

COMMISSION MEMBERS
Margaret Williams, Chair
John Ebnetter, Vice Chair
Adam Nugent
Seema Patel
Martin Wiggins

**City of San Mateo
Regular Meeting Minutes
Planning Commission**

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

**Tuesday, May 24, 2022
Hybrid 7:00 PM
Regular Meeting**

CALL TO ORDER

This meeting was held pursuant to the Governor's Executive Orders which suspended certain requirements of the Brown Act. The meeting was open to in person and remote attendance.

PLEDGE OF ALLEGIANCE

OATH OF OFFICE

Planning Commissioner Martin Wiggins was administered the oath from Assistant to the City Clerk, Erin Fellers.

ROLL CALL

Present: Vice Chair John Ebnetter, Commissioners Adam Nugent, Seema Patel, and Martin Wiggins

Absent: Chair Margaret Williams

CONSENT CALENDAR

1. 1651 Coyote Point Drive – Findings of General Plan Conformance – Resolution Adoption

Adopt a Resolution to find that the proposed purpose and extent of San Mateo County's redevelopment of the existing CuriOdyssey science museum and zoo located at 1651 Coyote Point Drive conforms to the General Plan.

Moved:	Nugent, Seconded: Patel
Ayes:	Ebnetter, Nugent, Patel, Wiggins
Noes:	None
Absent:	Williams

PUBLIC COMMENT:

Public commenter Ed Evans wanted to see more discussion about local labor standards, better paying jobs, opportunities, and healthcare benefits for carpenters.

PUBLIC HEARING

2. 500 E. 3rd Avenue (Block 21) – New Six-Story Office/Residential Mixed-Use Building (PA-2021-063)

Senior Planner Rendell Bustos presented an overview of the architectural and site design of the proposed project.

Applicant Mike Field presented the project.

Commissioner Questions:

Commissioners asked questions of potential design changes, ownership of the vacant lot at 402 S. Delaware Street, conformance of the Pedestrian Master Plan and zoning code, and removal of street trees.

Public Comments:

Public commenters Matthew Thomson, Richard Hedges, Kendra Ma, Vince Rocha, Ken Chan, Ali Sapirman, and Michael Weinbauer all voiced their support for the project, including provision of affordable housing, proximity to public transit, and project design. Public commenters David Light, George, Laurie Watanuki, and Michael Weinbauer expressed concern for the project such as the lack of family housing, lack of retail uses, tree removal, and lack of traditional elements in the design.

Commissioner Comments:

All Commissioners supported the project because of the additional housing and multiple affordable housing units. Most Commissioners also liked the design of the project. Commissioners expressed concerns regarding the removal of the trees. Most Commissioners discussed the need for family housing units.

The Commission moved to recommend to City Council adoption of a Resolution to approve the Site Plan and Architectural Review, Site Development Planning Application, and Tentative Parcel Map for Block 21 located at 500 E. 3rd Avenue; and a Special Use Permit for construction staging located at 402 S. Delaware Street; and,

Recommended City Council adoption of a Mitigated Negative Declaration to assess the environmental impacts of the project based on the Findings for Approval and subject to the Conditions of Approval.

Moved: Patel, Seconded: Nugent
Ayes: Ebnetter, Nugent, Patel, Wiggins
Noes: None
Absent: Williams

STUDY SESSION

3. Pre-Application for a Proposed Five-Story Mixed-Use Office and Residential Building at 477 9th Avenue (PA-2022-004)

Associate Planner Linda Ly presented an overview of the architectural and site design of the proposed project.

Applicant Stephen Siri presented the project.

Commissioner Questions:

Commissioners asked clarifying questions on State housing laws, height standards, setback requirements, design guidelines, multi-family design guidelines, temporary biking facility plans, and preservation of eucalyptus trees.

Public Comments:

Public commenters Laurie Watanuki, Michael Weinbauer, Richard Hedges, and Drew expressed concerns with the project such as the design, traffic, pedestrian safety, grade separation of railroad tracks, tree preservation, noise, parking, and lack of family housing. Bennett Lebherz, the owner, further explained the project, confirmed (Oak) tree preservation efforts, and addressed concerns of commenters and commissioners.

Commissioner Comments:

All Commissioners expressed support for the project due to a need for housing. Commissioners suggested more three-bedroom units to accommodate family housing. Most Commissioners supported a timeless, Spanish Revival architectural style and discussed projects in other cities that utilize that style. Commissioners also suggested landscape elements, such as tree canopies and live walls.

REPORTS AND ANNOUNCEMENTS

Planning Manager Manira Sandhir provided updates on items for future Planning Commission meetings. She also requested the election of Chair and Vice Chair to be added to the next Planning Commission meeting agenda. There were no reports from Vice Chair, Commissioners, or City Attorney.

ADJOURNMENT

The meeting adjourned at 10:52 pm.

APPROVED BY:

SUBMITTED BY:

John Ebnetter

John Ebnetter, Vice Chair

Ashley Snodgrass

Ashley Snodgrass, Administrative Assistant

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