

COMMISSION MEMBERS  
Dianne Whitaker, Chair  
Mike Etheridge, Vice Chair  
John Ebner  
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, February 12, 2019

Council Chambers 7:00 PM

#### Regular Meeting

### CALL TO ORDER

Pledge of Allegiance

Roll Call

**Present** 5 - Chairperson Dianne Whitaker, Vice Chair Mike Etheridge, Commissioner John Ebner, Commissioner Ramiro Maldonado Jr., and Commissioner Ellen Mallory

### CONSENT CALENDAR

1. [Approval of the Minutes of the January 8, 2019 Planning Commission Meeting.](#)

Commissioner Ramiro Maldonado motioned to approve the minutes of January 8, 2019. The motion was seconded by Commissioner John Ebner and approved unanimously on a voice vote (4-0-1). (Vice Chair Mike Etheridge abstained).  
**Approved**

2. [Approval of the Minutes of the January 23, 2019 Planning Commission Meeting.](#)

Commissioner Ramiro Maldonado motioned to approve the minutes of January 8, 2019. The motion was seconded by Commissioner John Ebner and approved unanimously on a voice vote (4-0-1). (Vice Chair Mike Etheridge abstained).  
**Approved**

### PUBLIC COMMENT

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

### PUBLIC HEARING

3. [2230 Ensenada Way Single Family Dwelling Design Review \(SFDDR\) \(PA-2016-073\)](#)

Rendell Bustos, Associate Planner, presented the project with a PowerPoint presentation. Newton Wong, Applicant presented the project.

**Public Speakers:** Thomas Or, San Mateo, Kristin Punzalan, San Mateo.

**Public Comments:**

Support the project, project meets all design guidelines, have also added on to my house, will add value to the neighborhood, similar additions have been approved and built in the neighborhood.

The appellant, Dan O'Connell and Jack Matthews, Architect, made a presentation explaining the basis of the appeal.

Both the applicant and appellant made concluding remarks in response to public comments and questions from the Planning Commission.

**Commission Questions and Answers from Applicant/Staff:**

The Commission requested clarification on roof slope used for the story poles. The applicant responded indicating that the roof slope was 5:12.

In response to Commission question regarding the design guidelines, staff clarified provisions for view equity, primary living areas, and roof design. Staff also responded to Commission questions regarding a 2.5:12 roof slope, fire sprinklers, and required parking.

The Commission also asked the applicant whether a 2.5:12 roof slope would be acceptable, to which the applicant said no.

City staff responded to Commission questions pertaining to the overall building height.

**Commission Comments:**

The Commission noted the willingness of the applicant to make changes to the design in response to the appellant's comments. The Commission also noted what they saw in their own site visits. The findings of the project capture the project's balance with the neighborhood and the addition's consistency with the existing residence. The majority of homes in the neighborhood appeared larger and appeared to have had additions made in the past. Moreover, the Commission noted that while there is no view ordinance, the project is consistent with the city's design guidelines in that it has minimized view blockage. Guidelines also are not rules or standards.

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

- A. Adopt the Categorical Exemption, Class I Section 15301 (e) Existing Facilities, as adequate to assess the environmental impacts of the project pursuant to the California Environmental Quality Act (CEQA) regulations, based on the Findings for Approval contained in Attachment 1; and
- B. Approve the Single Family Dwelling Design Review for a 422 square-foot second story addition to an existing split-level single family dwelling, based on Findings for Approval in Attachment I and subject to the Conditions of Approval in Attachment 2.

The motion was seconded by Commissioner Ellen Mallory and approved unanimously on a voice vote (5-0).

## **REPORTS AND ANNOUNCEMENTS**

Julia Klein, Principal Planner, summarized upcoming meetings and workshops.

## **ADJOURNMENT**

The meeting was adjourned at 8:12 p.m.