

September 9, 2022

Attn: San Carlos Planning Commission

Subject 405 Industrial Road - Mitigated Negative Declaration

Dear Planning Commissioners,

I have read the Mitigated Negative Declaration and would like to comment. I'm a bit confused by the fact that the development is apparently in the East Side Innovation District despite being told north of Holly Street was not included, and that there was a moratorium on development north of Holly Street, which does not appear to apply to this development.

First please ensure the environmental remediation occurs and is completed on this site, which is adjacent to the Palo Alto Medical Foundation that had significant toxic legacy issues that had to be remediated. We want the site completely cleaned and remediated of toxic chemicals and not capped. While sea level rise can be partially managed by raising levees it does not prohibit rising groundwater from emerging with toxics and this was an issue at the Landmark Hotel site prior to construction located on the South side of Holly Street and Industrial Road.

While there was one workshop about the proposal held months ago there were no details shared about what was proposed in the noticing. Many residents in the Greater East San Carlos neighborhood are unaware of the proposed development, which will impact their residences. Noticing about this development with an accurate project description should have been distributed to all homes in the neighborhood for full disclosure, but primarily those located north of Holy Street who will be most impacted by the size of this building and increased traffic.

The height, bulk and overall size of this development is way too large and out of character with surrounding commercial development and definitely the adjacent Greater East Side neighborhood of primarily single-family residences. This development appears to be maxing out it's development potential, and then some with exceptions being requested. A penthouse is proposed for entertaining staring down at residential homes to the west of it. This development is much too large and intrusive as proposed.

Parking demand appears to be in part of driving the height of this structure with a two-story garage underneath the building. If this development is in the East Side Innovation District than I would encourage the Planning Commission to try and encourage a dialogue and agreement with the adjacent Palo Alto Medical Foundation because the East Side Innovation District recommends that shared parking be encouraged. Reducing two levels of parking would significantly lower the height and the Palo Alto

Medical Foundation has significant vacant lands directly adjacent to this site. Reducing the structure in height by two stories would make it much more acceptable.

I am greatly concerned that there appears only one way in and out of this dense Biotech building, which could be catastrophic if there was an emergency and it will create traffic problems. I'm sure the Police and Fire Chief's share these public safety concerns.

I understand there is a Traffic Study that has been done for this development that is being peer reviewed; however, I don't see any community benefits of this development in terms of cumulative traffic or pedestrian/bicycle improvements. The Holly Street Overpass with bicycle and pedestrian improvements has been delayed for over 5 years now, and there are significant bike and pedestrian crossing concerns at the Holly Street and Industrial intersection with many red-light runners observed currently on a daily basis. There is already a significant amount of traffic at all hours of the day and night from In and Out Burger. This single development will create a tremendous amount of new traffic, and if more properties are to be developed north of Holly in the Harbor/Industrial area traffic capacities will quickly exceed capacity as developments are rapidly being proposed faster than anticipated in the East Side Innovation District, and certainly faster than traffic, or pedestrian and bicycle improvements are being made to anticipate development. The Holly Street and Industrial Road intersection is a good candidate for a roundabout in order to allow traffic to flow while also allowing safe pedestrian and bicycle crossings by improving visibility. I've heard the city has studied this in the past, and would like to know why it is not being pursued at this time, and if this development could encourage that improvement? I would also like to see traffic and pedestrian/bicycle improvements made at the Holly Street and Old County Road and El Camino Real intersections, which will experience increased traffic with folks headed to the downtown for transit and meals. Bulb outs at intersections should be considered for increase public safety as well as street trees that are watered by recycled water per the East Side Innovation Plan recommendations.

I am concerned about the type of biotech and level of risk of this building so close to a residential neighborhood, and would like to ensure that only the lower safer classifications for biotech testing are allowed, and that all necessary precautions are taken, and then some additional precautions are added for good measure.

I would like to see the exterior design of this building be further refined so it does not appear so visually impactful. I'd like to ensure that lighting faces down and not out, and that shade trees maintained for 5 years be added to dissipate by 50% heat island impacts. These should be watered with recycled water per the East Side Innovation District Plan recommendation.

I am not opposed to this development, but do want to ensure it fits into the rest of the city, and not at the expense of the rest of the city and its residents and other business uses. I certainly see opportunities for solutions to address community concerns as



outlined in this letter, but this will require modifications to the development and additional mitigations. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam Herzberg', with a stylized, cursive script.

Sam Herzberg

Board Member, Greater East San Carlos Neighborhood

CC: Al Savay, Community Services Manager

Lisa Costa Sanders, Planner

Sarah McDowell, Mayor

Adam Rak, Vice Mayor

Laura Parmer Lohan, City Council

John Dugan City Council

Ron Collins, City Council

GESC Board