
From: Jim Murphy [REDACTED]
Sent: Tuesday, May 12, 2020 12:48 PM
To: millsparkproject
Subject: A vote in Favor of the Resubmitted Project

I work in San Bruno and lived in the City for over 50 years. My parents bought our family home on the 500 Block of Acacia in 1952. We still own that house and I manage it for the family. My late wife and I bought our first house in 1976 on Park Avenue. My sons were raised in San Bruno and attended John Muir and Parkside. I am in favor of the resubmitted project for the following reasons:

- * It will serve to beautify that section of the El Camino corridor.
- * It will provide close to 500 additional units of housing, including 65 affordable units.
- * Housing will be a short distance to Samtrans, Caltrain and BART stops/stations.
- * The project will generate significant general fund dollars for the City.
- * There will still be a number of options for ingress and egress to Mills Park if people want to avoid the Kains entrance. Other access points are available from San Bruno Avenue and Jenevein via the North/South arteries that run off these streets.
- * This project will be a victory for the quiet majority of San Bruno citizens who want to see progress.

Jim Murphy

From: Callista Shepherd [REDACTED]
Sent: Tuesday, May 12, 2020 7:32 PM
To: Pamela Wu
Cc: millsparkproject
Subject: Re: Project Update and Community Meeting Notice for Mills Park Center Development Project

Fantastic! Fingers crossed 😊

Sent from Callista's iPhone

Callista Shepherd Smith
COMPASS | Realtor | SRES | CIPS
DRE 01837806
415-205-5584

www.CallistaSF.com

On May 8, 2020, at 4:13 PM, Pamela Wu <PWu@sanbruno.ca.gov> wrote:

Dear Interested Party for the Mills Park Center development project:

You are receiving this email notification because you are on the City's interested parties list* for the Mills Park Center development project. This email notification is to inform you about the virtual Project Update and Community Meeting scheduled for **Monday, May 18, 2020 from 6:00 pm to 7:30pm**. The Project Update and Community Meeting Notice is attached to this email. A notice was mailed today via USPS mail to all property owners and occupants within 1,000 feet of the project site.

For virtual meeting information visit: sanbruno.ca.gov/millsmeeting

To learn more, submit online comments, and read the new FAQ list please visit: courb.co/millspark - the City's new community engagement website for this project.

Additional information including project documents are available at the City's project website: sanbruno.ca.gov/millsparkproject

Please send your written comments or questions to the City by mailing or emailing your comments to: millsparkproject@sanbruno.ca.gov

All public comments submitted via email/mail will be posted online for all to read and will be distributed to the City Council. The City will mail a separate public hearing notice for the future City Council meeting.

*Your email address appears in the interested parties list because you attended a past community meeting and provided your email address on the meeting sign-in sheet.

From: Mark Burri [REDACTED]
Sent: Thursday, May 14, 2020 12:31 PM
To: millsparkproject
Subject: Mills Park Center Development Project Proposal

To the City of San Bruno,

I write on behalf of the Plumbers, Pipefitters, & HVACR Fitters Local Union 467 and Apprenticeship Training Center to express our support for the Mills Park Center development project proposal.

Our local union was chartered here in San Mateo County on October 17, 1903 and continues to proudly serve the region and represent local hardworking, highly skilled men and women in the plumbing and pipe fitting industry for over 116 years. We're currently comprised of approximately 1,400 members including 200 apprentices, 800 journey-persons, and 400 retirees.

The Mills Park Center developer and owners are committed to building the project with local union construction industry veterans and apprentices. Hundreds of opportunities for workers to gain a pathway into the middle class through apprenticeship training will be supported by this project.

On behalf of construction workers, apprentices, and our employers, thank you GW Williams Company, the Welch Family Partnership, and the City of San Bruno for supporting employment opportunities that promote viable careers and provide family-supporting income, health care, retirement, and career training benefits to local residents. Benefits that will positively impact our community and help close the affordability gap.

Please approve the Mills Park Center development project proposal so that local businesses and residents can start enjoying the benefits.

Thank you for considering these comments and for your continued support of the local union construction trades and training programs.

Sincerely,

Mark Burri
Business Manager
Plumbers, Pipefitters, & HVACR Fitters
Local Union 467 & Apprenticeship Training Center www.ualocal467.org
1519 Rollins Road
Burlingame, CA 94010
Main (650) 692-4730

This e-mail message, together with any attachments, contains information of the Plumbers, Pipefitters, & HVACR Fitters Local Union 467 & Apprenticeship Training Center that may be confidential, proprietary, copyrighted, and/or legally privileged, and is intended solely for the use of the individual or entity named in this message. If you are not the intended recipient, and have received this message in error, please immediately return this by e-mail and then delete it.

From: Darcy Smith
Sent: Friday, May 15, 2020 8:03 AM
To: millsparkproject
Subject: Fw: Mills Park Development and ECR
Attachments: Screenshot_2020-01-25-15-42-40-1.png; Screenshot_2020-03-14-17-53-08-1.png; Screenshot_2020-05-15-07-11-16.png

Forwarding as a submitted public comment email.

From: Jeffrey Tong [REDACTED]
Sent: Friday, May 15, 2020 7:54 AM
To: CouncilSB <councilsb@sanbruno.ca.gov>; Melissa Thurman <MThurman@sanbruno.ca.gov>; Jovan Grogan <JGrogan@sanbruno.ca.gov>; Darcy Smith <dsmith@sanbruno.ca.gov>
Cc: Gladwyn D'Souza [REDACTED]; Mila Zelkha [REDACTED]; Gita Dev [REDACTED]; Andrew Boone <nauboone@gmail.com>; Andy Howse <openthesfwatershed@gmail.com>; Sandra perez-vargas [REDACTED]; Stephen Seymour [REDACTED]; Reyna Burgos [REDACTED]; Tim OBrien [REDACTED]; Adam Cozzette [REDACTED]; Walter Bird [REDACTED]; Everything South City [REDACTED]; Ann Schneider [REDACTED]
Subject: Mills Park Development and ECR

Dear San Bruno City Council & Jovan

Regarding <http://www.priechel.com/Mills-Park-Meeting-2020-05-18.html>

Originally I had safety concerns for bicyclists and pedestrians at intersection of SB Ave and ECR - considering San Bruno's TCP erred by claiming C/CAG forbid protected bike lanes on ECR (see attachment, TCP page 183). C/CAG denied those claims!

However, my concern would be reduced if San Bruno corrects the TCP error, and allows protected bike lanes on ECR. My concerns would almost be eliminated if San Bruno supports Sierra Club's vision for a car-free ECR! Both traffic and parking congestion throughout San Bruno can be minimized if ECR is designed for 100% traffic flow (bikes, **MMD***, shuttles, buses, and **BRT*** only). **NO CAR PARKING ON ECR!**

The 100% auto domination of ECR between San Bruno and Millbrae has been a disaster for San Bruno for over 3/4 century! Not to mention the I-380 disaster! The car-century ended on 31 Dec 1999, and a total transformation of ECR is needed NOW!

Of the entire SF Peninsula, the segment of ECR that needs to be car-free most is the 3 miles of ECR between Bayhill Dr and Trousdale Dr. Of that segment, the most critical is between SB Ave and Millbrae Ave.

As a private developer, G.W. Williams made generous concessions to mitigate our city's social problems, by supporting walkers and bikers.

Therefore, I support G.W. William's amended proposal **IF** San Bruno City Council also steps up to the plate!

Will City of San Bruno, collectively with City of Millbrae, champion (1) a car-free ECR, and support (2) a 501c3 Transportation Management Co-operative?

Asking private citizens to make all the concessions is unfair if city council as a body does not step up to the plate and champion policies to alleviate traffic, parking, and pollution problems.

From a legal perspective, the State of CA claims it has full jurisdiction over all transportation matters, but that does not give them the right to do anything they want! Same with SF PUC, which is what OpenTheWatershed.org is challenging.

"Caltrans" was once called the Dept of Highways (aka Dept of Freeways), before changing their name to Dept of "Transportation." So hold them accountable to their name (policy) change!

I-380 is no longer used for transportation - much of it is used for storage! ECR is dedicated 100% for cars (including center and side turn lanes, and parking vehicles) - not transportation! San Bruno is being trashed ...and city is doing nothing about it! Is it because it fears challenging the power of the State?

When Market Street SF was declared car-free, 1000's of bicyclists materialized. I am confident San Bruno can similarly thrive if the people are given alternatives. In 2017, the people of San Bruno challenged Caltran's absolute authority to do as they please with Skyline Blvd, and won!

<https://www.strongtowns.org/journal/2017/10/16/san-bruno-says-no-to-a-wasteful-highway-widening>

City Council was elected to represent its residents. Therefore City of San Bruno should represent its residents, and challenge Caltrans' absolute authority! The city must also challenge the authority of the county Transportation "Authority" (TA).

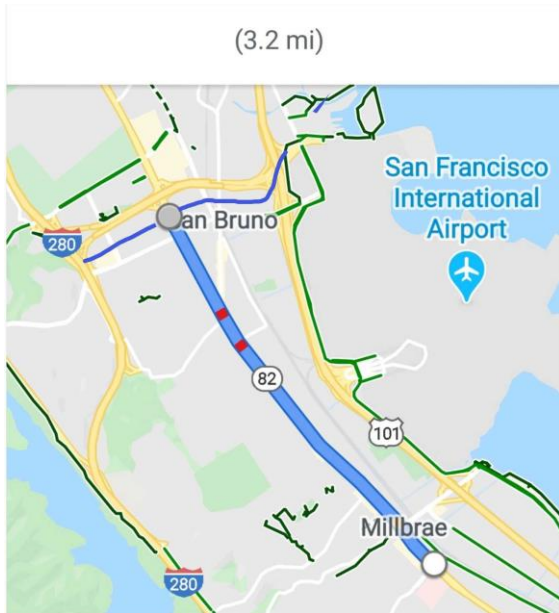
Transportation in San Bruno and Millbrae is a disaster because these higher level agencies are NOT in the transportation business - they are actually in the real estate control business, and that needs to be challenged!

Ca Streets & Highways Code §888 says "The department (of transportation) shall not construct a state highway as a freeway that will result in the severance or destruction of an existing major route for nonmotorized transportation traffic and light motorcycles, unless it provides a reasonable, safe, and convenient alternate route or such a route exists."

Below is the Googlemap direction for a bicyclist to transit between San Bruno Caltrain and Millbrae Caltrain. Does that look reasonable, safe, and convenient to you? That is why city council must champion a car-free ECR! Thank you!

Jeffrey Tong, founder
NWF Community • ildlife Habitat
Colinas.Costeras.org

🚲 🚲
10'10' 5' 12'12'2'12'12' 5' 10'10' = 100'
*BRT = Bus Rapid Transit.



Bicycle Priority Streets

Based on the Grand Boulevard Initiative and C/CAG policies to maintain all travel lanes on El Camino Real for potential future BRT lines, there are no current opportunities to provide bicycle lanes on El Camino Real. Street width constraints on San Mateo Avenue and on other roadways within the Transit Corridors Area do not allow for the provision of bicycle lanes without significantly impeding vehicle travel. Therefore, to facilitate cross-town bicycle travel, the Plan identifies a network of "bicycle priority streets" as indicated in Figure 7.16.

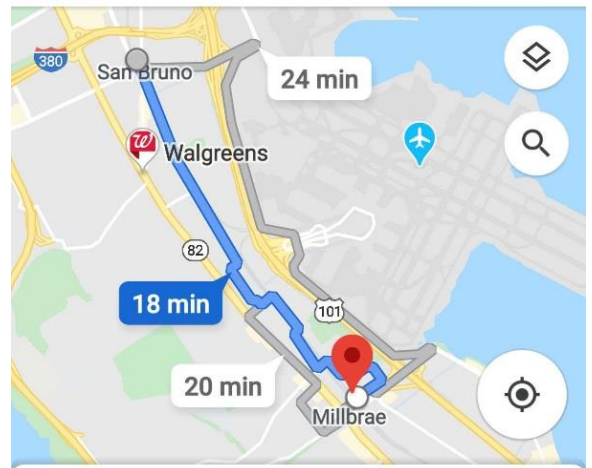
chapter seven



Figure 7.16: Recommended Bicycle Facility Improvements

← ○ Caltrain San Bruno Station ⋮
 ⋮
 📍 Millbrae ↕

🚶 4 min 🚶 58 min 🚶 7 min 🚲 18 min



18 min (3.5 mi)

Mostly flat

>> Preview

☰ Steps & more

From: Marsha Glassner [REDACTED]
Sent: Friday, May 15, 2020 5:48 AM
To: Pamela Wu
Subject: Fw: Project Update and Community Meeting Notice for Mills Park Center Development Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Pamela,

I can't look at these materials online. Last time, I think a solid wall was proposed for Building A along White Way. Can someone tell me what is proposed this time or send me that information? Or can I make an appointment to come to city hall to review the materials before the meeting on Monday? My home is immediately behind the proposed building A. Thank you.

Marsha

From: Pamela Wu <PWu@sanbruno.ca.gov>
Date: May 8, 2020 at 4:13:39 PM PDT
To: millsparkproject <millsparkproject@sanbruno.ca.gov>
Subject: Project Update and Community Meeting Notice for Mills Park Center Development Project

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From: Jovan Grogan
Sent: Saturday, May 16, 2020 12:59 PM
To: millsparkproject
Cc: Darcy Smith; Marc Zafferano
Subject: RE: Mills park Plaza

Forwarding to the official Mills Project email account.

Jovan D. Grogan, City Manager
City of San Bruno
(650) 616-7056
jgrogan@sanbruno.ca.gov

Don't miss out on the latest news, subscribe to the [City Manager's e-Newsletter!](#)

Get [Outlook for iOS](#)

From: rss [REDACTED]
Sent: Saturday, May 16, 2020 9:52:12 AM
To: Marc Zafferano <MZafferano@sanbruno.ca.gov>
Cc: CouncilSB <councilsb@sanbruno.ca.gov>
Subject: Mills park Plaza

Mark

With the Mills park plaza being resubmitted I would like you to remind council of their legal discretion. In two prior public meetings I asked you if council has the right to vote no because they feel the project is not right, your answer was yes council can turn down anything they feel is not right for SB legally, does this still apply?

Also can you provide direction on these Questions it is important that we are transparent for the community.

1. Since the Allen super school project is on the books does council have the right to ask for all new impact reports.?
2. The last time this project was submitted two planning commissioners and one city council member said that this project was way to much in such a small part of the TCP and although they removed the store they certainly haven't reduce the footprint. So on that alone would they be completely within their legal right to vote no.?

Thank you

Russ

From: Nancy Foreman [REDACTED]
Sent: Sunday, May 17, 2020 11:12 AM
To: millsparkproject
Subject: Question in regard to Covid 19 going forward

I know that Covid 19 was not even a word when the Developer submitted his redesigned plans. Now that the Pandemic has hit and everyone is having to alter how they do things to comply with distancing. Going forward, is a 5 story building prudent at a time when elevator's will be limited in occupancy, possibly just one person. Are there enough stairways to accommodate the residents?

My other thought which is a long shot is that the retail space on the ground level could possibly be turned into a work space for residents of the building who are now working from home and need a part time home office...just thoughts going forward and would not require or impact parking in the area.

Thank you for your time and consideration.
Nancy Foreman
[REDACTED]

From: Mark Heckman [REDACTED]
Sent: Sunday, May 17, 2020 2:18 PM
To: [REDACTED]; millsparkproject
Subject: Mills Park Project

Mayor Medina and San Bruno City Council Members,

I wish to state my objections to the March 23, 2020, resubmission of the Mills Park Center Development Project by the G.W. Williams Co.

My issue with this project is the apparent rights of commercial property owners vs. the rights of current San Bruno residents.

I feel the detriments for the current residents of San Bruno, and particularly Mills Park, outweigh any benefits. Some of these detriments are:

The planned project continues to be too tall, and too dense, for the location. 427 apartments, with an average of 3 people per apartment, is approximately 1282 people. This is a dramatic increase in population density. What benefit does this provide for current residents?

If only half of these people have cars, that's 640 cars, with insufficient parking. Cars will need to be parked on city streets, mostly in Mills Park. There will be a marked increase in traffic at one of the busiest intersections in San Bruno. Some of this increased traffic will be on residential streets, such as Kains, Angus, Jenevein, and Cherry. Again, what about the current residents?

The height of this project will result in a marked loss of privacy and sunlight for many residents. Mills Park will change from a suburban to an urban community.

It is my understanding the Transit Corridor Plan (TCP) requires a percentage of the apartments in this project be "affordable". Does the property owner and the City of San Bruno have a clear plan to ensure these apartments stay "affordable"?

Reportedly the property owners have offered a \$10 million "community benefit payment" to the City's General Fund. Will this payment offset the long term use of city services such as police, fire, and sanitation, by the tenants of this project? Additionally, the property's tenants will increase the city's use of precious resources such as water, and other utilities.

The property owners, and San Bruno City employees, have previously cited Measure N as justification for the height of this project. It is my understanding, Measure N was partially financed by commercial property owners. Everyone I have spoken to who voted yes for Measure N say they thought the Measure was intended to "revitalize" downtown San Bruno and are disappointed this is not the reality. It is also my understanding the property owners of this project have threatened to sue the City of San Bruno if this project is not approved. Do the residents who already live in San Bruno, and especially Mills Park, have any rights? Or is San Bruno up for grabs to the highest bidder.

The property owners have commercial property at a time when commercial property is, unfortunately, losing it's value. With the help of The TCP and Measure N, it appears they are trying to make as much money as possible from this property. This is understandable, but it should not be at the expense of current residents.

I implore you, Mayor Medina and the San Bruno City Council, to vote NO on the current Mills Park Development Project. You were elected to represent the residents of this community. Please represent all of the community, not just commercial property owners.

And finally, I would like to say KUDOS! To the property owners for resubmitting this project during a "Shelter in Place" order because of a pandemic, ensuring that many voices will not be heard. Capitalism at its finest.

Kathy Heckman, Mills Park Resident

Rucha Dande

From: Barbara LaRaia [REDACTED]
Sent: Sunday, May 17, 2020 8:20 PM
To: millsparkproject; Melissa Thurman; Marc Zafferano; Michael Salazar; Rico Medina; Laura Davis; Marty Medina; Linda Mason; Barbara LaRaia; Jim Ruane; Jovan Grogan
Subject: Fwd: BAD (or basically "NO") Communication for May 18, 2020 Meeting

Please put this email (forwarded message below, that I sent to council) ON THE RECORD for the May 18, 2020 Mills Park meeting. Someone just told me about the ALTERNATE email of millsparkproject@sanbruno.ca.gov Thank you. Barbara LaRaia

----- Forwarded message -----

From: Barbara LaRaia [REDACTED]
Date: Sun, May 17, 2020 at 8:06 PM
Subject: BAD (or basically "NO") Communication for May 18, 2020 Meeting
To: Rico Medina <rmedina@sanbruno.ca.gov>, <jgrogan@sanbruno.ca.gov>, Michael Salazar <msalazar@sanbruno.ca.gov>, Marc Zafferano <mzafferano@sanbruno.ca.gov>, Melissa Thurman <mthurman@sanbruno.ca.gov>, Marty Medina <mmedina@sanbruno.ca.gov>, Linda Mason <lmason@sanbruno.ca.gov>, Laura Davis <ldavis@sanbruno.ca.gov>, Barbara LaRaia [REDACTED], Jim Ruane [REDACTED]

Hello Everyone.

I am beyond disappointed, and can see why this city has so many problems. I had heard several days ago about a meeting on May 18 (tomorrow) for the much-awaited MILLS Plaza Project. The developer apparently has done a lot of work to prepare for Monday's (tomorrow's) meeting, and I know many people who did not even know about the FIRST Mills Plaza Project were hoping there would be more input on any new development project.

I looked on the city website today, and there is NOTHING on the City Home Page regarding this IMPORTANT community meeting with the DEVELOPER. I KNOW it is NOT a city council meeting, but it is supposedly a "special" community meeting where staff and council members are present (virtual meeting), along with the developer. The city clerk takes notes, and there is an "agenda" for this CRUCIAL meeting. I had thought that there was supposed to be an "announcement" on the City's Home page about this meeting, and IDEALLY a 24 hour notice AT LEAST.

There is NOTHING on the City's main web page. On that main web page, I looked under: "What's New" - and there was NOTHING about the meeting. I then looked at the actual picture of the calendar on the left-side of the city home page, and clicked on May 18, and NOTHING about the meeting (Just games cancelled) . I clicked on WHAT'S HAPPENING - and NOTHING about the meeting. I then clicked on the WORD "Calendar" on the RIGHT side of the city main web page (under "What's Popular"),and NOTHING about the meeting tomorrow.

How are people supposed to know about this CRUCIAL development project, when the city does not put anything on its main web page about it? Was there anything put in the newspaper? Even though the meeting is apparently not deemed a "special Meeting, I think that many people - INCLUDING THE DEVELOPER - would deem it very special, and it should have been advertised properly. This development project is a huge part of San Bruno's future. and it is being treated as not even on the radar. Very very concerned about San Bruno.....and how it is being run.....

Barbara LaRaia

From: Frank Scafani [REDACTED]
Sent: Monday, May 18, 2020 1:16 PM
To: millsparkproject
Subject: Mills Park Development

Council Members,

How many onsite parking spaces will there be for the 427 units?

With the housing crisis, and Sen. Weiner dictating policy for each city in California, there will be only 65 affordable housing units?

I moved to San Bruno for a quality of life I would find in Mills Park with its smaller streets and unique design of the homes, vs. the cookie cutter designs in other adjoining cities. However, now with what appears to be one huge tenement housing block of housing that will add more congestion, more traffic and a loss of the uniqueness that was Mills Park.

It seems to me that between San Bruno and South San Francisco, there is a race to the bottom on which city is going to follow the slash and burn mentality of Daly City.

What a shame you have sold out your residents to the highest bidder.

Frank Scafani

--

If voting changed anything, it would be illegal.

From: Barbara LaRaia [REDACTED]
Sent: Monday, May 18, 2020 3:26 PM
To: Melissa Thurman <MThurman@sanbruno.ca.gov>; Marc Zafferano <MZafferano@sanbruno.ca.gov>; Rico Medina <RMedina@sanbruno.ca.gov>; Laura Davis <LDavis@sanbruno.ca.gov>; Linda Mason <lmason@sanbruno.ca.gov>; Marty Medina <MMedina@sanbruno.ca.gov>; Michael Salazar <MSalazar@sanbruno.ca.gov>; Jim Ruane [REDACTED]; Jovan Grogan <JGrogan@sanbruno.ca.gov>; Barbara LaRaia [REDACTED]
Subject: GOOD!

Hi Everyone.

Now I see three hours before this IMPORTANT meeting that it is posted on the CITY's Main Webpage - GOOD JOB! It looks great, is free, and does not take much staff time. (FYI, I talked with a couple of people today who publicly spoke in July against the project last year and did not even know about tonight's meeting.)

Please CONTINUE to keep everyone in the loop. I took a lot of time responding to council members' (and others) comments, and am glad I did. It was exhausting, but worth it - wish I could get paid for these things 😊 I am tired.....

GOOD JOB!
Barbara

From: Terri Martin [REDACTED]
Sent: Monday, May 18, 2020 3:53 PM
To: millsparkproject
Subject: Mills Park Project and San Mateo County Safe Route to School Program

Has this project made any improvements to the increased traffic and congestion it will bring to the area? Is the main garbage and pick up area still on Angus Avenue across from the Library? Would garbage trucks still need the to access the dumpsters from the street level? Decimal Allen School and the City Library are both 100 yards from this area. Has the project made any increases to street setbacks etc. to promote walking and biking in this area?

Please read up on the San Mateo County Safe Routes to School Program (SRTS) program and insist that the developer make appropriate changes to the building so that it follows the County SRTS program and makes the area safer and not more dangerous to pedestrians in an existing school zone.

Terri Martin

Sent from my iPad

From: Jeffrey Jenkins [REDACTED]
Sent: Monday, May 18, 2020 4:58 PM
To: millsparkproject
Subject: Mills Park project.

To San Bruno City Council,

I was curious why the current Tanforan site isn't considered for this very project? If the state is requiring us to build something to house lot of people this seems to be the best spot for it, it's close to BART, walking distance to stores, and plenty of parking. The mall has been declining in years and a new project like this could revitalize it. Just some thoughts.

Regards,

Mr. Jeffrey Jenkins

From: Pamela Wu
Sent: Monday, May 18, 2020 5:47 PM
To: Rucha Dande; Darcy Smith; millsparkproject
Subject: FW: Project Update and Community Meeting Notice for Mills Park Center Development Project

Pamela T. Wu
Planning and Housing Manager

City of San Bruno
567 El Camino Real
San Bruno, CA 94066
650-616-7053
pwu@sanbruno.ca.gov

COVID-19: For details on City facility closures, updates and other resources, please visit www.sanbruno.ca.gov/Coronavirus.

For general non-medical and non-emergency information related to COVID-19, please call 211. Text "coronavirus" to 211211 for text updates, or sign up for [SMC Alert](#).

From: [REDACTED]
Sent: Monday, May 18, 2020 5:26 PM
To: Pamela Wu <PWu@sanbruno.ca.gov>
Subject: Re: Project Update and Community Meeting Notice for Mills Park Center Development Project

Hi Pamela,

My question isn't about the color or material of the wall but about how the increased potential for public nuisance and crime in that area would be mitigated.

Also, how can one see the relevant materials if unable to see them online? Thank you.

Marsha

On Friday, May 15, 2020, 6:59 PM, Pamela Wu <PWu@sanbruno.ca.gov> wrote:

Dear Ms. Glassner,

Thank you for your interest in the Mills development and thank you for this email. In terms of your question for the wall facing White Way, we are still in conversation with the developer finalizing the best option for the wall color and material, which may be a topic that can be shared on Monday night's community meeting.

Also, I wanted to let you know that all public comments submitted via email/mail are a public record, and will be posted online for all to read. They will also be distributed to the City Council.

You may also submit comments online at the City's coUrbanize project website which is specifically dedicated for community engagement.

Please visit: <https://courb.co/millspark> and click on the 'COMMENTS' tab at the top of the page to input your comments there.

Alternatively, if there is any question that you would like to be answered on Monday night's meeting, perhaps we can either discuss over the phone or have you email them to me over the weekend.

Thank you,

Pamela T. Wu

Planning and Housing Manager

City of San Bruno

567 El Camino Real

San Bruno, CA 94066

650-616-7053

pwu@sanbruno.ca.gov

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Sent: Friday, May 15, 2020 5:48 AM
To: Pamela Wu <PWu@sanbruno.ca.gov>
Subject: Fw: Project Update and Community Meeting Notice for Mills Park Center Development Project

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Date: May 8, 2020 at 4:13:39 PM PDT
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From: Alexander Melendrez [REDACTED]
Sent: Monday, May 18, 2020 5:55 PM
To: millsparkproject
Subject: Mills Park Center Question

As a lifelong San Bruno resident I am very supportive of the 427 homes that this proposal will provide. San Bruno has a significant job-housing imbalance that is years in the making.

Could you talk more about why the City of San Bruno urgently needs more homes and how the lack of having enough housing affects San Bruno?

Thank you,
Alex Melendrez

--
#HousingIsHealthcare

Alexander Melendrez
Organizer
Housing Leadership Council of San Mateo County (HLC)
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From: Building Trades Council [REDACTED]
Sent: Monday, May 18, 2020 6:02 PM
To: millsparkproject
Subject: Mills Park Project Comment

Dear Mayor Medina, Vice Mayor Salazar, and Councilmembers Davis, Mason, and Medina:

On behalf of the Building and Construction Trades Council of San Mateo County, our affiliates, and our members, I wish to express our support for the Mills Park Center Development Project that is scheduled to be discussed at your meeting tonight.

The Mills Park Center project developer and owners are committed to building this project using local union labor. This will provide opportunities for workers in our community to find strong, middle-class jobs.

Like you, we hope that San Bruno stays affordable to current residents and to the workers who support and make up our communities. We believe in the same principles: maintaining public safety, supporting public education, preserving good hospitals, and producing affordable housing. Development projects like this, which reinvest in our communities by providing workers with strong protections and benefits, help to make these principles a reality.

Thank you to GW Williams Company, the Welch Family Partnerships, and the City of San Bruno for supporting this project, and all of the worker and community benefits that it will provide.

Please approve the Mills Park Center development project proposal.

In Solidarity,
James Ruigomez, Business Manager

Building & Construction Trades Council
of San Mateo County
1153 Chess Drive #206
Foster City, CA 94404
650-358-9977

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From: Kelsey Banes [REDACTED]
Sent: Monday, May 18, 2020 6:03 PM
To: millsparkproject
Subject: Support for Mills Park Project

Thank you for considering the re-submission of the Mills Park development. I write on behalf of Peninsula for Everyone, a pro-housing advocacy organization that supports housing for people of all income. We were extremely disappointed last year when this proposal was denied, as it would have provided much-needed homes for current and future residents.

Our current health crisis has illuminated the ways in which housing is foundational to human health and safety. Housing scarcity has pushed residents into overcrowded and unstable living conditions, endangering the well being of families in our community. The proposed development would help to alleviate the housing shortage by providing much-needed housing near transit, jobs, and services. The proposed development is attractive, makes excellent use of scarce land, and will provide a substantive number of deeply affordable homes on-site.

Although opposition to this project will likely persist despite the removal of the grocery store, I hope the City Council will consider the will of the voters that approved the transit-oriented zoning that enabled this proposal, as well as the mandate from the state to approve housing consistent with the general plan. Thank you for enabling the timely completion of this proposal.

Thank you,
Kelsey Banes



Kelsey Banes, Ph.D. | Regional Executive Director, San Francisco Peninsula | [YIMBY Action](#)
Want to help build a sustainable and equitable future? [Become a Member](#)

From: Tom Hamilton [REDACTED]
Sent: Monday, May 18, 2020 6:22 PM
To: millsparkproject
Subject: Quick item for comment on community meeting tonight

Since attendees cannot see other attendees in the Zoom meeting (which is understandable), it would be nice if someone could announce how many community members have connected to tonights meeting. Thank you.

Tom Hamilton

From: ALISON TUDURY [REDACTED]
Sent: Monday, May 18, 2020 6:22 PM
To: millsparkproject
Subject: Mills Park project affordable units

Will priority for the affordable units be given to San Bruno Park School District teachers? If so, how many and what will the affordable rate be?

Alison Tudury

From: Ranger [REDACTED]
Sent: Monday, May 18, 2020 6:36 PM
To: millsparkproject
Subject: Mills Park

Given the changes to the world, encouraging mass transit by limiting parking seems counter intuitive for the foreseeable future. Many people will be avoiding transit I suspect. And how many people will want to move in to an apartment with no private access, elevators and halls are, for the time being, a source of concern. The idea that this immense development is moving ahead at this time with so many unknowns makes no sense. I will be having to stay at home until this is over and there is no more risk to me as an older person with other health risks. That may take a few years. This HUGE project out my back door (literally), with no place to escape is totally unacceptable - maybe they can buy us out, or relocate us during construction? Otherwise our quality of life will drop to 0, it will cause us real harm, physically and mentally.

From: Plymouth Ansbergs [REDACTED]
Sent: Monday, May 18, 2020 6:38 PM
To: millsparkproject
Subject: Question about consideration of existing retail

Follow Up Flag: Follow up
Flag Status: Flagged

I think this project looks great, I'm really excited about it. Given that the prior plan for a supermarket is now gone and there will be additional commercial space available, has there been any consideration towards reserving space preferentially for existing businesses on the site who might like to continue operating in the new space?

From: [REDACTED]
Sent: Monday, May 18, 2020 6:39 PM
To: millsparkproject
Subject: Proximity to Allen School and

Due to the close location to Allen School and the library, both of which are scheduled to be expanded, there is still a concern with the traffic and the safety for kids.

Is it possible to expand Kains to allow for additional Lanes of traffic going through to the school and a dedicated lane turning into the housing complex?

Also, will there be open recreational space within the complex (ground level or roof decks) for residents, particularly to address the needs for residents with families and dogs (if dogs are allowed)?

Thanks!
-Caroline Cannizzaro

From: [REDACTED]
Sent: Monday, May 18, 2020 6:44 PM
To: millsparkproject
Subject: CORRECTION Re: Proximity to Allen School and Library

My apologies, I meant expanding ANGUS, not Kains.

-Caroline Cannizzaro

On May 18, 2020 6:39 PM, [REDACTED] wrote:

Due to the close location to Allen School and the library, both of which are scheduled to be expanded, there is still a concern with the traffic and the safety for kids.

Is it possible to expand Kains to allow for additional Lanes of traffic going through to the school and a dedicated lane turning into the housing complex?

Also, will there be open recreational space within the complex (ground level or roof decks) for residents, particularly to address the needs for residents with families and dogs (if dogs are allowed)?

Thanks!

-Caroline Cannizzaro

From: Marsha Glassner [REDACTED]
Sent: Monday, May 18, 2020 6:57 PM
To: millsparkproject
Subject: Question - White Way behind Building A

Currently, White Way between Kains and San Bruno Avenue is bordered by backyard fences, some with gates, to the west; on the east by the Camino Plaza businesses with back doors that open onto it plus large parking lots which provide visibility into White Way from both Camino Plaza and El Camino Real as well as people who use the gates and back doors. If the developer erects a solid wall on the east, visibility of activities on White Way would seem to be very much reduced. It seems likely that would make this area much more subject to public nuisance and minor crime such as homeless encampments, graffiti. Of particular concern is the increased potential for defecation and urination on properties to the west of White Way. I would like to know how the builder will reduce this potential. For example, replacing the wall bordering the community spaces with wrought iron fencing with additional screening for project residents via landscaping; or assisting homeowner neighbors by providing assistance in blocking areas such as entries with additional gating or other solutions. I'm sure there are other potential solutions as well.

I have not been able to look at any renderings of White Way behind Building A online. How else are they available?

From: Philippe Marguet [REDACTED]
Sent: Monday, May 18, 2020 6:59 PM
To: millsparkproject
Subject: Questions arising from Community meeting

We live in the "existing residential unit" featured in a lot of your renderings :)

I've read about the longer term impacts and plans, but can you talk a little about the construction process and noise, parking, traffic, pollution, etc. and what regulations or guidelines might be in place for residents who will effectively be living adjacent to a large commercial construction site?

Thank you!

-Philippe

From: Joseph Ortiz [REDACTED]
Sent: Monday, May 18, 2020 7:00 PM
To: millsparkproject
Subject: Do it !!

From: Sandra Salazar [REDACTED]
Sent: Monday, May 18, 2020 7:08 PM
To: millsparkproject
Subject: Mills park development

It's very unfortunate that the grocery store was removed. Is there not a possibility that you would re-consider a grocery store?

Parking spots: How many parking spots were in the original proposal and how many are there now? I believe she said 597?

From: John Mcglothlin [REDACTED]
Sent: Monday, May 18, 2020 7:16 PM
To: millsparkproject
Subject: Question

Given the current budget of San Bruno, how would this positively or negatively effect the city's financial situation?

Sent from my iPad

From: Philippe Marguet [REDACTED]
Sent: Monday, May 18, 2020 7:16 PM
To: millsparkproject
Subject: Re: Questions arising from Community meeting

Thanks for answering my questions live!

As a follow-up, perhaps you can point me towards where I can find additional details regarding the codes you referenced that would apply to this site(**or better attach or copy actual regulations on hours, noise levels, etc.**).

Thanks again.

-Philippe

On Mon, May 18, 2020 at 6:58 PM Philippe Marguet [REDACTED] wrote:

We live in the "existing residential unit" featured in a lot of your renderings :)

I've read about the longer term impacts and plans, but can you talk a little about the construction process and noise, parking, traffic, pollution, etc. and what regulations or guidelines might be in place for residents who will effectively be living adjacent to a large commercial construction site?

Thank you!

-Philippe

From: Sandra Salazar [REDACTED]
Sent: Monday, May 18, 2020 7:21 PM
To: millsparkproject
Subject: Re: Mills park development

What was the previous number of parking spots when the grocery store was incorporated?

The reason I ask is because the number of parking spots have been greatly reduced yet the number of units has stayed the same.

On Mon, May 18, 2020 at 7:07 PM Sandra Salazar [REDACTED] wrote:

It's very unfortunate that the grocery store was removed. Is there not a possibility that you would re-consider a grocery store?

Parking spots: How many parking spots were in the original proposal and how many are there now? I believe she said 597?

From: Marcia G [REDACTED]
Sent: Monday, May 18, 2020 7:25 PM
To: millsparkproject
Subject: Question

These are unprecedented times. During normal times, neighbors might be able to go elsewhere as needed during periods of diminished air quality and significant noise which does not exceed the city's limit yet is problematic for residents. Some, especially any invalids or people who are at high risk for Covid-19, may not have that option, especially if there is not yet a vaccine for Covid-19. Obviously some neighbors would be collateral damage to this project in the best of times, but in these times things that might otherwise simply be significant inconveniences, could become life-threatening. This is especially true during hot weather for neighbors would have to stay inside & close their windows even if they do not have air conditioning. Will any accommodation be made for these neighbors? For example, an offer of temporary (or permanent) relocation?

From: Jason Hsi [REDACTED]
Sent: Monday, May 18, 2020 7:34 PM
To: millsparkproject
Subject: Charter City

Some have suggested if SB becomes a charter city, somehow we'd have more control and ability to say no.

Can you please set the record straight and maybe talk about Huntington Beach (a charter city) having reached an agreement that will bring them into compliance?

Thanks,

Jason

[Sent from Yahoo Mail for iPhone](#)

From: Joseph Ortiz [REDACTED]
Sent: Monday, May 18, 2020 7:34 PM
To: millsparkproject
Subject: Commercial / Retail Space

What businesses could potentially occupy the retail space ?

From: Vaughn Gregory [REDACTED]
Sent: Monday, May 18, 2020 7:34 PM
To: millsparkproject
Subject: Mills Park question

What is the difference in estimated property taxes for the project if it is completed?

--
Vaughn Gregory

cell: [REDACTED]

From: Tyler Louis [REDACTED]
Sent: Monday, May 18, 2020 7:35 PM
To: millsparkproject
Subject: Questions

Couple questions

- How does Mills Park project align with the long term goal for San Bruno ave & El Camino? Specifically, I think San Bruno would benefit from being narrower and more walkable commercial corridor similar to Burlingame Ave or Broadway Ave (Millbrae)
- Seeing pictures of El Camino being narrows street, do we plan Mill Park to widen the sidewalks and remove a lane?

Thanks!

From: Daniel Valverde [REDACTED]
Sent: Monday, May 18, 2020 7:47 PM
To: millsparkproject
Subject: Mills Park Project Comment

Hello,

As someone who is watching from Stockton and plans to move back (hopefully) to the Peninsula. This project will help San Bruno Transit Corridor by increasing walkability on San Bruno Ave and El Camino. Also this project will help make a huge dent to the housing crisis that is affecting many people living in the region. Consider passing this project.

Best,

Daniel

From: Sandra Salazar [REDACTED]
Sent: Monday, May 18, 2020 7:53 PM
To: millsparkproject
Subject: Re: Mills park development

Thank you for addressing that.

It would be nice if you could post the virtual video on the website.

On Mon, May 18, 2020 at 7:21 PM Sandra Salazar [REDACTED] wrote:
What was the previous number of parking spots when the grocery store was incorporated?

The reason I ask is because the number of parking spots have been greatly reduced yet the number of units has stayed the same.

On Mon, May 18, 2020 at 7:07 PM Sandra Salazar [REDACTED] wrote:
It's very unfortunate that the grocery store was removed. Is there not a possibility that you would re-consider a grocery store?

Parking spots: How many parking spots were in the original proposal and how many are there now? I believe she said 597?

From: Darcy Smith
Sent: Monday, May 18, 2020 8:46 PM
To: millsparkproject
Subject: Fwd: Mills Park Project

From: Callista Shepherd [REDACTED]
Sent: Monday, May 18, 2020 8:27 PM
To: City Manager
Cc: Darcy Smith
Subject: Mills Park Project

Good evening, Jovan and Darcy,

I support this project.

I'm sorry it doesn't have the Whole Foods grocery store anymore – because that would've taken all those cars off the street if folks could have just taken the elevator to shopping. I understand that the ship has sailed on that because Councilmember Marty Medina tanked the July 2019 vote. I'm still feeling frosty towards him about that.

Jovan, I was thinking about the question that amounted to “what's in it for us?”

Some of the benefits to San Bruno for providing a residential housing project of this size in that location (in addition to the Community Benefits package paid for by the project owner/developer) are: economic revitalization - increased foot traffic improving retail receipts for The Shops on San Mateo Ave – improved receipts are good for the City's revenue and are also good for the overall improvement of experience for shopping, dining, recreating for all who enjoy The Ave. Also, having more members living in the community are more people to contribute to the community bringing liveliness, commerce, higher enrollments in our schools, clubs, community events etc. Benefits to San Bruno include opportunities for important members of our families, etc. to have housing opportunities to live closer to their kin, to their work spheres, to their schools, etc. Housing with elevators allow members of the community who need housing property-types that meet the physical needs of the differently-abled or elderly with mobility concerns, etc who cannot successfully continue to reside in homes that have stairs and/or multiple levels. And having several hundred units of greatly needed housing closer in walking distance to shopping and transit and jobs versus building housing further flung from shopping/multi-rider transit which would only increase surface traffic and so forth that would further aggravate that already difficult local and regional problem.

Thanks for all that you are doing for the City.

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COMPASS
1400 Van Ness Ave
SF, CA 94109

From: rss [REDACTED]
Sent: Monday, May 18, 2020 8:42 PM
To: [REDACTED]
Cc: CouncilSB <councilsb@sanbruno.ca.gov>
Subject: Mills Park

Rico

1. I find it appalling that our city of San Bruno was threatened with a lawsuit by our neighbor and some who wants to build in Mills Park Please ask Marc to speak on Scott Williams Threat. What are the odds of San Bruno actually losing and if we did lose would the builder have to make 50% of those units affordable?
2. Please ask Ms. Smith to clarify why she didn't mention the two approved projects on Sylvan and more concerning the one on Huntington Ave which the Welchs own one of the partners in Mills Park Project.
3. Also since we are in lockdown and don't have a voice. I found this meeting set up to bully and intimidate the residents of this community. In final I thought we were a city of kindness you know the city with a heart. I found this lacking transparency and once again our city not working with a developer but for them.

Regards

Russell Stines

Subject: RE: White Way again

From: Marsha Glassner [REDACTED]
Sent: Tuesday, May 19, 2020 9:20 AM
To: Pamela Wu <PWu@sanbruno.ca.gov>
Subject: White Way again

Once again city staff has called White Way a nuisance and an eyesore as though this is somehow the fault of residents and completely outside the control of the project property owner. No. I and my neighbors would welcome the opportunity to work with the city and the developer to improve White Way. At a previous meeting the developer's representative specifically stated they had no interest in doing this. It appears that the developer finds it to their advantage for White Way to continue with as little attention as possible. Please prove me wrong on that. We have an entrance to our property from White Way that we use almost daily. Our neighbor told me they hope to create one as well. We are very motivated to improve White Way. I hope the developer and the city are too.

Marsha