

FW: Permit Request for 88 Vivian Street

Leslie Mendez <Leslie.Mendez@cityofsanrafael.org>

Thu 5/19/2022 8:52 AM

To: Danielle Jones [REDACTED] >

Danielle,

Can you include this email as misc correspondence to the PC for the packet? Thanks

From: [REDACTED]

Sent: Wednesday, May 11, 2022 11:38 AM

To: Krystle Rizzi krystle_rizzi@cityofsanrafael.org ; Planning Public Comment

<PlanningPublicComment@cityofsanrafael.org>

Cc: [REDACTED]

Subject: Permit Request for 88 Vivian Street

Dear Chair Previtali, Vice Chair Saude, Commissioners and Project Planner Rizzi,

My name is Jeri Di Pietro, and I wanted to thank you for the opportunity to speak last night at your meeting regarding the project proposed for 88 Vivian Street. As the property owner across the street at 821 Francisco Blvd and Vivian Street, I wanted to give the department more information about the parking situation in our area, as I feel this project lacks adequate guest parking.

We were very pleased when Public Works changed the street parking on Vivian Street to "2-Hour Parking" during daytime hours. Previous to that, the street was lined with parked cars that overflowed from the apartments in the Canal. The number of residential cars is well above what is provided onsite at other apartment complexes.

Now that folks cannot park on Vivian Street all day long without citation, this has improved the situation and street parking is available for customers. What you should know though is that at 5pm cars begin dropping off "extra" cars for overnight parking, and getting rides back to their homes from family members assisting in the parking spot search. It becomes very busy with cars making U turns and double parking.

I feel the density of the project at 88 Vivian is much too dense for that area, I understand that the developer has received waivers for parking requirements, but I feel that our parking lot may become their overflow area. I am left to wonder how I will keep our parking for our customers, especially our restaurant that serves dinner until 10pm. Will I need to gate our entrance in some way, will I need to hire a security person, or will it be a situation of code enforcement? We do not like to have to remove cars by towing, as it often causes bad feelings.

The Country Club Bowl was our overflow parking. That was established as an agreement between my father, Paul Di Pietro and the owner of the Bowling Alley when our property went from Francisco Blvd to Belvedere Street. As I stated at the meeting last night, the Bowling Alley had landlocked themselves when they built, and there was no drivable access to have a parking lot. We gave our property to the City in order to create Vivian Way, now known as Vivian Street. This agreement in the 1950s was made so that we would have additional parking in the future.

At the time we developed in 1946, our restaurant, Hamie's Chuck Wagon and Cimino Electric, Country Club Bowl, Litchfield's and Mr. Lou Leonard's properties on Louise Street, as well as

the first 3 Canal Apartment buildings were the anchor establishments. Of course time has marched on. My father worked with the City and the property owners to establish the east San Rafael Assessment District so that owners could pay their fair share and infrastructure would be funded for sidewalks, storm drains and such.

This look back into the early beginnings is to say that over the years, the density of the entire area has grown where parking is a premium. I urge you to please reevaluate the parking requirements for the project at 88 Vivian Street. As I know we want to encourage a more walkable community and promote public transportation, people will still have visitors that will arrive by car. It is unrealistic to not include onsite guest parking and will add to the traffic burden of folks searching for a place to park. If you drive the area after work hours, you will see the congestion on the street parking.

Thank you very much for sending notice of your meeting. It was wonderful to see the faces of the Planning Department. I think you are a very well suited and dedicated Commission. I thank you for your service to making San Rafael the gem that it is. Please continue to keep the community informed.

Sincerely,

Jeri Di Pietro

