

Attachment 3. Public Comments, as of September 13, 2023

Email #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

Email #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!

Email #3

From: Larry Firpo

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

To: AdvancePlanning <AdvancePlanning@cityofsancarlos.org>

Cc: Larry's Gmail <[REDACTED]>

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

Email #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.

Email #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

Email #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

Email #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

Email #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.

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KATE FICKLE