

Glenview Terrace

Summary of Comments from Neighbors

Neighborhood meetings were held on February 2, 2014 and March 24, 2014

Design

- Where are 3 story homes?
- Impact on traffic once people live there. It is very busy at corner of Glenview and San Bruno Already.
- Where will people park? Overflow into neighborhood?
- Project consistent with infrastructure upgrades going on?
- Glenview is steep, it will be difficult to park on-street
- Sight visibility concerns- coming out of Estates Drive and at corner of Glenview and San Bruno
- This is a high density project in a low density neighborhood.
- Check for water/underground springs
- These houses don't fit in
- If you cut down the trees, the houses will be looking down right at us. What about privacy?
- What about oversize vehicles? Where will they park?
- How will San Bruno be landscaped to be attractive? What about the fence?
- 31 houses is too many. This will result in at least 100 cars.
- Can there be a stoplight?
- Will there be low-income units?
- How much can be jammed in a small space?
- This design is not consistent with what Crestmoor residents were allowed to do when they were rebuilding their homes. (Why allow 3 stories?)
- What green building standard will the houses be?

Process

- Need to notify entire neighborhood
- Was environmental contamination cleaned?
- Facts and timeline is very important to neighbors
- What is the name of the developer? Why won't they share information on their previous projects?
- Make information available online and send it in postal mail.
- Make sure they pay their share of infrastructure upgrades. Trust Fund being used to make upgrades. This project shouldn't get financial benefit from Trust Fund.

Construction

- Impact on traffic during construction
- Construction noise
- Construction dust

GLENVIEW TERRACE PROJECT
Neighborhood Public Meeting:
May 20, 2021 @6:00 to 7:00 pm PST
Question and Answers

1. QUESTION: Anonymous Attendee: How many below market rate units?
ANSWER: There are 4 below market rate units

2. QUESTION: Anonymous Attendee: Why not more than 5 below market rate units?
ANSWER: The City of San Bruno has a below market requirement of 15%. The Project will fulfill that requirement on-site

3. QUESTION: Charles Sloyer: What are the City's plans for the canyon?
ANSWER: There has been talk of an installation of a trail project in Crestmoor Canyon, but the City of San Bruno doesn't not have any plans for that area currently. The Project leaves space for a trail connection to Crestmoor Canyon and the development of the Project won't preclude any future trail.

4. QUESTION: Stam: Who will maintain the common area space? Will there be an HOA?
ANSWER: Yes, the Project will have an HOA to maintain the landscaping, defensible space, and private streets.

5. QUESTION: Charles Sloyer: Should there be public access to the canyon either through or next to the development?
ANSWER: See the answer in Question 3.

6. QUESTION: Anonymous Attendee: What is the price ranges of the houses
ANSWER: The home prices have not been set. Home prices will be set closer to the time of construction. But prices will be similar to the other nearby single family home projects.

7. QUESTION: Anonymous Attendee: Are there plans in place now for the empty spaces across from this project on Glenview?
ANSWER: The land is surplus land owned by Caltrans that will be disposed of. The City of San Bruno might be interested in the site, but there are no plans at this time.

8. QUESTION: Charles Sloyer: What is the impact on parking on San Bruno Avenue and Glenview Drive?
ANSWER: Glenview Drive will have 4 curb cuts. Each home has 2 a car garage plus each driveway can accommodate an additional 2 cars. The private drive has

designated guest parking spaces in several locations for a total of 19 vehicles. There already is no parking allowed on San Bruno Ave. Some street parking will be taken up temporarily during construction, but most worker parking will be on the development site.

9. QUESTION: Anonymous Attendee: The canyon area had erosion issues in 2020; will that affect the community of homes built?

ANSWER: The Project has taken that into account and has graded the site to maintain erosion control and added different measures including stormwater basins which store 56,000 gallons of water to deal with the water coming off the roadways in the Project. The City of San Bruno repaired the Crestmoor Canyon landslide at San Bruno Ave. and added additional erosion and stormwater run off prevention measures.

10. QUESTION: Stephan Marshall: Thank you for proceeding with this project. This development will not only beautify the neighborhood but will likely increase all of our property values.

ANSWER: Thank you.

11. QUESTION: Anonymous Attendee: Parking is not allowed on the private drive itself, is that accurate?

ANSWER: Correct, parking will not be permitted on the streets within the development. Guest parking is restricted to the guest parking areas.