



# HOME

Association of North Central San Mateo

HANCSM - Our Organization Welcomes Home Owners, Renters, Property and Business Owners

*Winter 2017*

[HANCSM.wordpress.com](http://HANCSM.wordpress.com)

## What's Happening In and Around North Central?

### 737 2<sup>nd</sup> Avenue Multi-Family Residential Development and Neighborhood Market

Seven new multi-family dwelling units and preservation of an existing historic neighborhood market at the NW corner of 2<sup>nd</sup> Avenue and South Fremont Street. The three-story townhomes will each have an attached single-car garage. Height is 28.5 feet, where 35 feet maximum allowed.

Nine additional uncovered parking spaces provided onsite. Project was approved by Planning Commission on October 13, 2016.

### Fremont Terrace - New Residential Condominiums at 210 South Fremont Street

Fifteen new multi-family condominium units in a 4-story building with one level of underground parking (32 spaces) on South Fremont Street, between East 2<sup>nd</sup> and East 3<sup>rd</sup> Avenues. Height is 46.5 feet, where 55 feet maximum is allowed. Project was denied by Planning Commission on August 23, 2016. Decision was appealed to City Council and approved on November 21, 2016.

### 405 East 4<sup>th</sup> Avenue Mixed-Use Project

Three levels of offices and one level of residential units, for a total of 4 floors, with two levels of underground parking. Project is located on 4<sup>th</sup> Avenue, be-



tween South Claremont Street and Railroad Avenue.

Two historic structures will be demolished. 156 parking spaces required, with 83 provided; applicant will pay the in-lieu fees for remainder. Planning Commission held study sessions on May 24<sup>th</sup>, 2016 and November 15, 2016. A Draft Environmental Impact Report is being prepared and the project will return to the Planning Commission for a vote in mid-2017.

### 111 – 115 Monte Diablo Avenue – Chabad North Peninsula Synagogue and Chai Preschool

A two-story structure with one level of underground parking is proposed. The ground floor preschool will include 6 classrooms, offices, and an outdoor play area. The synagogue will be located on the second floor, along with a social hall, conference room, kitchen and support spaces. A parking variance is requested: 31 parking spaces will be provided, where 59 are required. A neighborhood meeting was held June 21, 2016 and a Planning Commission study session on July 12, 2016. The project will return to Planning Commission in 2017 for a vote.

### 333-345 South B Street

A neighborhood meeting was held on October 22, 2016 for a proposed exterior front wall alteration and the addition of 4,000 square feet (later revised to 8,000 SF) at the third floor within the existing building envelope at the former Rite Aid/Thrifty building,

### 246 South B Street

A neighborhood meeting was held on January 6, 2017 for proposed exterior front wall alterations, consisting of new paint, new windows, gas heaters, wood planters, new lighting and signage. "Roam Artisan Burgers Restaurant" will replace the former Dos Amigos restaurant.

*Dianne Whitaker  
Planning Commissioner, HANCSM Board Member*

Community Calendar	
Thursday, February 23 6:30-8:30pm	<b>HANCSM General Meeting</b> King Center
Monday, March 6 7pm	<b>City Council Meeting</b> Discussion of Sanctuary status 330 W. 20th Ave
Wednesday, March 8 6:30-8pm	<b>Peninsula Clean Energy Meeting</b> Main Library 55 W. 3rd Ave

## Poplar Avenue Improvement Project

The Poplar construction is about 90% complete. Weather Permitting, the construction is anticipated to be completed by the end of January 2017. The remaining tasks include widening the off-ramp at Poplar south bound, paving, and striping the project limit. Access to the freeway ramps will be maintained at all times, unless it is necessary that they be temporarily closed. Left turn movement is restricted coming from the off ramp from US 101 to southbound Amphlett Blvd.



### Major Changes:

The Median at Poplar Avenue is now in place, so Idaho Street and Amphlett Blvd. access across Poplar will be permanently closed off. Left turn movement is permanently restricted coming from Eastbound Poplar to Northbound of Amphlett Blvd. Poplar Avenue and Humboldt Avenue intersection now has a left turn lane for all four directions, and the left turn lane storage on Southbound Humboldt was extended to accommodate increased vehicle capacity for Eastbound Poplar onto Hwy 101 South.

*Leo Chow, Assistant Engineer  
Public Works Department*

## Library Programs

*[All library programs offer free admission]*

- Art Exhibit (1<sup>st</sup> Flr. Art Gallery): Peninsula Women's Caucus for Art Exhibit, 1/5-2/27.
- Art 3-D Exhibit (2<sup>nd</sup> Flr. Display Case): Folk Art of Eastern Europe by Brooks Brager, 1/10-2/28.
- Family Read Aloud Program, 1/23-3/4
- AARP Tax Assistance program, Fridays, 11:15 am-3:15 pm, starting on 2/3 thru 4/14 [call 650-539-4459 for appointment]
- Love Bites (Teen Anti-Valentine's Day Party), 2/13, Oak Room, Main Library, 3:30 p.m.
- Paws for Tales (Read-to-a-Dog), 2/13, Children's Book Bubble, 4:00-5:00 pm.
- Tax Planning Workshop, 2/15, Oak Room, Main Library, 6:30pm. [Call 650-522-7818 to register]

- Children's Movie: "Secret Life of Pets", 2/16, Main Library, 3:30 pm.
- Taste for Trivia: Entertainment Edition, 2/17, 6:00-8:00pm, Main Library [Call 650-522-7818 to register]

*Ben Ocón, City Librarian*

## Accessory Units

In an effort to address the current housing crisis and to create more affordable housing units, the Governor of the State of California signed three laws in September 2016 which amend Government Code Section 65852.2. These laws, AB 2299 (Bloom), SB 1069 (Wieckowski), and SB 2406 (Thurmond) streamline the development process of constructing affordable dwelling units by imposing more flexibility and relaxing current regulations with two housing types, 'Accessory Dwelling Units (ADUs)' and 'Junior Accessory Dwelling Units (JADUs)'. Both AB 2299 and SB 1069 renamed "Second Units" to "Accessory Dwelling Units". The new State legislation became effective January 1, 2017.

This corresponding Zone Text Amendments to Chapter 27.19 of SMMC, Accessory Dwelling Units and Junior Accessory Dwelling Units will be reviewed by the City Council public hearing on Monday, February 6, 2107 at 7:00 PM.

Please refer to the following link for more project information: [www.cityofsanmateo.org/whats happening](http://www.cityofsanmateo.org/whats happening).

*Lorraine Weiss, Planning*

### HANSCM Board

- Tracey Kobayashi—Vice President: 867-7246
- Joanne Bennett - Treasurer: 340-9699
- Wesley Taoka - Secretary: 344-7987
- Mike Caggiano - Board Member: 342-8244
- Dorothy Chow - Board Member: 343-3894
- Robert Harker - Board Member:
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- Joshua Hugg - Board Member: 579-7369
- Adam Lorraine - Board Member: 520-1111
- Amy & Binh Thai - Board Members:  
(415) 344-1024
- Ben Toy - Board Member: (415) 370-8491
- Dianne Whitaker - Board Member: 343-4340

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 Email: HANSCM@gmail.com

### Oversized Vehicle Parking

There is an ordinance related to parking oversized vehicles. An oversized vehicle is defined as having a height, including load, of 7.5 feet, a width, including load, of 7.5 feet (from the widest portion of the vehicle, but not including mirrors), a length, including load, of 22 feet (in combination with any attached trailer), and a weight exceeding 10,000 pounds. Go to the City's website at <http://www.cityofsanmateo.org/index.aspx?nid=2407> for details and links to the ordinance and other documents.

If you discover illegal dumping, contact Public Works by telephone (650) 522-7300, email [public-works@cityofsanmateo.org](mailto:public-works@cityofsanmateo.org), or online at <http://www.cityofsanmateo.org/index.aspx?NID=2082>.

When you make your report, describe the address, or nearest cross streets, and provide a description of the items dumped.

To the <http://www.cityofsanmateo.org/index.aspx?nid=2174> for more information.

### Peninsula Clean Energy Meeting

The City of San Mateo invites you to an upcoming informational workshop with Peninsula Clean Energy.

Join Peninsula Clean Energy's staff on Wednesday, March 8th at 6:30pm at the San Mateo Main Library to learn and ask questions about San Mateo County's official electricity provider. Peninsula Clean Energy (PCE) provides cleaner and greener electricity options with rates starting lower than what you are paying now. PCE starts on October 1 for Phase 1 and April 2017 for Phase 2.

Notifications are in the mail about the switch and you may have some questions about how this will affect your business or residence. Come, ask questions and be informed!

To attend this informational workshop, please [register online](#) for this free event.

### Illegal Dumping

The City of San Mateo places strict controls on dumping waste on private and public property to ensure safety and preserve the cleanliness and attractiveness of the City. Blocked streets and sidewalks create safety hazards, and storage of waste in public right-of-ways and private property lowers property values, creates a public nuisance, can be a safety and health hazard. In short, dumping is illegal.



City Code 7.32 describes in detail the various restrictions and allowances related to dumping and garbage. Illegal dumping should be reported to the City. If you witness illegal dumping, call the San Mateo Police Department at (650) 522-7700.

### Home Association of North Central San Mateo

JOIN NOW! As a member, you will receive a newsletter, attend informative meetings, and be represented at City and County meetings. You will also have the opportunity to meet your neighbors in a spirit of cooperation and shared interest. Please include your email address so we can keep you informed. Your email will not be shared with anyone and we use blind copy so others will not see your address.

Name: Mr. Ms. Mrs. \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ email: \_\_\_\_\_ Occupation/Interest: \_\_\_\_\_

Circle one: Homeowner - Renter - Business Property Owner - Associate Member (outside of North Central)

Do you want to be called prior to each meeting? YES NO

Basic Dues (\$10.00 /year/voting member or \$20.00/household; \$25/business) Dues: \_\_\_\_\_

Donation: \_\_\_\_\_

TOTAL: \_\_\_\_\_

Make check payable to **HANCSM**  
Mail to: HANCSM, c/o King Center  
725 Monte Diablo Ave., San Mateo, CA 94401



# HOME

Association of North Central San Mateo  
Martin Luther King Center  
725 Monte Diablo Ave.  
San Mateo, CA 94401

PRSRT STD  
ECRWSS  
U.S. POSTAGE  
**PAID**  
EDDM Retail

Local  
Postal Customer

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## PUBLIC MEETING

Thursday, February 23  
6:30 to 8:30pm

**King Center**  
725 Monte Diablo

**Guest Speaker:** Mayor David Lim

Light refreshments served.  
Please be prompt.

### Sanctuary in San Mateo?

Many California cities are considering proposals that would keep local police from helping the federal Immigration service (ICE) to enforce deportation of non-citizens. This would ensure that local resources would not be used to fuel mass deportations, separate families, or divide Californians on the basis of race, gender, sexual orientation, religion, immigration status, or

national or ethnic origins.

It does not mean that anyone would be hidden or housed in city buildings. The police just would not help ICE. This would remove the fear that people at risk have when they speak with our local police. They would not have to be afraid of being deported if they report a crime to local police.

Nothing has been decided, This will be on the agenda at the next City Council meeting on March 6 at 7pm in City Hall.

### California Values Act

There is also a bill in the state Senate, SB 54, that says state and local law enforcement agencies will not engage in immigration enforcement. State resources will not be used to facilitate the creation of a national registry based on religion. State agencies will review their confidentiality policies to ensure that eligible individuals are not deterred from seeking services for fear of being reported to ICE. California schools, hospitals and courthouses will remain safe and accessible to all California residents, regardless of immigration status.

You can get more information on the SB 54, the California Values Act here:

[Senator de Leon's California Values Act](#) and  
[Moms Rising](#)