



**WINSTON MANOR COMMUNITY ASSOCIATION**

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November 11, 2019

Honorable Mayor Karyl Matsumoto and City Council Members  
City of South San Francisco  
400 Grand Avenue  
South San Francisco, CA 94080

**RE: Proposed Mix-use Development (PUC Site) 1051 Mission Road**

Dear Mayor Matsumoto and Members of the City Council:

Attached is a copy of a letter that was submitted to the South San Francisco Planning Commission, which we incorporate by reference the information contained in this document. The letter was submitted to the Planning Commissioners prior to their meeting on October 17, 2019.

The Board of Directors of the West Winston Manor Community Association "WWMCA", of the City of South San Francisco "SSF", have been closely following the progress of the proposed project at the PUC site. We are concerned about the adverse impacts that a project of this size will create and how it will impact the community. It is apparent that a project at the PUC site may have both a positive and negative result. If it is designed properly, is limited in scope and is not overdeveloped, it may result in a transition between the neighborhoods adjacent to El Camino Real and Mission Road, that will be both pleasant and beneficial to existing neighborhoods.

However, if the project is poorly designed and overdeveloped, the entire community at large will be adversely effected. Although additional housing is needed, the addition of housing should not be designed in a way that will be detrimental to existing neighborhoods. Infill developments, like the PUC site, should blend into the existing neighborhoods seamlessly, as if they have always been part of the community.

We were pleased when City Council Members gave clear direction to staff and instruction to the developer; and made a commitment to the community, that the PUC project should be designed with a height limit of "3 to 5 stories" with mixed use retail and residential.

As the project was being proposed and discussed at various community meetings, we could not understand why the developer failed to comply with these instructions and moved forward with a project that is up to eight 8 stories in height, with a retail component that is inadequate. Also, why did staff disregard the direction that the City Council provided and has allowed the project to move forward in this manner?

Staff appeared to partial answer the question during the Planning Commission meeting on October 17, 2019. It was explained that the direction that the City Council provided, would have required "Legislative action" for the Planning Commission to deny the application, based on the direction that City Council instructed staff and the applicant to follow.

It does appear that staff has neglected to bring to City Council the legally drafted Legislative action, which was necessary to specifically limit development on the PUC site to between 3 and 5 stories. This was clearly indicated as instruction and direction by City Council. The proposal by the developer at 5 to 8 stories does not comply with these instructions and does not blend in well with existing neighborhoods. At 8 stories, it can best be described as sticking out like a sore thumb.

The WWMCA community understands the need for housing and would be supportive of a project that will prove to be beneficial, as a new neighborhood to complement our community, with a balanced residential and retail component. This project, however, will not benefit the surrounding community and will overwhelm existing neighborhoods. The traffic impacts alone are already overwhelming in the area surrounding the PUC site. A project of this size and as designed will be detrimental to the well-being and quality of life of the entire community at large.


As you may recall, the only reason higher density was being considered at the PUC site, was to create funding to help pay for the undergrounding of BART. It was fortunate that BART provided the necessary funding itself, to underground BART. The higher density designation at the PUC site is no longer necessary and should have been changed long ago.

The PUC site was part of the redevelopment agency and is not privately owned property. This applicant is not the property owner and, therefore, does not have vested development rights. This is publicly owned property, which when sold will benefit various government agencies. Therefore, the public at large as the property owner, should be able to make the final determination regarding what will be developed at the PUC site and how it should be developed, before the property is sold.

For the record, it is the position of the Board of Directors of the WWMCA, that the PUC project as proposed should be denied and sale of the property should not move forward. We make this request as members of the community, to all Members of the SSF City Council. If the SSF City Council is inclined to move forward with this project, as proposed, as an alternative we would request that the project be submitted to the voters of the community. This will allow everyone in the City of South San Francisco, an opportunity to voice their support or opposition, regarding the suitability of this project in our community.

Thank you for your time and consideration. Respectfully submitted by the Board of Directors of the West Winston Manor Community Association, City of South San Francisco.

Sincerely,



Cindy Alger, President

West Winston Manor Community Association