

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

# CITY OF SAN MATEO

## Special Meeting Minutes - Final

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

### Planning Commission

Monday, February 27, 2017

Council Chambers 7:30 PM

### Special Meeting

#### CALL TO ORDER

Pledge of Allegiance

Roll Call

**Present** 5 - Commissioner Charlie Drechsler, Commissioner John Ebnetter, Commissioner Pamela O'Leary, Chairperson Dianne Whitaker, and Vice Chair Eric Rodriguez

#### CONSENT CALENDAR

1. [Approval of the Regular Meeting Minutes for February 14, 2017](#)

Commission discussed the wording in the revised minutes; two revisions were made. Commissioner Drechsler moved that the minutes be approved as amended. Second by Commissioner O'Leary, and approved unanimously by a voice vote.

**Approved as Amended**

2. [PA 16-096 Bridgepointe Master Plan Amendment - Adoption of the Resolution Recommending that the City Council Deny the Project](#)

City Attorney noted that staff and counsel prepared the resolution documenting reasons for the Planning Commission's vote; these will be a part of City Council's packet. The applicant submitted a letter, for the record, stating that their planning application was in conformance with the General and Specific Plans. Commissioner Ebnetter moved to adopt the resolution recommending City Council deny PA 16-096. Second by Commissioner Drechsler. Motion passed 3-2, Commissioners Rodriguez and O'Leary voting no.

**Adopted**

#### PUBLIC COMMENT

The Chair opened the public comment period. There was nobody wishing to speak and the public comment period was closed.

#### STUDY SESSION

3. [Hampton Inn & Suites, 2940 South Norfolk Street - Demolition of existing Los Prados Hotel and construction of one new 5-story, 182 room hotel, 89,186 square feet. \(PA16-060\)](#)

Tricia Schimpp, Contract Senior Planner, presented the project.

Applicant Solomon Tsai and architects Michael Stanton and Steven Allen (of Stanton Architects) were present to respond to Commission's questions. There were no questions of staff at this time. Chair opened the public hearing on this item. There being no speakers, the public hearing was closed.

Commission had questions, comments and discussion about: The request for the building height increase, site limitations, parking variance, parking study, status of parking agreements with neighbors, deed restrictions, how hotel operations effect parking requirements, traffic and circulation, including ingress/egress, impact on the intersection of the entrance of the Los Prados neighborhood and City of Foster City, location and design of main entrance, need for signage for circulation; traffic management plan and transportation demand management; does hotel shuttle stop at CalTrain?, effect on City's infrastructure, increased sewage flows, pump station upgrade, codified fees and imposition of fees as determined by studies; proposed pedestrian bike bridge overlay will be available next time it comes to Commission, architectural design, including the entrance, towers, and the colors used at back of the building; use and availability of local labor, tree retention and removal, including its effect on greenhouse gas numbers. Commission also had questions, comments and discussion about landscaping, potential recreational use of bioretention landscaped areas, building an environmentally advanced structure, perhaps LEED platinum certified, possibility of all electric building, possible inclusion of vehicle charging stations, water runoff capture and reuse, ambient noise study, position of building and need for visual screening of the back of the market, hotel's visibility from freeway; recommend early work with Hexagon to design site entry, highly recommends citizens in the area engage in this process, wants to make sure neighborhood has a say.

## **REPORTS AND ANNOUNCEMENTS**

We wish well to the three commissioners who will be attending League of California Cities Planning Commissioner events later in the week.

March 6th - City Council will have the second reading of the adoption of the second unit ordinance.

March 14th - Planning Commission meeting may be cancelled. Chief of Planning will communicate with Commission later this week about cancellation.

March 20th - Bridgepointe will be going to City Council with a resolution for denial. Item will be noticed.

March 28th - Senior facility at Hillsdale and Norfolk may be on the agenda.

March 29th - Downtown Plan Workshop will be held in the Main Library.

Upcoming, likely in April or May: Once a year, Commission has a Saturday field trip to visit projects approved by Planning Commission. Let us know if any project in particular is of interest to you. Chief of Planning will coordinate with Commissioners about a date.

## **ADJOURNMENT**

The meeting was adjourned at 10:05 p.m.

Respectfully Submitted,

Sheri Saisi  
Administrative Assistant