

COMMISSION MEMBERS
Dianne Whitaker, Chair
Eric Rodriguez, Vice Chair
Charlie Drechsler
John Ebnetter
Pamela O'Leary



City Hall
330 W. 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org

CITY OF SAN MATEO

Regular Meeting Agenda

Planning Commission

Tuesday, September 27, 2016

7:30 PM

Council Chambers

CALL TO ORDER

Pledge of Allegiance

Roll Call

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered by the Commission to be routine and will be enacted by one motion without discussion. If discussion is desired, that item may be removed and considered separately.

1. [Approval of Regular Meeting Minutes for Tuesday, September 13, 2016.](#)

[Regular Minutes of the Planning Commission Meeting 9-13-16.pdf](#)

PUBLIC COMMENT

During the public comment period, members of the public may speak on general items of interest within the Commission's jurisdiction that are not on the agenda. Each member of the public may speak for a maximum of three minutes with a maximum of 15 minutes for the entire public comment period. The Chair shall determine whether the matter is within the Commission's jurisdiction. The Commission shall not act on or discuss any matters raised during the public comment period, which are not on the agenda, but shall refer such matters to staff for review and/or request such matters be placed on a future agenda.

PUBLIC HEARING

The Chair opened the public comment period. No one wishing to speak, the Chair closed the public comment period.

2. [Hillsdale Terraces, 2700, 2728, 2790 South El Camino Real - Mixed-use development of 74 condominiums and 13,978 square feet commercial \(PA15-031\)](#)

That the Planning Commission recommend to the City Council approval of the Hillsdale Terraces project to include:

1. Mitigated Negative Declaration / Initial Study as adequate to assess the environmental impacts of the project pursuant to the California Environmental Quality Act (CEQA) regulations, based on the Findings of Approval attached as Attachment 1;
2. Site Plan and Architectural Review (SPAR) for a mixed-use infill development including new construction of 74 residential condominiums and 13,462 square feet commercial use, an allowable building height increase from 40 feet to 55 feet along El Camino Real;
3. Site Development Planning Application (SDPA) for removal of 27 trees and grading; and
4. Vesting Tentative Subdivision Map to merge 3 parcels into one parcel and create 74 condominium units. (APNs 039-352-060, 039-352-070, and 039-352-090).

[Att 1 - Findings for Approval](#)

[Att 2 - Conditions of Approval.pdf](#)

[Att 3 - Location Map.pdf](#)

[Att 4 - Project Plans.pdf](#)

[Att 5 - Factual Data Sheet.pdf](#)

[Att 6 - Height Increase Request Letter.pdf](#)

[Att 7 - Design Review Letter.pdf](#)

[Att 8 - Density Bonus Request.pdf](#)

[Att 9 - Density Bonus Review by EPS.pdf](#)

[Att 10 - Neighborhood Meeting Summary \(1-29-14\).pdf](#)

[Att 11 - Current Public Comments.pdf](#)

[Att 12 - PC Study Session Minutes \(2-24-14\).pdf](#)

[Att 13 - Response To Comments.pdf](#)

[Att 14- Applicant's Letter to the Commissioners and Timeline](#)

Tricia Schimpp, Contract Planner, presented the project.

Commission questions and responses: How did the increase from 67 to 74 units change the mix of unit types? There are now more one bedroom units, but there are still two and three bedroom units. Even with the change, the number of required parking spaces remained the same. This application will go to City Council, because the applicant is asking for a height increase; commercial linkage fees will not apply to this project because the application was complete prior to the effective date of the ordinance.

Winnie Lam, Hillsdale Terrace Project Manager, and Albert Costa, Project Architect and Agent, spoke of the project's history, features and amenities. There being no questions from Commission, the Chair opened the public hearing.

Walter Schwartz, representing Livable San Mateo, gave a PowerPoint presentation. Concerns raised included parking, unit density, safety, building height and design, conformance with City codes and standards, traffic impacts, public opposition to the project, and use of the state density bonus above the minimum required to be granted by the City.

Other speakers: Al Landucci, San Mateo; John St. Peter, San Mateo; Bill Williams, San Mateo; Joyce Burns, San Mateo; Dan (last name not given), San Mateo; Mark Reed, San Mateo; Evelyn Stivers of Housing Leadership Council; David Fleishman, Executive Director of Four Seas; Peter Storm, San Mateo; Joshua Hugg, San Mateo; David Karp, San Mateo;

Beth Freeman, San Mateo; Louise Yarnall, San Mateo; Jennifer Bernard of IHSD; Heather Cleary of Peninsula Family Service; Michael Tsai, San Mateo; Daniel Camp, San Mateo; Dan Guiney, San Mateo; Michael Ragan, San Mateo; Adam Loraine, San Mateo; Amy Robinson, San Mateo; Jenna Carson, San Mateo; Diana Reddy, San Mateo; June Lamb, San Mateo; Susie Hodges, San Mateo; Deborah Kohn, San Mateo; Chester Fung, San Mateo; Ivy Manley, San Mateo; Madeline Bernard, San Mateo; Mary Westerbrook, San Mateo; Stasha Siemont, San Mateo; Christopher Tapp, San Mateo; Naveed Safipour, San Mateo; Sean O'Hara; Dan Crocker, San Mateo.

Comments and discussion included: Agree with Walter Schwartz's presentation, trip generation will be greater than indicated in traffic study, parking being proposed is insufficient, no services/retail in walking distance from project site; height and density of the project incompatibility with the adjacent neighborhood, project will adversely affect property values, proposed units are needed to address housing issues in the community, inadequate infrastructure to support the project, concerned about pedestrian and traffic safety impacts generated by the project, need to include child care/preschool in the project support transit oriented development in this location along El Camino Real and in proximity to transit, and the project will cause an overall adverse impact on the quality of life.

There being no further speakers, Chair Whitaker closed the public comment period for this item.

Staff and Commission discussion: In-lieu parking fees, school impact fees, development agreements and density bonuses; current bonus density law, incentives and concessions; Commission has the discretion to approve or deny the density bonus increase from 35% to 51%, economic study found density bonus was needed to allow for affordable housing, residential parking permit process can be requested by existing residents, bus turnout difficult to provide without reducing effective sidewalk width; childcare on first floor is allowed, but circulation during drop-off and pick up tends to be the issue; transit-oriented development, trip caps, TMAs, traffic count verification, locations have shown proven reductions.

Meeting went into a ten minute recess, then reconvened.

Commission questions and discussion: Recycling of water, access to lower parking levels and security, plan for water pumped from subterranean parking, review of off-site improvements cost estimates, building height and setbacks on other projects such as the Versailles at Crystal Springs/El Camino Real, clarified terminology for below-market rate units, use of 10% rate of return as a benchmark in the EPS economic feasibility study, location of public art, trees at back of property; 5' would not support root zone, therefore the success of the trees is dependent on the neighboring property; vines or shrubbery may be a better alternative, sidewalk color, planters and tree wells, size and potential uses of retail spaces, potential for childcare, drop-off and access for disabled and elderly, transportation management plan details, traffic report trip generation numbers used for analysis.

Commissioner Drechsler moved to continue discussion of this item to the next meeting on Thursday, October 13, 2016. Second by Commissioner Ebnetter.

REPORTS AND ANNOUNCEMENTS

Commission Members and Staff report on their various assignments and Commission requests for scheduling future items.

ADJOURNMENT

Any supplemental material distributed to the Planning Commission after the posting of the agenda will be available for public review in the Planning Division Office.

Planning Commission meetings are broadcast live at 7:30 p.m. on Cable Channel 27 for Comcast, Channel 26 for Astound, and Channel 99 for AT&T customers. For transmission problems during the broadcast, please call (650) 522-7099.

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