

COMMISSION MEMBERS
Dianne Whitaker, Chair
Mike Etheridge, Vice Chair
John Ebneter
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, March 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 Ebneter, Commissioner Ramiro Maldonado Jr., and Commissioner Ellen Mallory

CONSENT CALENDAR

1. [Meeting Minutes - Approval](#)

[Approval of the Minutes of the February 12, 2019 Planning Commission Meeting.](#)

Commissioner Mallory motioned to approve the minutes of February 12, 2019.

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

[Approval of the Minutes of the February 26, 2019 Planning Commission Meeting.](#)

Commissioner Maldonado motioned to approve the minutes of February 23, 2019.

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

Approved

PUBLIC COMMENT

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

NEW BUSINESS

2. [General Plan Update - Draft Vision Statement](#)

Julia Klein, Principal Planner, presented a brief background of the project with a PowerPoint presentation and introduced Joanna Jansen, Principal at PlaceWorks Inc, who presented the Draft Vision Statement with a PowerPoint presentation.

Commission Questions and Answers from Applicant/Staff: The Commission had no questions for staff or consultant.

Public Speakers: The following persons spoke: Christine Padilla, Evelyn Stivers, Adam Nugent, Robert White, Valerie Rehan, Jordan Grimes, Thomas Heiser, Susan Rowinski, Drew.

Public Comments: Commentators spoke about need to create childcare and preschool spaces; happy with Vision Statement, would appreciate seeing analysis on housing needs and sites; excited about the Vision Statement, mentioned Cities for People book has examples of livable, vibrant, diverse and healthy community, and how to build cities for people - not for cars, need to provide housing for everybody who participates in our economy; raised family in San Mateo and unfortunately children were unable to move back, pleased with the Vision Statement, looking forward to what happens for next 40 years, we need to deal with words like height limits, Senate Bill 50, transfer development density, congestion and transportation, but the statement is great way to ensure work that goes forward is done well; support this thoughtful and balanced Vision Statement, diversity and inclusivity refers to people of different backgrounds, incomes and abilities; want to highlight how important equity and inclusion statements are, he has neighbors who live in his neighborhood because they were not able to buy homes in Fiesta Gardens that did not allow Asians in the 1950's, that changed in early 1960's when Fair Housing Laws came in, but the history of segregation in housing was very existent in San Mateo at one time, and appreciate the Vision Statement pushing us in a great direction; hope that we strive to make San Mateo more diverse and inclusive, and hope that there can be less barriers to take part in civic processes; Vision Statement is very appropriate, would add protects neighborhoods and empowering our residents and businesses to respond to environmental changes; do we want some balance in jobs, variety of employment?

Commission Questions and Answers from Applicant/Staff:

Commission asked about livable, quality neighborhoods, safety, transportation, and arts and culture. Consultant responded that livable encompasses a broad range of topics, it can be interpreted based on your life and what you need to make it most pleasant and enjoyable which can be different to different people. Consultant also responded that quality of a neighborhood might mean different things to different people in a neighborhood, and may vary from one neighborhood to the next, it is about recognizing that there is something special about each neighborhood and working toward having quality neighborhoods for all of San Mateo's residents. Commissioners Mallory and Maldonado summarized GPS discussion regarding safety as a function of livable and that the goal was not to put too much into the Vision Statement and trying to keep it as broad as possible. Consultant and Commissioners Mallory and Maldonado described GPS discussion regarding arts and culture.

Commission Comments:

Commissioners discussed history, choices in and effective transportation, learning opportunities vs. schools, purpose of a Vision Statement, and that some comments are for the next phase in the General Plan Update process where goals and policies are developed. Commissioner Ebnetter commented that he had prepared written changes and read them. Following further discussion, the majority of the Commission supported the General Plan Subcommittee's changes to the Vision Statement with one change. The Commission noted that "We celebrate arts and culture", as a separate sentence, was sticking out whereas the other values are one sentence. They liked the idea of flowing arts and culture into the first sentence, as shown in track changes below:

We respect the experiences, contributions, arts, culture, and aspirations of people of all ages, abilities, incomes, and backgrounds. ~~We celebrate arts and culture.~~

No other changes were made.

Commissioner Ebnetter commented that he would like his written comments to be forwarded to the City Council, and following the meeting he would provide a copy for staff to include in the packet to Council.

Commissioner Etheridge motioned to recommend the Vision Statement to the City Council with one change under the Diversity value to say, "We respect the experiences, contributions, arts, culture, and aspirations of people of all ages, abilities, incomes, and backgrounds."

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

Recommended for Approval

3. [Mechanical and Automated Parking Facilities Zoning Code Amendment \(PA-2018-058\)](#)

Roscoe Mata, Senior Planner, presented the project with a PowerPoint presentation. Jonathan Wicks of Walker Consultants presented a brief introduction of mechanical and automated parking facilities with a PowerPoint presentation.

Commission Questions and Answers from Applicant/Staff:

Commissioner Mallory asked staff about mechanical and automated parking in San Carlos and Burlingame. Staff responded that they visited a recently completed Burlingame project with a puzzle lift. Commissioner Mallory asked questions about the operations of the mechanical facilities and the requirements of other cities. Staff explained how the facility would operate and how facilities would function under different scenarios.

Public Speakers: Mary Diepenbrock, San Mateo

Public Comments:

Mary commented on the vehicle sizes that could be accommodated in the systems, commented on a recent project in her neighborhood that proposed mechanical parking facilities. Concerned about overflow parking. Referenced height requirements from City of Los Angeles as well as regulations from the City of Redwood City.

Commission Questions and Answers from Applicant/Staff:

The Commission asked questions about back-up power, height requirements. Staff clarified the proposed provisions for back-up power, referenced requirements from other cities. Walker Consultants answered questions about requirements in other peer cities. The Commission asked, and staff explained queuing impacts in mechanical and automated parking facilities, the effect of bundling vs unbundling parking spaces.

Commission Comments:

Commissioner Ethridge liked annual maintenance report but concerned about cars not fitting and vehicular height, especially in residential. Commissioner Mallory and Commissioner Ramiro expressed concerns. Commissioner Ebnetter has concerns about height but is generally supportive. Commissioner Whitaker has concerns about facilities in residential development and suggested a slow roll-out. Staff explained the range of options to move forward. The Commission deliberated about the percentage of surface parking spaces from 20% to 25%, queuing, and different requirements for different land uses (commercial vs residential).

Commissioner Etheridge motioned to continue the item to a date uncertain for more information on facility requirements in residential developments.

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

Continued to a Date Specific

REPORTS AND ANNOUNCEMENTS

Ron Munekawa, Chief of Planning summarized future projects and upcoming meetings.

ADJOURNMENT

The meeting was adjourned 11:00 p.m.