
From: Woodcraft San Carlos <woodcraftsancarlos@gmail.com>
Sent: Thursday, September 7, 2023 1:12 PM
To: Rucha Dande <rdande@cityofsancarlos.org>
Subject: Fwd: Oh great, another major construction project on El Camino? (CVS to Apartments)

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Afternoon Mr. Dande,

While I don't oppose the transition of the CVS to apartments, what I do oppose is the workers taking up all the parking surrounding our store, their trash, the destruction of Spring Street at El Camino, the blocking of traffic, constant dirt trucks coming and going, El Camino street and lane closures, etc...

We just suffered through THREE YEARS of the construction of Hyatt Place, with the noise of excavation, the constant inflow and outflow of trucks, delivery trucks, workers parking all over the neighborhood, workers taking their lunch breaks in our landscaping, leaving their trash under the trees in our landscape, leaving their trash on Spring Street and the landscaping, blocking fire hydrants, their cars and the trucks destroying the asphalt on Spring Street, water main tests, alarm tests, cranes blocking Spring Street, forklifts blocking Spring Street, their vendors parking their 55' big rigs right in front of our store, blocking El Camino and our parking lot entrance, our power being turned off by PG&E several times to accommodate their connections to the grid, (not to mention all the times we got notified the power was to be turned off, but it didn't happen, yet we had to prep for it anyhow), and I could go on and on... You get the picture.

I see what is happening on Industrial Rd with the construction of the biotech buildings: how it's constantly blocking traffic, lane closures ALL THE TIME, trucks coming and going ALL THE TIME. I really, really don't want to see that same fiasco right in front of my store. The same is happening in Redwood City on El Camino as they are digging out parking underneath their developments. It's taking forever just to put in the substructure.

Is the construction company willing to put money in an escrow account to pay for lost sales damages for all the businesses they are going to affect? I'm sure they are having to give the city concessions (low income housing assurances, green space, etc...), businesses should be allocated concessions for their negative effect on us!

So, bottom line, I would want the developer to assure all the businesses that surround their project that their work process/flow and their employees will not negatively affect us. ESPECIALLY the use

of Spring Street. **That MUST be a no parking location for their workers!!** Otherwise, I'm going to be a thorn in their side, reporting them to the city EVERYTIME I find one of them stepping foot on our property location or a piece of trash hits Spring Street or the front of our store on El Camino, or they begin to destroy the structure of Spring Street!

As you can tell, I'm really over construction folks impacting my business and customers. I hope you relay this to the planning department. Those of us that live and work in the area MUST take precedence over the 'wants and demands' of developers.

Please feel free to contact me for any clarification or specifics.

Regards,
Eric McCrystal
Owner
Woodcraft
40 El Camino Real (directly across the street from CVS)

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September 10, 2023

San Carlos Planning Commission
600 Elm Street
San Carlos, CA 94070

Re: 11 El Camino Real Project - SummerHill Apartment Communities

Dear Members of the San Carlos Planning Commission,

I am writing on behalf of the San Carlos Educational Foundation. We help the San Carlos School District expand its teaching staff so that it can provide music, art, technology, library services, STEM education as well as mental health and physical education programs. These funds bridge the gap between what public funds provide and a well-rounded education for every student.

We are grateful to SummerHill Apartment Communities for their generous sponsorship of the San Carlos Education Foundation and San Carlos public schools.

Thank you.

Sincerely,

Kathy Parmer Lohan
Kathy Parmer-Lohan
Executive Director



SAMCEDA

San Mateo County Economic Development Association



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September 11, 2023

Chair Iacoponi and Members of the Planning and Transportation Commission
City of San Carlos
600 Elm Street
San Carlos, CA 94070

RE: Letter of Support - 11 El Camino Real Project

Dear Chair Iacoponi and Members of the Planning and Transportation Commission,

For seven decades, the San Mateo County Economic Development Association (SAMCEDA) has been a leading voice for the economic engine that is San Mateo County. SAMCEDA believes in the power strong economy driven by an appreciation of what that engine provides to our ecosystem on the Peninsula.

By working with employers of all sizes and industries, engaging with our public sector and our elected leadership, recognizing that we have 21 individual jurisdictions (20 cities and one county) and collaborating and communicating with the Chambers of Commerce, non-profit organizations and our educational institutions, SAMCEDA tackles the most difficult challenges through goal-oriented solutions.

On behalf of the Board of Directors of SAMCEDA, I am writing to express SAMCEDA's support for SummerHill Apartment Communities' proposal to redevelop 11 El Camino Real in San Carlos. SAMCEDA understands and respects that one of the City of San Carlos's top priorities is housing. The housing imbalance remains as one of the region's biggest problems and it impacts the stability of businesses of all sizes and locations.

SummerHill's proposal is the realization of the extensive work recently undertaken by the City to update its *General Plan, Housing Element*, and zoning to accommodate housing. SummerHill's proposal replaces an obsolete retail building with a modern, all electric, transit-oriented apartment building in the heart of San Mateo County. SummerHill's proposal includes 242 apartments, including 36 below market rate (BMR) units - 24 for very low-income households and 12 for low-income households. The market rate units are an important source of new housing in a significantly supply constrained market, while the BMR units will provide housing opportunities for the workers and their families that are essential for the City and our region to continue to thrive.

Thank you again for your consideration of this thoughtful proposal to improve 11 El Camino Real. SAMCEDA supports SummerHill's effort to obtain approval from the City of San Carlos for this much needed housing project.

Sincerely,

Rosanne Foust
President & CEO, SAMCEDA

September 11, 2023

Planning & Transportation Commission
City of San Carlos
600 Elm Street
San Carlos, CA 94070

Subject: Letter of Support for the 11 El Camino Real Housing Project

Dear Planning and Transportation Commissioners,

We are long-time residents of San Carlos, and we take great pride in being part of this wonderful community. Our two children are growing up here, having attended Brittan Acres, Arroyo School, and now Central Middle School and Sequoia High School, and we've experienced firsthand the warmth and camaraderie that define our city. We are writing to express our wholehearted support for the proposed project at 11 El Camino Real, which includes both market-rate and affordable housing units. We believe that this development will have a profoundly positive impact on our community.

First and foremost, the addition of market-rate and affordable housing units in San Carlos is a much-needed step towards addressing the housing crisis in our region. We understand the challenges many individuals and families face in finding suitable housing, especially those who work tirelessly to serve our community. This project will create housing opportunities that are not only closer to employment and transportation, but also offer a better quality of life for those who have dedicated themselves to the betterment of San Carlos.

Furthermore, this project aligns with our vision of a vibrant and inclusive community. By providing a range of housing options, it fosters diversity and inclusivity, ensuring that San Carlos remains a place where individuals of varying backgrounds and income levels can call home. We believe that this diversity enriches our city and strengthens the bonds within our community.

We are excited about the positive changes this project will bring to San Carlos and are confident in its ability to enhance the quality of life for residents old and new. We look forward to the continued growth and development of our city and believe that this project represents a significant step in the right direction.

We urge the Planning and Transportation Commission to consider our heartfelt support for the 11 El Camino Real Project. We believe that this endeavor will contribute to the betterment of our beloved San Carlos, creating a brighter and more inclusive future for all residents. If you have any questions, please don't hesitate to reach out to us at lowlori@gmail.com or conanlow@gmail.com. Thank you for your time and dedication to our community.

Sincerely,
Lori & Conan Low
1939 Arroyo Avenue
San Carlos, CA 94070