

COMMISSION MEMBERS
Dianne Whitaker, Chair
Mike Etheridge, Vice Chair
John Ebnetter
Ramiro Maldonado
Ellen Mallory

CITY OF SAN MATEO

Regular Meeting Minutes

Planning Commission

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

Tuesday, January 8, 2019
Council Chambers 7:00 PM

Regular Meeting

CALL TO ORDER

Pledge of Allegiance

Roll Call

Present 4 - Chairperson Dianne Whitaker, Commissioner John Ebnetter, Commissioner Ramiro Maldonado Jr., and Commissioner Ellen Mallory
Excused 1 - Vice Chair Mike Etheridge

CONSENT CALENDAR

1. [Approval of the Minutes of the November 13, 2018 Planning Commission Meeting.](#)

Commissioner Maldonado motioned to approve the minutes of November 13, 2018.
The motion was seconded by Commissioner Mallory and approved unanimously on a voice vote (4-0).
Approved

2. [Approval of the Minutes of the November 27, 2018 Planning Commission Meeting.](#)

Commissioner Maldonado motioned to approve the minutes of November 27, 2018
The motion was seconded by Commissioner Mallory and approved unanimously on a voice vote (4-0).
Approved

PUBLIC COMMENT

The Chair opened the public comment period. There being no speakers, the public comment period was closed.

PUBLIC HEARING

A motion was made by Commissioner Mallory and seconded by Commissioner Maldonado to switch the order of Items 3 and 4. The motion was passed 4-0.

4. [1, 2, and 3 Waters Park Drive, General Plan Amendment SPAR, Planned Development SUP, SDPA, Vesting Tentative Map, General Plan Amendment, and Zoning Reclassification \(PA-2018-013\)](#)

Commissioner Maldonado motioned to continue the Public Hearing for 1, 2 and 3 Waters Park Drive to the next Planning Commission meeting on January 23, 2019. The motion was seconded by Commissioner Ebnetter and approved unanimously on a voice vote (4-0).
Continued to a Date Specific

Yes: 4 - Chairperson Whitaker, Commissioner Ebnetter, Commissioner Maldonado, and Commissioner Mallory

Excused: 1 - Vice Chair Etheridge

3. [303 Baldwin Avenue Mixed-Use SPAR, SDPA, Vesting Tentative Residential and Commercial Condominium Map \(PA-2017-085\)](#)

Roscoe Mata, Senior Project Planner, presented the project with a PowerPoint presentation. Jonathan Moss of Prometheus Real Estate addressed the Planning Commission and introduced the Project Architect, John McGill of WRNS Studio, who presented a PDF slideshow which highlighted the changes since the last study session.

Commission Questions and Answers from Applicant/Staff:

In response to a question from the Planning Commission, the applicant stated that yes, the pine trees on the adjacent site are to be removed; there is an agreement from the neighboring property owner and he is here tonight.

City staff indicated that the \$100,000 voluntary contribution by the applicant is in addition to, not in lieu of, traffic impact fees.

Both City staff and Demetri Loukas of David J Powers Associates, the City's Environmental (California Environmental Quality Act) consultant, indicated that the impacts of the culverted San Mateo Creek had been analyzed and addressed.

Public Speakers: Adam Loraine, San Mateo, Kathleen Wortham, San Jose, Ken Abreu, San Mateo, Jordan Grimes, San Mateo, Nancy Schneider, San Mateo, Ross Ito, San Mateo, Laurie Watanuki, San Mateo, Thomas Heiser, San Mateo, Maxine Turner, San Mateo, Edward Duran, San Mateo, Steve Sirianni, San Mateo, Selena Martinez-Mak, San Mateo.

Public Comments:

In support of a mixed-use transit-oriented development. Wants to ensure that trip counts take place and that traffic is reduced as suggested. In favor of Caltrain passes for employees and residents, request higher building density and less parking since the development is near Caltrain. Believes 64 units is not enough and is in favor of more housing and less commercial space. In favor of the design, building is attractive, appreciate the inclusion of the arched canopy. Concerned for pedestrian safety on Tilton. Concerned with the amount of glass and being able to see into commercial office space, believes the sight will be unattractive. Need more affordable housing and housing for families. Requests a better mix of housing opposed to office space. Concerned about potential gentrification impacts. Request that a condition be imposed requiring that the retail spaces be occupied.

Commission Questions and Answers from Applicant/Staff:

City staff noted the condition that requires implementation of a Transportation Demand Management (TDM) program and annual reporting to the City.

In response to a Commission question regarding Vehicle Miles Traveled (VMT) and SB 743, it was noted that in accordance with State guidelines this project would be assumed to be less than significant due to proximity to the downtown train station; additionally, the provisions of SB 743 take effect June 2020.

The applicant responded to Commission questions regarding building materials, recycling, parking supply, use of a portion of the garage for public parking, construction impacts, various sustainability

features of the project and other building details.

City staff indicated that the project is consistent with the City's Sidewalk Master Plan. Staff also noted the findings of the design review consultant's report.

In response to a question from the Commission, Gary Black of Hexagon Transportation, explained the non-signalized status of B Street and Baldwin, and the finding of no significant traffic impact.

City staff indicated that a condition to require the ground floor retail be continuously occupied would not be justified given the types of approvals being requested by the applicant.

Commission Comments:

In favor of the project. Like the revised design and the use of canopies and awnings. Would have liked to see more units geared towards families. Suggest find businesses that fit the North B Street area. Commend the use of building materials used that mesh well with the area. Think that office portion of the project will bring workers to help invigorate the downtown, and support retail and service uses. Like having housing close to the train station. Liked the previous renderings, not a fan of the brick friezes. Appreciates that the applicant has not proposed the minimum parking allowed by state density law but has provided a more reasonable amount. Appreciates the architecture as it will fit in well with the downtown area. Strongly encourages the project to be sustainable to reduce the negative impacts. Does not agree with the increased number of parking spaces above the minimum. Recognize and appreciate the project labor agreement. Not in favor of all small units, we have families that are in dire need of larger units. Concerned with the location of the creek because if the creek is not adjacent to the property and runs underneath the building that will impact the intended 4 level parking garage. Concerned with the Baldwin elevation which does not appear to be completely rendered in our plan set. Not a fan of roof terraces.

Commissioner Ebnetter motioned to recommend approval, by making the following motions:

- A. Adopt the Mitigated Negative Declaration as sufficient to assess the environmental impacts of the project, based on the Findings of Approval, Attachment 1, and Conditions of Approval, Attachment 2.
- B. Approve (1) Site Plan and Architectural Review (SPAR) for construction of a new four and five story residential, office, and ground floor commercial mixed-use building consisting of 64 multi-family units, with a four-level underground parking garage, and two street loading zones, (2) Site Development Planning Application for removal of trees greater than six-inches, and (3) Tentative Commercial and Residential Condominium Map based on the Findings of Approval, Attachment 1, and Conditions of Approval, Attachment 2.

The motion was seconded by Commissioner Maldonado and approved unanimously on a voice vote (4-0).

Approved

Yes: 4 - Chairperson Whitaker, Commissioner Ebnetter, Commissioner Maldonado, and Commissioner Mallory

Excused: 1 - Vice Chair Etheridge

REPORTS AND ANNOUNCEMENTS

Discussed upcoming meeting agendas and the League of California Planning Commission Academy and 21 Elements Planning Commission session.

ADJOURNMENT

The meeting was adjourned at 9:40 p.m.