raise property rights concerns and lead to a lengthy and uncertain process for both parties. This can be entirely

avoided through dialogue whereby community benefits that achieve the intended goal of the City can be negotiated as part of a larger, cohesive development - especially considering our interest in the neighboring 591 Quarry parcel.

We would also like to kindly request clarification on the following questions. This information will help us evaluate alternative scenarios that achieve the City's goals while addressing many of the concerns noted above.

- What constitutes a "commercial" use? Specifically, are R&D, office, and lab/life science all considered allowable uses? Additionally, will there be controls associated with these uses across the entire Northeast Specific Plan?
- What is currently being considered as the baseline FAR and building height for the different commercial uses: heavy, medium, and light?
- What setbacks would be required off the green streets, public alleyways, and new roads?
- If a community center is built on 500 Bragato, how will this impact permissible uses on neighboring or adjacent sites if the community center will be considered a sensitive receptor?

We are hopeful that San Carlos Planning Department staff, the Planning Commission, and City Council appreciate our positions set forth in this letter. We are happy to offer our expertise built from developing residential, commercial, and mixed-use projects throughout the greater Bay Area to help develop a plan for the NEASP that works for all stakeholders.

Thank you for your continued partnership as we work through active and potential projects together in San Carlos.

Sincerely,



K. Cyrus Sanandaji

Presidio Bay Ventures, Inc.

Public Comment #10

From: [Carlos Hernandez](#)
To: [Megan Wooley-Ousdahl](#); [AdvancePlanning](#)
Cc: [Lisa Porras](#); [Al Savay](#)
Subject: Northeast Industrial Area plan
Date: Wednesday, September 13, 2023 6:13:20 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[San Carlos NE workshop feedback and concerns.msg](#)

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Hello Megan,

I hope you are doing well. My name is Carlos Hernández, I am the General Manager of Delta Star located in 270 Industrial Road.

As background, I am not sure how much you know about our company, but here are some highlights to create perspective:

- The company began in 1935.
- Our Belmont now San Carlos operation at this site began in 1950s.
- We became an Employee Stock Ownership Plan (ESOP) in 1988.
- We currently provide work to over 250 persons at our site and expect to reach 300 in the next 18 months.
- We operate 24 X 7 all days of the year.
- The products we make are Power Transformers and Mobile and Modular Substations.
- Here is an abstract from an article of the Office of Electricity of the U.S. Department of Energy on the importance of what we make:

"Large power transformers (LPTs) are critical to the nation's power grid, with more than 90 percent of consumed power passing through high-voltage transformers at some point. LPTs, however, face a number of challenges that make them one of the most vulnerable components on the grid. They are expensive, difficult to transport, and typically custom-made with procurement lead times of one year or longer. Many of the LPTs currently used are beyond their peak age. In addition, LPTs could be affected by natural and man-made threats facing the nation's grid, including severe weather, space weather, and attacks. The loss of critical LPTs could disrupt electricity services over a large area of the country. With the nation's security and economy dependent on the reliable delivery of electricity, the impact of extended outages from the loss of one or more LPTs is a significant concern."

- In addition, I do not have the numbers with me, but I am sure we are one of the largest tax contributors to the City of San Carlos.

The reason of this email is because I am extremely concerned about what is being presented to the public today regarding the Northeast Industrial Area development plan.

I was invited to participate in a video workshop in March. During my participation there were some public negative comments about our company, which I don't believe should have been allowed and to which I never got any concrete solution, just a 'sorry' note. See my email attached on my complain about this situation.

The topics presented were centered around improving the conditions for the Northeast Industrial Area neighbors, and as it was presented, there is an interest of increasing the biotechnology/medical in the area.

We had just been impacted in the Northeast Industrial corridor by heavy rain that the City of San Carlos rain drain system was incapable to manage. I know it is being called a 100- or 500-year storm, but at the end this is lack of capacity due to the current density and growth in the area without the proper infrastructure. Which resulted in a multimillion damage to our facility and operations. In around 75 years we had never had any incident like this affect our operations.

During August, I received an email on August 1, inviting us to a second Community Workshop on August 30.

On August 18, I received an email with a link to a file nearly 300 pages long and with one week to provide comments, which is unrealistic to read, understand and interpret what is being presented in the given time frame.

On the event of August 30, which I could not attend due to business travel commitments, a project that was not discussed previously in March was presented proposing some high-density housing in the Northeast Industrial Area.

The immediate day after, September 1, a survey came out for a 'High-Density Residential Plan in the area as well as other alternatives', providing the limit date of today September 13, to provide input.

Upon review of the published information and survey, our concerns as an organization, long time resident and high tax contributor to City of San Carlos, increased not only what is being proposed, but on how this has been managed and presented to the public.

Suddenly without being consulted there is a walking street being suggested neighboring our property, or maybe even running through our property. This is not clear without more details being shared. Also, there are two locations of High-Density residential areas being proposed which are located across the street from us on Taylor Rd and neighboring on the West across this proposed new road.

I would like to understand how suddenly the discussion changed from March to September now including a High-Density residential area that was not discussed at the beginning of this process.

Who and how has an evaluation made about adding this High-Density residential area? Why were we not invited to a sit-down meeting and evaluation, especially when the proposal is that 50% of our next-door neighbors are suddenly High-Density residential.

I would like to schedule an in-person meeting with you and Ms. Porras, Mr. Savay and others you believe should be there, to discuss the details of this proposal and the negative effect it would have to Delta Star.

Thank you and I expect to receive some options of dates to meet.



Carlos Hernandez
General Manager



DeltaStar.com

Delta Star, Inc.
[270 Industrial Rd.](#)
[San Carlos, California 94070](#)



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Public Comment #11

Stephanie Margossian

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PANAMA

City of San Carlos
Planning and Transportation Commission
Council Chambers, City Hall
600 Elm Street
San Carlos, CA 94070

September 15, 2023

RE: Northeast Area Specific Plan Land Use Options

Comm'rs Castaneda, Clements, Garvey, and Roof:

This letter is written on behalf of my client Bragato Investments II LLC, a California limited liability company, owner of 500-550 Bragato Rd., San Carlos, CA 94070. As you may know, the Bragato Family have been land and business owners in San Carlos for generations contributing many millions in tax revenue to the community every year.

My client has asked me to write to you today with regard to the Northeast Area Specific Plan. Proposals for this plan include development of an unspecified "community amenity" in the exact location where my client's property sits. Development of this "community amenity" will constitute a taking of my client's property by the City of San Carlos. This taking would serve as a severe injustice to a family business that has been in the community for generations. A business that has been so important to the City of San Carlos, the City saw it fit to name the very road it sits on Bragato Road.

Bragato Investments II LLC is currently in contract to sell the property to a developer that has plans to develop it for future commercial use, which will continue to benefit the community in the form of millions of dollars in future property, business, and sales tax revenue. In anticipation of this transaction closing, significant amounts have been deposited into escrow and passed through to my clients. Development of a "community amenity" on this site will result in the cancellation of this transaction and tens of millions

of dollars in losses to my client including, but not limited to, the return of deposits already received from their Buyer. Scores of other business and property owners will also be negatively impacted by all of the proposals before the Planning and Transportation Commission. However, my client's losses will be disproportionately severe given the fact that unlike their neighbors, they will be precluded from negotiating a new sale on the open market. Instead, the City of San Carlos will be taking their family legacy from them without their consent in order to presumably build an ambiguous "community amenity."

For the reasons stated above, my clients ask the Planning and Transportation Commission to consider the negative impact the proposed land use change will have on existing business owners in the area, and reject the proposed plans before it to change the land use designations in the Northeast Area.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Stephanie Margossian', with a stylized, flowing script.

Stephanie Margossian
HANNIG LAW LLP

Public Comment #12

From: [Lisa Porras](#)
To: [*Planning Commission](#)
Cc: [Megan Wooley-Ousdahl](#); [Linnet Kwok](#)
Subject: FW: Planning Department
Date: Friday, September 15, 2023 11:28:56 AM

Dear Commissioners,

Please see public comment below regarding the Northeast Area Specific Plan Study Session item this coming Monday night.

Please reach out to me or Megan Wooley-Ousdahl if you have any questions.

Best,
Lisa Porras

Lisa Porras
Planning Manager
Advance Planning
Division

Email: lporras@cityofsancarlos.org
Mobile: 650-454-7785
Office: 650-802-4264
City of San Carlos
600 Elm Street, San Carlos, CA 94070

From: black lab [REDACTED]
Sent: Friday, September 15, 2023 2:43 AM
To: Lisa Costa Sanders <LCostaSanders@cityofsancarlos.org>
Cc: Al Savay <ASavay@cityofsancarlos.org>; Adam Rak <ARak@cityofsancarlos.org>; Ron Collins <RCollins@cityofsancarlos.org>; Kate Fickle <[k\[REDACTED\]@cityofsancarlos.org](mailto:k[REDACTED]@cityofsancarlos.org)>; DPC <dpc@cityofsancarlos.org>; KEN Tomlinson <[k\[REDACTED\]@cityofsancarlos.org](mailto:k[REDACTED]@cityofsancarlos.org)>
Subject: Planning Department

[NOTICE: This message originated outside of City of San Carlos -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

This is Don Cox property owner of 590 Taylor Way, San Carlos. I am currently traveling in Italy, but wanted to share my concerns about the Northeast plan proposals as they currently are planned and or proposed. I have been very involved and have attended many meetings regarding the moratorium and the current plans. we recently found out that the city has proposed some changes that will negatively impact our property and those of others. There are some roads being proposed through our properties around 501 Brogato. I am opposed to these changes and want to go on the record with the planning department as to my position on this. If needed myself and other property owners will seek legal counsel I have also written and shared my concerns with both

Ron, Collins, and Adam Rak in a separate email several days ago. Please include this email in the planning department meeting coming up in the next few days as I will still be traveling in Europe and not able to attend in person. My immediate request is to slow this process down so that our concerns as property owners, and as a resident of San Carlos can be heard. I request a separate meeting with City officials to discuss our concerns. Such meeting has NOT taken place. I will be back in San Carlos sept 23.

Thank you

Don Cox

590 Taylor way

Sent from my iPhone

Public Comment #13



September 15, 2023

Via Email: mwooleyousdahl@cityofsancarlos.org

Megan Wooley-Ousdahl
AICP, Principal Planner
City of San Carlos
600 Elm Street
San Carlos, CA 94070

Re: Northeast Area Specific Plan

Dear Ms. Wooley-Ousdahl:

This firm represents Honda San Carlos and 495 Bragato, LLC ("Bragato LLC"). Bragato LLC is the owner of the property located at 268 Industrial Road, San Carlos, CA ("Bragato Property"). Honda San Carlos operates a Honda dealership on the Bragato Property. The Bragato Property was formerly known as 495 Bragato Road and is within the boundary of the Northeast Area.

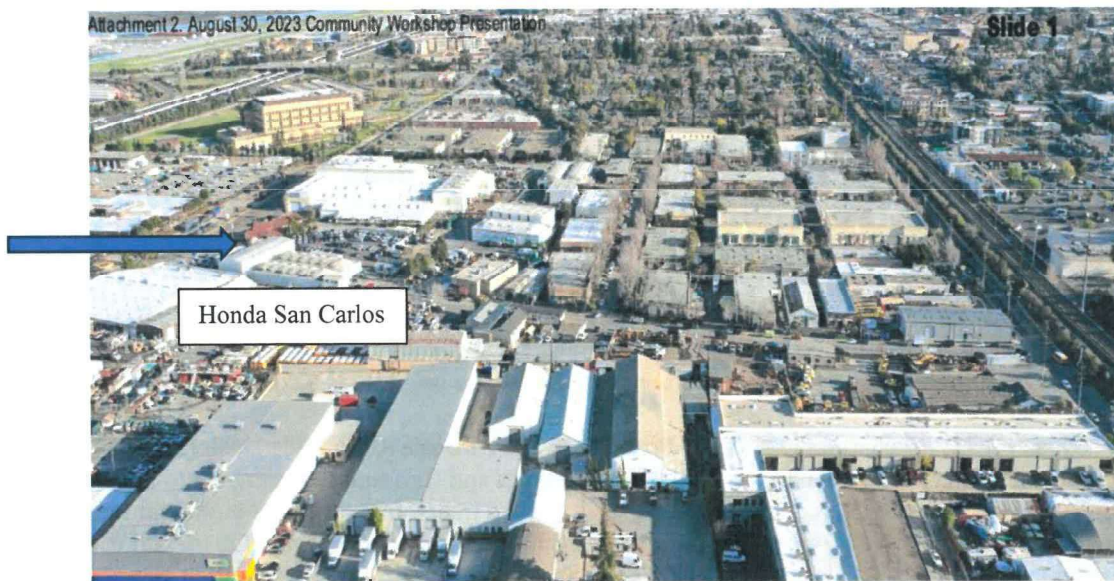
Just this week, my clients learned of the Northeast Area Specific Plan ("Plan"). Although the City has apparently made efforts to engage the community, my clients were not notified about the Plan and were shocked to learn of it this week from a neighbor whose property is also impacted.

Bragato LLC purchased the Bragato Property in 2021 for use as a Honda Dealership. Bragato has worked extensively with the City of San Carlos Planning and Building Departments to build the dealership. In doing so, they have spent millions of dollars to transform a blighted industrial property into an attractive, productive property that benefits the community. Decades ago, the Bragato Property was contaminated with PCBs as a result of a neighboring transformer company and after many, many years of inaction, Bragato LLC stepped up to clean up the site after the purchase in 2021. Under the regulatory authority of the United States Environmental Protection Agency ("EPA"), Bragato LLC conducted an excavation and installed an engineered asphalt cap that complies with the requirements of the Toxic Substances Control Act. As discussed below, based on the options outlined by the City, the Plan includes installing one or more roads that appear to be on my client's property. In addition to our other concerns, constructing a road through this area would not be permitted without approval of EPA, and any construction and plans for this area need to consider the cap and the regulatory status of the properties.

Honda San Carlos has recently obtained a building permit for its showroom. Despite my clients' extensive communications with the City, they were never made aware of the proposed Plan. The City's plan to create a whole new set of roads and infrastructure must consider my clients' input and the recent and ongoing development of the Bragato Property.

The three options outlined in the Plan proposal all extend Bragato Road to Industrial Road and appear to directly transect my client's property (see blue arrow below which shows location of Honda

San Carlos). Also, the addition of a new street between Glenn Way and Industrial Road appears to transect the Bragato Property. The figures depicting the three options do not include an outline of the Bragato Property boundary, nor do they show the footprint of existing buildings. The only buildings identified in the presentation materials are the PGE and Sutter Health facilities. This letter sets forth our initial concerns, but before we can fully respond, we need an understanding of how the Plan and the roads are expected to impact my clients' property and business operations. It would be extremely helpful if the City could provide an overlay of the Project over an actual map of the area. My clients support the City's efforts to address housing and other concerns and support the City's efforts to improve stormwater drainage and implement flood mitigation measures. However, it is imperative that this project consider the implications to the existing businesses, property owners and the surrounding community.



Community Workshop #2
August 30, 2023



We believe the City is proposing vast changes to the Northeast Area without the input of the property owners and businesses directly impacted. There are numerous issues that need to be evaluated before this Plan moves forward but below are our initial concerns/comments:

- (1) Please provide a detailed, accurate map showing how the proposed 3 options will impact the properties within the Northeast Area identifying the parcel boundaries and footprints of existing structures.
- (2) Does the City intend to use eminent domain to acquire any of the properties in the Northeast Area?
- (3) Is the City already working with a developer on this project? If so, who is the developer?

- (4) Although we expect further environmental review will be conducted as required by the California Environmental Quality Act and other statutes, how have the known environmental issues been considered in the development of the three options?
- (5) How is the planning team going to communicate with the property owners and businesses within the Northeast area going forward?

We concur with the comments raised by the other members of the Northeast Area that much more information is required before this Plan moves forward with the Planning and Transportation Commission or the City Council. We request that no recommendation be made by the Planning and Transportation Commission at this time. We also request that the City's plans be redone so that no roads will be constructed on my client's property, and that we be included in further dialogue regarding the Plan.

Please contact me if you have any questions.

Very truly yours,



Laurie Berger

SILICON VALLEY LAW GROUP
A Law Corporation

Cc:

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Public Comment #14

From: Clint Sholl

Sent: Monday, September 18, 2023 9:20 AM

To: Janet Castaneda <jcastaneda@cityofsancarlos.org>; Kristen Clements <KClements@cityofsancarlos.org>; Ellen Garvey <EGarvey@cityofsancarlos.org>; Jim Iacoponi <JIacoponi@cityofsancarlos.org>; droof@cirtyofsancarlos.org

Cc: Megan Wooley-Ousdahl <MWooleyOusdahl@cityofsancarlos.org>

Subject: Northeast Development Plan

To the Members of the Planning and Transportation Council,

I am writing on behalf of G. W. Williams, a major stakeholder in the Northeast Area Redevelopment Plan currently under consideration. We recently met with Lisa Porras and Megan Wolley-Ousdahl to have the current understanding of the project proposals explained to us and they recommended that we reach out to you with our related comments.

While the city's motivation for wanting to add housing to the area has been explained to us, we remain in staunch opposition to the move. Judging by the provided maps (for options 2a and 2b), no other property owner will be nearly as affected as we will, with the entirety of our two large industrial parks fully encompassed by the plan. We understand that we will be allowed to continue our current operations under the existing non-conforming allowances, however these rules, as they currently stand, would prevent us from certain actions we may wish to pursue in the future in order to maximize our use/value of the assets. While these limitations are numerous, to call out just a few:

- 1) We would be prohibited from making material improvements on the site under its current use, essentially placing a time limit on how long these units could function under their current use
- 2) We would be subject to occupancy requirements in order to maintain the existing non-conforming status – currently a vacated unit must be filled by a similar use within six months to maintain this status. While that might make sense if we were discussing single-tenant assets, the assets in question comprise over 200 units. While we steadily maintain our target 5% vacancy among these units, sometimes particular units may take longer than six months to re-rent. Requiring that these individual units must then remain vacant in perpetuity seems to run counter to both our needs as well as the city's.
- 3) Even if we were to concede and attempt to sell the properties, we would realize an extreme reduction in value as any buyer would know that they have limited functionality under the current use, and if they wished to tear down the current buildings and construct housing, the cost of this would be deducted from their offered purchase price.

While it is our hope that Option 1 is recommended and we are able to continue unincumbered industrial operations, it has been made somewhat apparent through the various meetings we have attended that the city intends to proceed with re-zoning the area. Assuming that this is the case, we really need, at a minimum, an understanding of how the city plans to facilitate this process. If our future options are going to be essentially hemmed in, we would expect that the city will offer some sort of incentives to mitigate the operational/value roadblocks that will be placed before us. What will this look like? What

will the specific terms of our existing non-conforming use be? How will the city work with our existing tenant base as we move forward?

We do not wish to be multi-family developers or owners in this area. The execution of this plan both limits our future options with the properties and reduces their value. The industrial parks have served the local community for more than 50 years and we would expect, at a minimum, that the city would take great care in helping to mitigate these issues, especially since our company is far more adversely affected than any other stakeholder.

Thank you for your consideration.

Thank you,

Clint Sholl

Vice President of Operations

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