

Rodriguez, Gabriel

Subject: RE: My opinion on the high-rise plans for the PUC properties at Chestnut and El Camino

From: Peggy Deras [<mailto:8deras@gmail.com>]

Sent: Tuesday, May 1, 2018 3:48 PM

To: PUC

Cc: Normandy, Liza; Matsumoto, Karyl; Addiego, Mark; Garbarino, Rich; Gupta, Pradeep; billzemke@aol.com; christine.wong@calbar.ca.gov; brosfam5@yahoo.com; ldepaz24@gmail.com; oldad94080@aol.com

Subject: My opinion on the high-rise plans for the PUC properties at Chestnut and El Camino

Dear South San Francisco Council Members, Measure W Citizen's Oversight Committee, and City Manager Futrell,

Unfortunately, due to health reasons, I will be unable to attend the upcoming "PUC" study session with City Council on Wednesday, May 2nd at 6:00 p.m. There you plan to decide on a developer for this project. I do want to be sure that my views on this matter are known to all of my SSF elected and appointed representatives.

I assure you all that, were I able, I would be walking my Serra Highlands neighborhood, knocking on doors and turning out a storm of protest on your ill conceived plans for the former RDA land (behind Kaiser). We residents have long looked at that property, which has laid, destitute and ugly, behind its chain-link fence, for too many years. Little did we know your plans for *our property* there. For if we had known what you have been cooking up *since 2011*, we would have scotched the proposal long ago and set you on a better path. A path upon which we could all be proud and happy.

Instead, you chose to connive in secret, keeping us in the dark until just weeks ago, when it was (you thought) too late for us to act. Did it never occur to any of you that our reaction would be what it has been? I think you would be dishonest if you said "No". Did it ever occur to you that this important question should have been put before the voters in a ballot proposal? You have certainly let enough elections come and go since 2011. I think you could have fit it in somewhere.

It appears that you have become accustomed to the building habits of the east side of HWY 101 and the taste for high-rises born over there in biotechland. Everything over there is tall and sparkling and new. We citizens of SSF share your pride in being the Biotech Capitol of the World, but let's keep it over there. And, if they don't want our housing...*We don't want their high-rises either!*

Just imagine what the area northwest of Chestnut and El Camino Real will look like if your dreams become reality: Three fifteen-story towers (The Towers at Parkmerced in SF are 15 stories high) rising above the one and two story structures that fill the surrounding miles of the City we have known. Even eight story buildings are unconscionable to contemplate. The Bart Station apartments are three stories, and seem to tower over El Camino up there.

Then we consider that the people who will live in the apartments therein will have *no parking* for all of the cars that they will, of course, own. Just imagine the poor people who own homes, or live in apartments, on the other side of El Camino will face with all of those cars belonging to their new neighbors overflow their parking spaces. The same goes for the Sunshine Gardens neighborhood across Mission Road. Oh. And forget finding parking at Safeway or Pacific Supermarket, let alone Joanne's or Gunther's or BofA. We'll have to *walk* from home to the area! Of course by that time you will all be long gone...But the damage you've wreaked will remain.

We cannot let this happen! Please! Step back! Rethink this!

A better approach would be to plan on keeping our beloved MSB on Arroyo. Remodeling it with a second floor and seismic upgrades, rather than abandoning it and razing it...Essentially *throwing it away*. It is an extremely useful, well planned and designed, building.

The PUC site could be opened up with an extension of Arroyo across El Camino. Antoinette could be CLOSED on Chestnut, and turned into a cul-de-sac with no other access but Arroyo at El Camino. That would solve the difficulty of dumping more cars onto Mission Road and Chestnut. Then build a nice, attractive neighborhood of garden apartments, no more than three stories high. A park could be included on Mission for parkless Sunshine Gardens. Viola! Everybody would be happy! Please consider it. Believe me, there are plenty of developers who would jump at the prospect.

Most sincerely,

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