

From: [Wilson, Joanne](#)
To: [Planning Commission Comments](#)
Cc: [Read, Emily](#); [Herman, Jane](#); [Feng, Stacie](#); [Leung, Tracy](#)
Subject: 421 Cypress Avenue/209 & 213 Lux Avenue (Peter D. Sodini TR/Applicant and Owner)
Date: Thursday, August 18, 2022 4:17:50 PM
Attachments: [image001.png](#)

[NOTICE: This message originated outside of City of South San Francisco -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello: This is to request a condition of approval for the above-referenced project that would require the project sponsor, owner, or contractor to request an Underground Service Alert (USA) prior to construction due to the proximity of the SFPUC's Crystal Springs Pipeline No. 3 located under Lux Avenue (public right-of-way) adjacent to the subject property.

Sincerely,

Joanne Wilson

Joanne Wilson
Senior Land and Resources Planner
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[Water Enterprise](#)
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Currently two 7 story buildings are going up near my rental houses. One is only 16 feet away from my rentals, the other building is 40 feet away.

I have invested money and labor for decades into my rentals, and maintain them in very good condition. The development of high-rise buildings near my rentals is adversely affecting my livelihood, tenants are moving because of it. I'm concerned structural issues have been created by the heavy construction vibrations in the area. Recently I discovered structural damages to my property where it had not been before.

The constant noise, debris and activities associated with developing large structures is a disruption that's never ending. It's a direct intrusion into the lives of those who live in close proximity to the construction site. I am against more building of high-rise apartments in this area. South City is saturated with big buildings. ***There needs to be a moratorium imposed on future buildings higher than 2 stories.*** Residents affected need compensation and problems need to be remedied not ignored. The problems enclosed herein are created by the South City officials making promises to developers -***Governing bodies predetermined what they were going to do, allow developers to build these large structures without thought to the impact it has on residents.***

Q: Was/Is there a noise study gauging the impact to the neighborhood?

There should be compensation for the long-term noise issues— insulation, double paned windows and more.

The airport is noisy, and in the past, & compensated owners whose property is directly under their flight paths. This is no different.

Q. How will the City address population issues?

The lasting impact of these high-rise buildings will result in more congestion, limited parking spaces. The Cadence Apartments have insufficient parking spaces - one bedroom has only one parking space. My experience as a landlord, one bedroom will have two or more people resulting in two cars plus visiting guest's cars.

Multiple notices from one developer threatened residents their cars will be towed at owner's expense if parked on Tamarack. Access to Tamarack has been blocked on many occasions by developers. ***This is a strong abusive tactic that can only happen with SSF governmental approval.*** Tamarack's street parking has been "grandfathered in" 100 years ago. Residents only have access to their homes via Tamarack Lane.

Q: Will the City provide alternative parking? Are these notices legal?

Due to congestion, noise and debris, my tenants are adversely impacted and recently gave notice they are moving. ***The needs of us long term property owners should be met with concern and a dedication by the city of SSF and the developers,*** who should come up with a solution to help the residents, owners, get through the development cycles.

My tenants have complained about:

1. **Constant noise**, starting 7am, on-going 6 days a week.

2. **Concern about air quality and health.** Uplifted dirt, wood dust, insulation material ***found in and outside*** the property. I have washed the house on Tamarack, and provided my tenants with car wash vouchers on more than one occasion. The developers should be providing cleaning services for this.

Q: Is the exhaust vents sufficient for healthy living? Entrance to the rental on Tamarack is 16 ft away from a two-level ***open*** parking garage being built for the 7-story apartment.

Q: Has South City consulted with an industrial hygienist? Will this study be provided to the public?

3. **Construction nails** found near entrances, driveway to the house on Tamarack is an ongoing problem. An employee from the Print Shop had his tires were flattened due these nails.
4. **Decreased space of roadway on Tamarack** caused by the protective barrier erected by the developer. My tenant could not turn her car at an angle wide enough to pull into her garage, resulting in a scratch on her new car. She was forced to park in the garage because of the notice from the developer threatening to tow cars parked here.

Parking has been in issue on Tamarack Lane with no viable alternative. Parking spaces should be provided by the City or the developers since they are imposing upon the residents while construction is going on.

5. **Tenant works from home** and requires quiet to conduct conference calls. The noise forced her to look to rent office space. Now she is moving because the noise disrupts her work, along with overall nuisance dealing with the debris. We brought to the attention to the city and developers, but no one helped find a solution.

Q: Is the City complying with its own noise-level ordinance?

Q: Will the City consider changing codes to start building during 9am-5pm?

I don't see more apartment buildings as a viable source of income for investors. ***These apartments are failing. They are losing tenants.*** As a result, rents have dropped significantly. There are vacancies for a reason— no one wants to live near a freeway, worry about shared corridors during a pandemic outbreak, lack of privacy, no playgrounds to let dogs and children run free. ***We do not need more apartments. We need infrastructure. No good reason can justify putting stress on us to live through another mega building project.*** The level of noise is tormenting. Dodging large trucks & equipment walking past these construction sites is unpleasant and dangerous. These new developments are having a negative impact everyone. Building another high-rise apartment is a blatant disregard for those of those who own, live near these sites.

Gab T. Laughlin

From: [G Hunter](#)
To: [Planning Commission Comments](#); [Crociani, Ashley](#)
Subject: New construction proposed near Lux and Tamarack
Date: Thursday, August 18, 2022 3:47:10 PM

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Ashley,

I would like to submit my comments concerning the proposed new construction of a multi-level apartment complex near Tamarack and Lux.

I have been witness to changes to South San Francisco over more than a decade. I find it sad to see the changes from a quaint little city and how it differed from the big city of San Francisco. Unfortunately the changes have not always been for the better. It used to be a family oriented city with emphasis on its long history. Now it has the feeling of a dumping ground for San Francisco commuters.

The large developers appear to be able to do anything they want. They have created an atmosphere of chaos, noise and over urbanization.

I find it difficult where anyone can say these developments have benefited the current community in any way. Just the opposite! Parking was always a huge issue and now it is much, much worse.

The noise pollution is unbearable for folks living in the area. This is a 6 days a week problem. They start work at 7 AM, I doubt the city employees start work regularly. I also doubt they work 6 days a week!

I oppose any high rise construction, especially if it causes harm or disruption to the nice people of South San Francisco. I am sure the developers can find other places to build.

Gary Laughlin