

Appeal Letter for Planning Division

Monica Williams
1 Spruce Avenue
South San Francisco CA 94080
May 25, 2025

Rosa Acosta
City Clerk
400 Grand Avenue
South San Francisco CA 94080

REC'D CITY CLERK
2025 MAY 27 AM 11:10:56

Subject: Appeal of Approval to Rezone Property at 500 Railroad Avenue

Dear Rosa Acosta,

I am writing to formally appeal the decision made by the Planning Commission on May 15th to rezone the parcel along 500 Railroad Avenue from "vacant" to "Planned Development". As a long time second-generation resident on Railroad Avenue I believe the additional housing in that specific area would be detrimental to the current residents and infrastructure.

The first issue would be additional traffic and parking problems. The block is already very crowded with cars and more high density housing would compound that problem. More vehicles along this avenue would increase the consistent noise residents would have to deal with. The current open area allows most noise to escape but new structures would capture that and echo throughout the neighborhood.

There is also the environmental aspect to consider. The current beautiful trees on that property contribute to healthy air and are visually appealing. Especially considering how established the trees are with tall trunks and robust foliage, it would be difficult to replace that benefit for the current residents, even if new trees were planted elsewhere to offset the loss in our neighborhood.

It is a good goal to build additional homes in our city, and single family style dwelling are preferred over the apartments we have been building. However, this specific property is not suited to this purpose and alternatives should be pursued.

Sincerely,

Monica Williams

Monica



PLANNING DIVISION
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT
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June 2, 2025

CITY COUNCIL 2025

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SHARON RANALS, CITY MANAGER

Ms. Monica Williams
1 Spruce Avenue
South San Francisco, CA 94080

Re: Appeal of Planning Commission Decision, 500 Railroad Avenue

Dear Ms. Williams,

I am writing in response to the letter you sent to Ms. Rosa Acosta, City Clerk, on May 25th, 2025. The letter requests an appeal of the decision made by the Planning Commission regarding the rezoning of 500 Railroad Avenue.

On May 15, 2025 the Planning Commission held a public hearing and voted to make a recommendation to the City Council, but did not make a decision regarding this project. Thus, there is not a decision to appeal. The City Council has decision-making authority for the land use entitlements for this project. The Council will consider the project at a future public hearing date, tentatively scheduled for July 9, 2025.

The Planning Commission received several letters and comments regarding this project, and staff will include all public comments, as well as your letter of May 25, in the City Council staff report.

Please do not hesitate to reach out to me if you have any questions about this process, or about the project (adena.friedman@ssf.net, 650-877-8535, or at 315 Maple Avenue).

Sincerely,

DocuSigned by:

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Adena Friedman
Chief Planner

Cc:

Project File P23-0061

Rosa Acosta, City Clerk

Billy Gross, Principal Planner

Victoria Kim, Associate Planner

Kimia Mahallati, Assistant City Attorney

Sky Woodruff, City Attorney